
Village of Lancaster
Historic Preservation Commission

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

MEETING MINUTES

August 13, 2025

I. Attendance/Call to Order

The meeting was called to order at 7:01PM 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>exc.</u>
Kacala, J.	<u>X</u>
Keefe, J. (Vice Chair)	<u>X</u>
Meyer, M. (Chair)	<u>X</u>
Stonebraker, N. (Alt.)	<u>exc.</u>
Wells, N (Alt.)	<u>exc.</u>
Allein, J (Planning Commission Liaison)	<u>X</u>
Fischione, M (Code Enforcement Officer)	<u>X</u>

Roll call indicated that five (5) voting members were present, and a quorum existed.

II. Public Hearings

a. 5472 Broadway (The GOAT Nutrition) - Jessica Copece – Signage

Ms. Copece was not present at the meeting. HPC members had questions for the applicant.

MOTION: J. Budzinski made a motion to table the hearing. Second by M. Meyer.

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.

b. 5564 Broadway – Joyce Meyer - Gutters and exterior work

Ms. Meyer was present at the meeting. She presented her application to replace rotted fascia and soffit wood with new wood and covering it with aluminum as well as adding soffit vents. Applicant stated the new gutters would be in front of the aluminum covered soffit and fascia. Clarifying questions were asked as to where the aluminum would be placed. Applicant stated that no molding would be covered, and the front gable would not be touched. S. Campbell expressed concern about covering the wood with aluminum instead of painting the wood and leaving it uncovered.

MOTION: J. Budzinski made a motion to approve the COA as presented. Seconded by J. Kacala.

MOTION APPROVED: In a vote of four (4) ayes to one (1) nay.

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.

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c. 21 Central Avenue (Lancaster Opera House) - Ed Schiller/Town of Lancaster - Signage

Mr. Schiller was present at the meeting. He presented his application to replace the current placard sign with LED Signage as part of the funds received from the NY Forward Grant. The brick columns framing the sign would remain and the new sign would be placed where the current sign is. Questions were asked as to how the sign would be used. Mr. Schiller stated the sign would be used to announce the production that is showing at the Opera House. The brick columns would remain and only the sign would be replaced.

MOTION: M. Meyer made a motion to approve the COA with the following conditions: a. No flashing lights. b. No beams of light to be cast against neighboring buildings. c. Message will be stagnant and only change once per hour. Second by J. Budzinski.

MOTION APPROVED: In a vote of five (5) 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.

d. 50 Central Avenue (Skoob's) - Phil Arnold - Signage

Mr. Arnold was not present at the meeting.

MOTION: J. Budzinski to table hearing. Second by: M. Meyer

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.

III. Approval of Meeting Minutes

a. July 9, 2025 (Regular Meeting)

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

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.

IV. Administrative Matters

a. Public comment on matters of interest

i. Kris Young from PAC (Performance Advantage Company) was present to discuss his project for the "Murphy Room" located at 12 West Main St. He would like to install a product called Gauzey on 2 of the windows that would make them opaque and allow for historic images to be projected from the inside onto the windows, making them visible from the exterior. The images would be projected in the evening and during the day the windows would be transparent.

Projected was discussed with no concerns raised by the HPC members. S. Campbell suggested that K. Young submit a COA so the HPC could formally vote on the project.

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

vi. 5472 Broadway – *No update.*

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- vii. 5474 Broadway – *No update.*
 - viii. 11 Church Street – *No update.*
 - ix. 5513 Broadway – *No update.*
 - x. 42 Aurora Street – Code Enforcement spoke to the property owner, and she is aware of the work needed to repair the porch and paint the building.
 - xi. 19 West Main Street – *Deteriorating materials*
- d. Communications/Reports
 - i. Village Board – *J. Kacala to attend a Village Board meeting in August.*
- 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 2025.*
 - 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 August 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. Several projects located with the Historic District were awarded funds.*
- b. 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.

VI. New Business – None.

VII. Next Meeting: September 10, 2025 @ 7:00pm.

VIII. Adjourn (8:19pm)

MOTION: J. Budzinski moved to adjourn the meeting. Second by M. Meyer.

MOTION APPROVED: In a vote of five (5) ayes to zero (0) nays.