
Village of Lancaster
Historic Preservation Commission

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

MEETING MINUTES

February 11, 2026

I. Attendance/Call to Order

The meeting was called to order at 7:00PM by Chair M. Meyer. M. Meyer led the HPC in the Pledge of Allegiance.

Board Members

Budzinski, J. (Village Historian)	<u>X</u>
Campbell, S.	<u>X</u>
Chaves Yates, C.	<u>exc.</u>
Eckert, E. (+ Secretary)	<u>X</u>
Kacala, J.	<u>X</u>
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>exc.</u>
Fischione, M (Code Enforcement Officer)	<u>X</u>

Roll call indicated that eight (8) voting members were present, and a quorum existed. Village Attorney Arthur Herdzik was also in attendance.

II. Public Hearings

a. 21 Central Avenue (Town of Lancaster) – Carmen Ciccarelli – Replacement Light Fixtures

No representative from the Town of Lancaster was present at the meeting. The Commission discussed the replacement light fixtures submitted with the COA. There were concerns about the intended use of the fixtures submitted and whether they would be appropriate for use on an institutional building. Additionally, there were concerns that the style may not be appropriate for a contributing building within the local and National Historic Districts built in 1894. The Commission agreed to ask the applicant to look for other more appropriate replacement fixtures and present them at the following meeting.

MOTION: M. Meyer made a motion to table the COA as submitted. Second by J. Budzinski.

MOTION APPROVED: In a vote of eight (8) ayes to zero (0) nays.

b. 11 W. Main Street, Ste 1000 (the 59 Club) – David Nowak – Signage

Mr. Nowak was in attendance at the meeting. He explained the planned signage for the existing signboard and vinyl window graphics. S. Campbell asked if there was any new lighting planned – Mr. Nowak stated that he plans to install gooseneck fixtures above the signboard to match the other businesses at the address. There was no other discussion.

MOTION: E. Eckert made a motion to approve the COA as amended, to include the vinyl window graphics and gooseneck lights. Second by J. Budzinski.

MOTION APPROVED: In a vote of eight (8) ayes to zero (0) nays.

Justification: This work is compatible with the Signage Design Guidelines.

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- c. 5423 Broadway (Village of Lancaster) – Bradley Rush, LaBella – Pocket Park New Construction
Mr. Rush was present at the meeting. The Commission discussed the presented materials and lighting. There was discussion that there are no existing contributing structures on the site. The Commission noted that as pricing comes in on some of the light fixtures, simple modern fixtures are appropriate within the historic district as well as gooseneck fixtures. The Commission encouraged Mr. Rush to refer to the Design Guidelines for appropriate fixtures.
MOTION: S. Campbell made a motion to approve the COA as submitted. Second by J. Kacala.
MOTION APPROVED: In a vote of eight (8) ayes to zero (0) nays.
Justification: This work is compatible with the Design Guidelines as well as 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.
- d. 24 School Street – Jonathan Cocco – Replacement Windows
Mr. Cocco was present at the meeting. He explained plans to replace vinyl replacement windows with new vinyl replacement windows. None of the opening sizes would be altered. The Commission discussed that this work would be replaced in kind and does not require a COA. E. Eckert to contact the Clerk's Office and request the applicant be refunded his fee for an unnecessary COA Application.

III. Approval of Meeting Minutes

- a. *January 14, 2026 (Regular Meeting)*
MOTION: S. Campbell made a motion to approve the minutes as presented. Second by N. Stonebraker.
MOTION APPROVED: In a vote of eight (8) ayes to zero (0) nays.

IV. Administrative Matters

- a. Public comment on matters of interest - *none*
- b. New property issues - *none*
- c. Ongoing property issues
- i. 5622 Broadway* – *Property Issues are currently in the Court System. No update.*
 - ii. 81 Central Ave* – *No update.*
 - iii. 5497 Broadway (Masonic Temple) – *No update.*
 - iv. 5440 Broadway (Depew-Lancaster Boys and Girls Club) – *No update.*
 - v. 5474 Broadway (Simply Boba) – *No update.*
 - vi. 11 Church Street – *Building Department will issue an appearance ticket for this property.*
 - vii. 42 Aurora Street – *No update.*
 - viii. 5556 Broadway – *No update.*
 - ix. 11 W. Main Street, Ste 1000 (the 59 Club) – *Business owner received his COA for this issue.*
- d. Communications/Reports
- i. Village Board – *J. Kacala went to the February 9 Village Board Meeting. She updated the HPC on relevant items. N. Stonebraker to attend an upcoming meeting.*
 - ii. Signage Code – *Village Attorney A. Herdzik discussed the proposed code changes with regards to signage that have been previously discussed with the HPC.*
- e. Treasurer's Report – *No update.*

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- f. Village Newsletter (March) – *The next newsletter will include a blurb about the Local Landmarking process. E. Eckert sent the info to the Clerks Office today.*
- g. HPC administration
 - i. Training – 4 hours + VOL Sexual Harassment Training due at the end of 2026.
E. Eckert has not received training worksheets from J. Budzinski or J. Kacala for 2025.
 - 1. Sexual Harassment Prevention Training
 - 2. National Association of Preservation Commissions (NAPCommissions.org)

V. Old Business

- a. HPC Informational Mailing - *No update.*
- b. Historic District Street Signs – *M. Meyer has been in discussions with Trustee Mikoley about possible historic district identifying markers on existing street signs within the district. Discussions are continuing.*

VI. New Business

- a. *J. Keefe discussed highlighting completed projects within the district. The Commission discussed that Preservation Month is coming up and there will be discussions for award nominees.*

VII. Next Meeting: March 11, 2026 @ 7:00pm.

VIII. Adjourn (7:52pm)

MOTION: E. Eckert moved to adjourn the meeting in memory of Richard Bulman. Second by S. Campbell.
MOTION APPROVED: In a vote of eight (8) ayes to zero (0) nays.