

**Village of Lancaster**  
**Historic Preservation Commission**  
Municipal Building, Lancaster NY

**MEETING MINUTES**  
**April 13, 2022**

**I. Attendance/Call to Order**

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

*Board Members*

Campbell, S.	<u>X</u>
Chaves Yates, C.	<u>X</u>
Eckert, E.	<u>X</u>
Kacala, J.	<u>X</u>
Keefe, J. (Acting Chair)	<u>X</u>
Meyer, M. (Chair)	<u>X</u>
Mikula, E.	<u>exc.</u>
Stonebraker, N. (Alt.)	<u>X</u>
Russ, M. (Alt.)	<u>exc.</u>

Allein, J (Planning Commission Liaison)	<u>X</u>
Marshall, S. (Code Enforcement Officer)	<u>X</u>
Eckert, E. (Secretary)	<u>X</u>

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

**II. Public Hearings**

a. 19 West Main Street (716 Athletics) – Brittany Leighbody – Signage

Brittany Leighbody was present at the meeting. She explained the design and materials of the proposed signage. It was planned to match previously approved signage on another storefront at the same building. S. Campbell asked if there were any signs or decals planned for the windows – Ms. Leighbody stated that there aren't any planned at this time. There was no other discussion.

MOTION: S. Campbell made a motion to approve the application as presented. Second by C. Chaves Yates.

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

*Justification: The signage is compatible with the Signage Guidelines and does not detract from the existing historic fabric of the district.*

b. 11 West Main Street, Suite 600 (Precious Cargo Plant Shop) – Wesley Mesanovic – Signage

Wesley Mesanovic was present at the meeting. He explained the design and where the proposed vinyl signage is planned for at the storefront. There was no other discussion.

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

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

*Justification: The signage is compatible with the building and the rest of the historic district signage. The sign was designed using the HPC Signage Guidelines.*

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c. 19 West Main Street, Suite 200 (Gabrielle's Bakery) – Mary Rozler – Signage

Mary Rozler was present at the meeting. She explained the design and materials of the proposed signage. It was planned to match previously approved signs on two other storefronts at the same building. There was no other discussion.

MOTION: M. Meyer made a motion to approve the application as presented. Second by S. Campbell.

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

*Justification: The signage is compatible with the Signage Guidelines and does not detract from the existing historic fabric of the district.*

d. 1 West Main Street – Betty Aquila – Replacement Storefront and door

Ms. Aquila was present at the meeting along with the future tenants of the building, Ania and Andrew. She described the design and materials of the proposed storefront replacement at the building. The existing gooseneck lights will be replaced in kind and shifted lower to adjust to the replaced storefront. J. Allein asked what color the finish will be for the storefront and door – Ms. Aquila stated that it will be black anodized. Andrew and Ania discussed the plans for the shop at this address to become a speakeasy-type venue. They wanted to tint the glass slightly in order to help with the bright light coming from outside as well as to accommodate the program of their business. The HPC discussed that a 20% tint would be acceptable. The HPC also discussed adding the signage shown on the rendering to the COA. There was no other discussion.

MOTION: S. Campbell made a motion to approve the application with the addition of the '1924' sign as shown in the rendering as well as approve a 20% tint on the new glass. Second by E. Eckert.

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

*Justification: The replacement storefront will better represent what would've been at the location historically. The colors are more appropriate at this highly visible corner of the Central Business District. The signage is compatible with the Signage Guidelines and does not detract from the existing historic fabric of the district.*

### **III. Approval of Meeting Minutes**

a. *March 9, 2022 (Regular Meeting)*

MOTION: S. Campbell made a motion to approve the minutes as submitted. 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

- i. 5481 Broadway – S. Marshall stated that the fascia on the building has been repaired. More work is needed, will monitor progress.
- ii. 5497 Broadway – C. Chaves Yates mentioned that she noticed a piece of masonry from close to the roof line has fallen off the side of the building.

c. Ongoing property issues

- i. 5622 Broadway – *Court in May*.
- ii. 5500 Broadway (📍♥ Massage) – *S. Marshall to send a letter to business owner and property owner.*

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- iii. 77 Central Ave. – *S. Marshall to monitor through the Spring – have been given a July 1, 2022 compliance date.*
  - iv. 81 Central Ave – *S. Marshall to monitor through the Spring – have been given a July 1, 2022 compliance date.*
  - v. 25 Central Ave – *S. Marshall to monitor through the Spring – have been given a July 1, 2022 compliance date.*
  - vi. 5572 Broadway – *S. Marshall to monitor through the Spring – have been given a July 1, 2022 compliance date..*
  - vii. 5558 Broadway – *S. Marshall to monitor– have been given a April 24, 2022 compliance date.*
  - viii. 5413 Broadway (Picasso’s Pizza) – *Court in May.*
  - ix. 5482 Broadway – *S. Marshall to send a letter to property owner.*
  - x. 39 Church Street – *S. Marshall to send a letter to property owner.*
  - xi. 35 Church Street – *S. Marshall to send a letter to property owner.*
  - xii. 58 Aurora Street – *Bagster was picked up. Additional Bagster was moved out of the front.*
  - xiii. Town Hall – *Masonry repair is currently underway. The Town is currently accepting bids for exterior painting work at the building.*
  - xiv. 5443 Broadway – *Roof has been repaired. Tarp has been removed.*
- d. Communications/Reports
- i. Liaison to the Village Board / Representation at Village Board Meetings – *S. Campbell attended the 3/14 meeting. N. Stonebraker to attend the 4/25 meeting. E. Eckert to attend the 5/9 meeting.*
  - ii. Model Law/Village Code Committee – *Final draft has been received from A. Herdzik. Committee needs to review and get back to the Village Atty.*
  - iii. Zoning Code Committee – HPC Representation – *Ongoing public meetings.*
- e. Treasurer’s Report – *No update.*
- f. Village Newsletter (July) – *Preservation Month Award*

**V. Old Business:**

- a. Training Opportunities – *The HPC receives e-mails from NAPC and PBN – training opportunities are available constantly from these two organizations.*
- b. CLG Grants 2022 – *The deadline has been extended to 4/22/22. Looking ahead to next year, the HPC would like to get an updated survey of the historic district.*

**VI. New Business**

- a. Preservation Day – August 6<sup>th</sup>, 2022 at the Buffalo Niagara Heritage Museum
- b. Preservation Month – 30 School Street has been identified as a property in the district that should be recognized for the upkeep and work put into the property.

**VII. Next Meeting: May 11, 2022 @ 7:00pm.**

**VIII. Adjourn (8:02pm)**

MOTION: S. Campbell moved to adjourn the meeting. Second by E. Eckert.  
MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.