

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

**MEETING MINUTES**  
**May 8, 2019**

**I. Attendance/Call to Order**

The meeting was called to order at 7:00PM by Chair S. Campbell. S. Campbell led the HPC and audience in the Pledge of Allegiance.

*Board Members*

Campbell, S. (Chair)	<u>X</u>
Eckert, E.	<u>X</u>
Kacala, J.	<u>7:18pm</u>
Keefe, J.	<u>X</u>
Meyer, M.	<u>X</u>
Mikula, E.	<u>X</u>
Sweeney, T.	<u>X</u>
Russ, M. (Alt.)	<u>X</u>
Chaves Yates, C. (Alt.)	<u>X</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. 5424 Broadway (SUNOCO) –Liz Reilly-Meegan – Building Addition

Ms. Reilly-Meegan was present at the meeting. She presented plans and renderings of a proposed addition to the existing gas station building. The addition will be underneath the existing canopy and will include additional retail space and restrooms. Materials include brick and glass to match the existing building. Signage proposed are standoff individual letters to be representative of historic Sunoco Gas Stations. No lighting will be added at the signage. New sidewalks around the addition will be included in the project as well. S. Campbell expressed concern over the amount of glass in the proposed addition. Ms. Reilly-Meegan explained that not all the storefront will be transparent, the upper panels will be spandrel – either a solid glass or metal panel. T. Sweeney asked where the proposed signage would be located. Ms. Reilly-Meegan stated it will be on the western side of the addition. M. Meyer stated that he had concerns about the proposed glass becoming filled with signage. Ms. Reilly-Meegan stated that the property owner is aware of the signage regulations in the Village.

MOTION: T. Sweeney made a motion to approve the COA as presented. Second by M. Meyer.

MOTION APPROVED: In a vote of seven (7) ayes. J. Keefe abstained from voting because the property owner is a client of his.

*Justification: The proposed addition is compatible with the existing structure, which is a non-contributing building in the historic district.*

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- b. 27 Aurora St. (Wendel Loecher Funeral Home) – Liz Reilly-Meegan – Building Addition  
Ms. Reilly-Meegan was present at the meeting. J. Allein explained that for both this property and the previous, the Planning Commission has already had a preliminary site plan review, and pending approval by the HPC, the applicant will appear at the next Planning Commission meeting for final approval. The proposed addition will appear on the south end of the existing building and will match in materials and size, the north end of the existing structure. S. Campbell expressed concern over the big brick mass. Ms. Reilly-Meegan suggested expressing a window-sign board, similar to the north end to break up the proposed mass.  
MOTION: M. Meyer made a motion to approve the COA as presented. Second by T. Sweeney.  
MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.  
*Justification: The addition is compatible with the aesthetic of the historic district.*
- c. 5346 Broadway (Wally's) – Timothy Haniszewski – Replace roof and repaint signage and trim  
Mr. Haniszewski was present at the meeting. The project proposed a roof replacement and repainting the existing signage and trim around the windows and doors. He is getting prices for a metal roof as well as asphalt shingles. He is also proposing business signage for the fence previously approved that is necessary for the operation of his business as an impound lot. T. Sweeney asked Mr. Haniszewski to clarify which trim would be repainted. S. Campbell asked how large the new business signs would be on the fence. Mr. Haniszewski stated they are 2'x4' and 3'x4'. E. Eckert requested that the new signs be scaled down to be 3' wide.  
MOTION: E. Eckert made a motion to approve the COA with the conditions that the roof, either asphalt shingle or metal be red and that the business signs be 3' wide. Second by E. Mikula.  
MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays.  
*Justification: The roof and painting are compatible with the aesthetic of the historic district.*
- d. 10 North Aurora St. (The 716 Dance Lab) – Brittany Leighbody – New signage  
Ms. Leighbody was present at the meeting. The signage proposed will be the same material and size and the Aurora Imprints sign on the same face of the building. The Commission discussed the signage and its future visibility with the new development on West Main Street. M. Meyer suggested maybe the sign becomes oriented vertically, so that the business can use the same sign in the future if it has to be moved to the other side of the building.  
MOTION: E. Eckert made a motion to approve the COA with the intent that the graphics, material and size stay the same as proposed and orientation to be up to the owner's discretion. Second by S. Campbell.  
MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays. T. Sweeney abstained as he is the property owner.  
*Justification: The proposed sign is compatible with the historic district.*
- e. 00 Central Ave. – Tommy Sweeney – Village Signage  
Mr. Sweeney was present at the meeting. The proposal includes adding 2 flat cases to the existing brick piers on Central Ave. in order to provide a map and listing of the businesses in the village. E. Eckert stated that she dislikes the proposed graphics of the map and that it appears hard to read. E. Eckert asked if any lighting is included in the proposal. T. Sweeney stated there is no lighting proposed. The Commission discussed other ideas for the map itself and the graphics to make it easier to read and understood by visitors.  
MOTION: E. Eckert made a motion to accept the cases as presented and the map to be approved in the

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future. Second by E. Mikula.

MOTION APPROVED: In a vote of seven (7) ayes to zero (0) nays. T. Sweeney abstained as he is the applicant.

*Justification: The village signage will improve the walkability of the CBD and visibility for the village businesses.*

- f. 11 West Main Street – Tommy Sweeney – Refinish exterior

Mr. Sweeney was present at the meeting. The proposal includes an exterior insulation finish system on a substantial amount of the exterior walls in order to reduce leaks and help maintain the building. The color proposed is tan. Some areas will have insulation in the system.

MOTION: M. Meyer 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. T. Sweeney abstained as he is the applicant/property owner.

*Justification: The new finish is compatible with the existing, non-contributing building in the historic district.*

**III. Approval of Meeting Minutes**

- a. *April 10, 2019 (Regular Meeting)*

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

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

**IV. Administrative Matters**

- a. Public comment on matters of interest - *none*

- b. New property issues - *none*

- c. Ongoing property issues

i. 5622 Broadway – *S. Marshall stated that the owner is to appear in court next month.*

ii. 25 Central Ave., Ste 1 – *E. Eckert to forward correspondence to Court. S. Marshall to follow up.*

iii. 5500 Broadway (Peace Love Massage and Left Coast Design) – *S. Marshall will write the Property Owner a letter*

iv. 43 Central Ave. – *S. Marshall to follow up with property owner*

v. 85 Central Ave. – *Appears the business owner has vacated.*

vi. 33 Church St. – *S. Marshall sent a letter to the property owner.*

vii. 5470 Broadway (Artemis Tattoo) – *No update.*

viii. Fence between Sunoco and Thomas Turtle – *No update*

- d. Communications/Reports

i. Communication from Jon Bleuer – Town of Clarence hosting joint CLG meeting at the Clarence Town Park Clubhouse on Monday May 13<sup>th</sup> from 6:30-8:30pm – *S. Campbell and C. Chaves Yates to attend.*

- e. Treasurer's Report – *None*

**V. Old Business:**

- a. Model Landmarks Preservation Local Law for New York State Municipalities – *To be continued at the June Meeting.*

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- b. CLG Grant Application 2019 – *No update.*
- c. NYS Preservation Conference – April 25-27, 2019 – *S. Campbell, M. Meyer and E. Eckert attended. A brief discussion occurred about different sessions attended and the CLG training. One thing that came up was the use of personal e-mail accounts for the Commission. E. Eckert to ask M. Stegmeier about village e-mail accounts for commission members.*
- d. May Preservation Month – *The HPC will be presenting 2 properties with plaques at the June meeting to recognize the property and business owners for their contribution to the Historic District.*
- e. Village of Lancaster Newsletter – *S. Campbell presented 2 short pieces she wrote to be included with the Village Newsletter. She will forward them on to the Village Board.*
- f. New HPC Member Info – *E. Eckert asked all the Commission Members to update their bios for the website and send them to her.*
- g. Vice Chair – *Joseph Keefe, Esq. was approved at the May meeting as Vice Chair.*

**VI. New Business**

- a. Dumpster Enclosures – *The new garbage totes are a problem in the Central Business District. A committee has been formed to problem solve the garbage pickup for businesses. The Village Board reached out to S. Campbell and M. Meyer about appropriate dumpster enclosures within the Historic District. Some examples of appropriate enclosures were sent via e-mail to the Mayor.*
- b. Historical Society Museum – *J. Allein stated his position that a letter be written to the Town regarding the continued deteriorating state of the Historical Society Museum on Clark Street. M. Meyer to send a previously sent letter to S. Campbell to be edited and resent to the Town Supervisor J. Coleman.*

**VII. Next Meeting: June 12, 2019 @ 7:00pm**

**VIII. Adjourn**

MOTION: E. Eckert moved to adjourn the meeting. Second by T. Sweeney.

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