

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

**MEETING MINUTES**  
**January 13, 2021**

**I. Attendance/Call to Order**

The ZOOM meeting was called to order at 7:03PM by Chair M. Meyer. He 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>X</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>exc.</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 (Lancaster Village Center – Phase 1) – Tommy Sweeney – Alternate Materials

Mr. Sweeney was present at the meeting. He explained budgetary issues with the proposed materials for the exterior facades of the new development on West Main Street. He presented multiple options that he and his team are exploring as cost-saving measures. He discussed that the design team will be moving forward with the previously approved fiber cement siding on the Phase I Building.

Mr. Sweeney proposed using DryVit or EIFS (Exterior Insulation Finishing System) as the material on the cornices and detail work on the building instead of fiber cement siding that was originally presented. The Commission discussed that this would be an acceptable substitution for the cornices and trim work. Mr. Sweeney proposed using a product called Flexebrick which is a thin, flexible, faux brick facing product in lieu of the brickwork at the base of the building. S. Campbell clarified where the brickwork is on the proposed building with Mr. Sweeney. The Commission discussed that a thin set brick system is preferable but the Flexebrick would be acceptable.

MOTION: C. Chaves Yates made a motion to approve the COA with conditions: No alternate siding material was approved, DRYVIT was approved for cornice work and thin-set brick was approved for the brick work, with an option to use the Flexebrick at the owner’s discretion. Second by M. Meyer.

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MOTION APPROVED: In a vote of seven (7) ayes.

*Justification: The proposed substitutions for the New Construction are compatible with the historic district and the HPC's Design Guidelines.*

- b. 5472 Broadway (Broadway Nutrition) – Autumn Smith – Signage  
Ms. Smith was present at the meeting. She explained plans to install vinyl signage at the two main windows of the storefront of the building – similar to the ones previously installed by the former tenant. J. Allein suggested that instead of black vinyl, Ms. Smith consider using white vinyl to help with visibility. There was no other discussion.

MOTION: E Eckert made a motion to approve the COA as amended – the proposed vinyl can be either white or black at the business owner's discretion. Second by J. Keefe.

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

*Justification: The proposed signage is compatible with the historic district and the HPC's Signage Guidelines.*

**III. Approval of Meeting Minutes**

- a. *December 9, 2020 (Regular Meeting)*

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

- i. The HPC discussed plans for work at Firemans Park and its location in the Historic District. M. Meyer will reach out to the Village to remind them that the park is in the Historic District.
- ii. J. Allein discussed with the HPC that the Village is reworking the Sign Ordinance in the Village Code.

- b. New property issues - *none*

- c. Ongoing property issues

*The HPC discussed that if Code Enf. S. Marshall is not able to attend the HPC meetings, he should submit a report updating the Commission on the ongoing property issues. M. Meyer to follow up with the Village Board about the trouble with Code Enforcement within the Historic District.*

- i. 5622 Broadway – *No update.*
- ii. 5500 Broadway (☎♥ Massage) – *No update.*
- iii. 43 Central Ave. – *No update.*
- iv. 77 Central Ave. – *No update.*
- v. 81 Central Ave – *No update.*
- vi. 25 Central Ave – *No update.*
- vii. 5572 Broadway – *No update.*
- viii. 5481 Broadway – *No update.*
- ix. 34 Central Ave (Long Weekend) – *No update.*
- x. 31 Central Ave (Juls and Jane Boutique) – *No update.*

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- d. Communications/Reports – *none*
- e. Treasurer’s Report – *none*
- f. Village Newsletter – *The blurb E. Eckert wrote about the Design Guidelines was not included in the last Village Newsletter. E. Eckert to reach out to B. Leighbody – it should be included in the next newsletter.*

**V. Old Business:**

- a. Model Landmarks Preservation Local Law for New York State Municipalities – *M. Meyer reached out to James Finelli from NYS SHPO for his recommendation or support in implementing the Model Code.*
- b. Resolving the Historic District Boundaries– *The new map and list were filed by the Village Board and the Building Department.*
- c. CDC/HPC Historical App – *M. Meyer wrote a letter of support to the Village Board to allocate the funds, as voted on last meeting.*

**VI. New Business**

- a. NAPC Virtual CAMP Training – March 29 & 31 – *Training available online through NAPC. E. Eckert sent the information via email to the HPC Members. The CAMP Training is one of the better trainings available, and members are encouraged to sign up.*

**VII. Next Meeting: February 10, 2021 @ 7:00pm.** *Per Village Board decision, future meetings will be held virtually for the future.*

**VIII. Adjourn**

MOTION: E. Mikula moved to adjourn the meeting. Second by J. Kacala.

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