
Village of Lancaster
Historic Preservation Commission

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

MEETING MINUTES

July 8, 2026

I. Attendance/Call to Order

The meeting was called to order at 6:59PM by Chair M. Meyer. J. Keefe 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.	<u>exc.</u>
Keefe, J. (Vice Chair)	<u>X</u>
Meyer, M. (Chair)	<u>X</u>
Stonebraker, N. (Alt.)	<u>X</u>
Wells, N (Alt.)	<u>exc.</u>
Allein, J (Planning Commission Liaison)	<u>exc.</u>
Fischione, M (Code Enforcement Officer)	<u>X</u>

Roll call indicated that six (6) voting members were present, and a quorum existed.

II. Public Hearings

a. 38 Aurora Street – Tom Tiberi (Arc Erie County) – Door Replacements

Mr. Tiberi was present at the meeting. He explained the project, which included replacing existing doors and sidelights and one Bilco door at the rear of the building. The HPC discussed that none of the doors to be replaced are historic in nature.

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

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays.

Justification: This work is compatible with 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. June 10, 2026 (Regular Meeting)

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

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays.

IV. Administrative Matters

a. Public comment on matters of interest

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- i. J. Keefe mentioned that there have been issues with the dumpsters in the Clark Street parking lot. M. Fischione mentioned that the Village DPW staff has been helpful in trying to keep the dumpster enclosure. The Town, the Village and the Property Owners are working to remedy the situation.
- b. New property issues
 - i. 5500 Broadway – There is a new sign without a COA.
 - ii. 5455 Broadway – There is a new sign without a COA.
- c. Ongoing property issues
 - i. 5622 Broadway* – *No update.*
 - ii. 81 Central Ave* – *No update.*
 - iii. 5440 Broadway (Depew-Lancaster Boys and Girls Club) – *No update.*
 - iv. 42 Aurora Street – *No update.*
 - v. 5556 Broadway – *No update.*
 - vi. 5472 Broadway (The G.O.A.T. Nutrition) – *No update.*
- d. Communications/Reports
 - i. Village Board – *N. Stonebraker attended the June 22 Village Board Meeting.*
- e. Treasurer's Report – *No update.*
- f. Village Newsletter (July) – *E. Eckert submitted a memo about permanent holiday lighting within the Historic District for the July Village Newsletter. The memo is also posted on the HPC website.*
- g. HPC administration
 - i. Training – *4 hours + VOL Sexual Harassment Training due at the end of 2026.*
 - 1. Sexual Harassment Prevention Training
 - 2. National Association of Preservation Commissions (NAPCommissions.org)

V. Old Business

- a. Historic District Street Signs – *M. Meyer is working with Trustee Mikoley.*
- b. CLG Grant – *The HPC will be applying for a CLG grant to update the survey of the historic resources within the district.*

VI. New Business - None

VII. Next Meeting: August 12, 2026 @ 7:00pm.

VIII. Adjourn (7:30pm)

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

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays.