
Village of Lancaster

Historic Preservation Commission

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

MEETING MINUTES

July 9, 2025

I. Attendance/Call to Order

The meeting was called to order at 6:58PM 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>X</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>exc.</u>
Allein, J (Planning Commission Liaison)	<u>X</u>
Fischione, M (Code Enforcement Officer)	<u>exc.</u>

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

II. Public Hearings

a. 50 Central Avenue (Skoob's) – Philip Arnold – Mural

Mr. Arnold was present at the meeting. S. Campbell stated that the proposed mural does not meet the Mural Guidelines in that the mural proposed would be on a contributing building and that murals should not include business names. C. Chaves Yates stated that even though the mural is proposal on a side elevation of the building, that elevation is very visible from the main access into the village and its impacts should be considered by the Commission. The HPC discussed that the Mural Guidelines state that murals are encouraged on removeable materials such as canvas or a wood frame as an alternative to directly painting on a building.

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

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays. J. Keefe, J. Kacala and N. Stonebraker abstained from voting.

Justification: This work is not compatible with the HPC Mural Guidelines for the following reasons:

- *A mural is most appropriate for non-contributing buildings – this building is contributing to the local AND National Historic District*
- *A mural is most appropriate for blank walls or areas of a wall where there is no fenestration (window or door openings) so that it does not distract from the visual integrity and spatial organization of the building – there are doors and windows on this elevation of the building*
- *Consider the visibility and prominence of a mural from adjacent locations within the historic district – the proposed elevation is a prominent location within the district*
- *As a best practice, murals should not include commercial product names, service names, business names, symbolic logos, and other such information that can be perceived as an endorsement or advertisement. –*

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The proposed mural includes the business name in the artwork.

b. 36 Church Street – Sabrina Gimlin & Hunter Harris – Driveway Work

Ms. Gimlin and Mr. Harris were present at the meeting. They presented their application to remove one of their 2 driveway areas that are brick pavers. One of the driveways will remain brick, and one will be replaced with concrete. S. Campbell stated that this is a contributing property to the historic district, however from the documentation that exists, the brick driveways are not original to the house. There was no other discussion.

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

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 10 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

c. 26 School Street – Ron & Lynn Bishop – Porch work

Mr. and Mrs. Bishop were present at the meeting. They explained that the work presented has already occurred. S. Campbell stated that this property is contributing to the historic district and that the porch is a character-defining feature of the property. The historic wood spindles and the historic fabric are now lost. The HPC discussed that it is unfeasible to require the owners to return the porch to its original state prior to the work performed. The HPC also discussed that the work undertaken does not conform to the Secretary of the Interior's Standards for Rehabilitation or the HPC's Design Guidelines.

MOTION: S. Campbell made a motion to deny the COA as presented. Second by N. Stonebraker.

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

Justification: This work is not compatible with the historic district per the Secretary of the Interior's Standards for Rehabilitation, Number 2 - The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

III. **Approval of Meeting Minutes**

a. *June 11, 2025 (Regular Meeting)*

MOTION: J. Keefe made a motion to approve the minutes as presented. Second by M. Meyer.

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

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. 1 Central Ave (Town Hall) – *No update.*

vi. 5472 Broadway – *No update.*

vii. 5474 Broadway – *No update.*

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- viii. 11 Church Street – *No update.*
 - ix. 5513 Broadway – *No update.*
 - x. 42 Aurora Street – *No update.*
 - xi. 19 West Main Street – *Deteriorating materials*
- d. Communications/Reports
 - i. Village Board – *C. Chaves Yates to attend a Village Board meeting in July.*
- e. Treasurer's Report – *No update.*
- f. Village Newsletter (November) – *No update.*
- 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)
No July Webinar
 - 3. NAPC Virtual Summer Short Course - August 20-21, 2025 (9 Credits available)

V. Old Business

- a. NY Forward Small Project Grants – *Grants were awarded today. Several projects located with the Historic District were awarded funds.*

VI. New Business

- a. SC brought up concerns with applicants more frequently coming before the HPC and telling the Commission that they were unaware that they are located within the Historic District and that they did not know they needed to apply for a COA. The Commission discussed putting together a mass mailing to all the properties within the district with some basic information. Commission to gather some old materials and start to put something together.

VII. Next Meeting: August 13, 2025 @ 7:00pm.

VIII. Adjourn (8:02 pm)

MOTION: E. Eckert moved to adjourn the meeting. Second by J. Budzinski.

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