
Village of Lancaster

Historic Preservation Commission

Lancaster Municipal Building • 5423 Broadway • Lancaster, NY 14086 • www.villageoflanasterhpc.com

MEETING MINUTES

April 9, 2025

I. Attendance/Call to Order

The meeting was called to order at 6:59PM by Chair M. Meyer. M. Meyer led the HPC in the Pledge of Allegiance.

Board Members

Budzinski, J. (Village Historian)	<u>exc.</u>
Campbell, S.	<u>X</u>
Chaves Yates, C.	<u>X</u>
Eckert, E. (+ Secretary)	<u>X</u>
Kacala, J.	
Keefe, J. (Vice Chair)	<u>X</u>
Meyer, M. (Chair)	<u>X</u>
Stonebraker, N. (Alt.)	<u>X</u>
Wells, N (Alt.)	<u>X</u>
Allein, J (Planning Commission Liaison)	<u>X</u>
Fischione, M (Code Enforcement Officer)	<u>X</u>

Roll call indicated that seven (7) voting members were present, and a quorum existed.

II. Public Hearings

a. Central Ave. (Skoob's) – Philip Arnold & Lori & Bill Skubis – Façade Improvements

Mr. Arnold was present at the meeting. S. Campbell clarified changes from the previously approved COA package. The changes include a change in material at the ground level – stucco instead of the proposed brick and removal of the proposed awning over the main entrance of the business. M. Meyer clarified that the new storefront proposed goes down to grade – Mr. Arnold stated that it will. S. Campbell asked if there will be any writing on the upper level awnings – Mr. Arnold stated that they will be solid black with no writing.

MOTION: S. Campbell made a motion to approve the COA as presented. Second by J. Kacala.

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays. N. Stonebraker and C. Chaves Yates abstained from voting.

Justification: This work is compatible with the historic district per the Secretary of the Interior's Standards for Rehabilitation, Number 9 – New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

b. 5472 Broadway (The G.O.A.T.) – Jessica Capece – Window signage

Ms. Capece was present at the meeting. The Commission discussed with Ms. Capece how to alter the proposed signage to make it fit the Signage Design Guidelines better. The applicant will get new images to the HPC and will return to present to the Commission.

MOTION: E. Eckert made a motion to table the COA. Second by S. Campbell.

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MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.

c. 18 Church Street – Dylan Rizzo & Anna Krempholtz – Porch Repair

Mr. Rizzo and Ms. Krempholtz were present at the meeting. They discussed plans to renovate the existing porch on their house. There were concerns about the height of the proposed railing – the 30" high railing proposed was found acceptable by the Commission. The Commission and applicants discussed the addition of the porch balustrade with wood spindles to the COA. S. Campbell requested that the applicants try and get the existing columns reused or salvaged when they are removed. E. Eckert stated that the proposed corbels would not be appropriate because there is no evidence that there were previously corbels on the house. The Commission and applicants agreed to remove the corbels from the application.

MOTION: S. Campbell approved the COA as presented. Second by J. Kacala.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.

Justification: This work is compatible with the historic district per the Secretary of the Interior's Standards for Rehabilitation, Number 6 - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

d. 20 West Main Street (Papi Grande's) – James Spano & Tommy Sweeney – Mechanical venting at exterior

Mr. Spano and Mr. Sweeney were present at the meeting. They discussed the addition of an exterior duct and exhaust vent and an intake louver at the backside of the business. The Commission discussed possible other locations for this duct and vent that would be less intrusive. The building is visible from across the creek on Broadway, which was a concern for the Commission. Mr. Sweeney stated that the duct will be painted to match the colors of the building siding. The Commission suggested that they would be in favor of a future awning over the back patio of the building to hide the ductwork.

MOTION: E. Eckert made a motion to amend the COA to include the exhaust ductwork with the condition that the ductwork is painted to match the building. Second by N. Stonebraker.

MOTION APPROVED: In a vote of six (6) ayes to one (1) nay. M. Meyer opposed the motion.

Justification: This work is compatible with the historic district per the Secretary of the Interior's Standards for Rehabilitation, Number 9 – New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

III. Approval of Meeting Minutes

a. *March 12, 2024 (Regular Meeting)*

MOTION: S. Campbell made a motion to approve the minutes as amended. Second by N. Stonebraker.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.

IV. Administrative Matters

- a. Public comment on matters of interest
- b. New property issues - *none*
- c. Ongoing property issues –

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- i. 5622 Broadway* – *Property Issues are currently in the Court System. No update.*
 - ii. 81 Central Ave* – *Property Issues are currently in the Court System. Property owner has paid fines from court. Progress on the maintenance issues should be forthcoming in the Spring weather.*
 - iii. 5497 Broadway (Masonic Temple) – *M. Fischione has been in contact with the owner.*
 - iv. 5440 Broadway (Depew-Lancaster Boys and Girls Club) – *No update.*
 - v. 1 Central Ave (Town Hall) – *No update.*
 - vi. 5472 Broadway – *Business owner was present for hearing tonight but was tabled.*
 - vii. 5474 Broadway – *Building Department has been in contact with business owner regarding required permits.*
 - viii. 11 Church Street – *No update.*
- d. Communications/Reports
 - i. Village Board – *S. Campbell and N. Stonebraker attended the March 24 meeting. M. Meyer to attend a Village Board meeting in April.*
- e. Treasurer's Report – *none*
- f. Village Newsletter (July) – *S. Campbell will be writing something up for the July Newsletter.*
- g. HPC administration
 - i. Training – *4 hours + VOL Sexual Harassment Training due at the end of 2024*
 - 1. Sexual Harassment Prevention Training – *If you have a certificate from NYS Sexual Harassment Prevention Training from your regular job, you may submit to Village of Lancaster in lieu of attending.*
 - 2. National Association of Preservation Commissions (NAPCommissions.org)
April Webinar: Through the Pane: A Two-Part Series on Historic Windows
4/17 @ 1:00pm & 4/29 @ 1:00pm
 - 3. NAPC Virtual Summer Short Course - August 21-21, 2025 (9 Credits available)

V. Old Business

- a. TAG & Preserve NY Grants – *Deadlines have passed. We did not submit.*

VI. New Business

- a. May – Preservation Month – *Commission discussed possible properties for consideration for a Preservation Month Award.*
- b. Village is updating the Comprehensive Plan – *Possible HPC involvement in this effort to promote using historic preservation to promote commercial/mixed use development in the Village.*

VII. Next Meeting: May 14, 2025 @ 7:00pm.

VIII. Adjourn (8:11pm)

MOTION: E. Eckert moved to adjourn the meeting. Second by S. Campbell.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.