
Village of Lancaster

Historic Preservation Commission

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

MEETING MINUTES

January 8, 2025

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>exc.</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)	exc.

Roll call indicated that six (6) voting members were present, and a quorum existed. J. Kacala arrived at 7:05PM.

II. Public Hearings

a. 5592 Broadway – Max Levin – Exterior Improvements

Mike Anderson, architect was present at the meeting. He explained plans for the property as described in the COA application. He explained that the windows will be replaced in vinyl and that the divisions will replicate what was previously there. S. Campbell stated that the commission would prefer replacement in kind if possible. E. Eckert asked about the two roundtop windows on the front façade – M. Anderson stated that those windows would remain with plans to add a storm in the future to protect them. S. Campbell stated that she would prefer to see a dark window to match the trim and the previous wood windows. E. Eckert asked if any work is planned for the porch – M. Anderson stated that there will be some repairwork and appropriate wraps around the posts to match what would've been there historically. M. Anderson stated that the side concrete steps would be replaced in kind. There was no other discussion.

MOTION: E. Eckert made a motion to approve the COA with the conditions that the roundtop windows remain, new windows to be black in finish to match the previous wood windows and new trim paint and that any exterior doors being replaced, be replaced in wood. Second by M. Meyer.

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays. J. Kacala abstained from voting.

Justification: This work is compatible with the historic district per the Secretary of the Interior's Standards for Rehabilitation, Number 5 – Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved and 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.

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b. 50 Central Ave. (Skoobs Village Grille) – Lori Skubis – Exterior Improvements

Ms. Skubis was present at the meeting. She explained plans for the front of the property as described and shown in the COA application. The work will include thinset brick at the first level, new aluminum storefront windows, awnings and a wood pergola added to the patio. There was some clarification discussion.

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

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

III. Approval of Meeting Minutes

a. *December 11, 2024 (Regular Meeting)*

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

MOTION APPROVED: In a vote of six (6) ayes to zero (0) nays. N. Stonebraker abstained from voting.

IV. Administrative Matters

a. Public comment on matters of interest

b. New property issues

- i. 5472 Broadway – *new signage without COA for new business*
- ii. 5474 Broadway – *new signage without COA for new business*
- iii. 5485 Broadway – *deteriorating cornice at roofline*

c. Ongoing property issues –

- 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. No update*
- iii. 5497 Broadway (Masonic Temple) – *No update.*
- iv. 5440 Broadway (Depew-Lancaster Boys and Girls Club) – *No update.*
- v. 5592 Broadway* – *Present at meeting tonight. Approved COA for exterior work.*
- vi. 21 Central Ave (Town Hall) – *No update.*

d. Communications/Reports

- i. Village Board – *J. Budzinski to attend a meeting in January.*

e. Treasurer's Report – *none*

f. Village Newsletter (March) – *none*

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)
Historic Resource Surveys Webinar – 1/30 at 1:00PM
3. National Trust for Historic Preservation (Savingplaces.org)

V. Old Business - *none*

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VI. **New Business**

- a. 2025 Organizational Calendar – *The commission went through the first few months of the 2025 calendar and decided who would be attending Village Board meetings.*

VII. **Next Meeting: February 12, 2025 @ 7:00pm.**

VIII. **Adjourn (7:59pm)**

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.