



**MINUTES  
VILLAGE OF WILLIAMSVILLE  
HISTORIC PRESERVATION COMMISSION MEETING**

**October 24, 2023**

**7:00 PM**

**MEMBER ROLL CALL**

Name	Organization	Title	Status
Anthony Bannon	Village of Williamsville	Member	Present
Kathleen DeLaney	Village of Williamsville	Member	Present
Susan Fenster	Village of Williamsville	Chairperson	Present
Raymond Herman	Village of Williamsville	Member	Present
Patricia Walker	Village of Williamsville	Member	Present
Catherine Waterman-Kulpa	Village of Williamsville	Vice-Chairperson	Present

**OTHER ATTENDEES**

Name	Organization	Title	Status
Sue Canell	Village of Williamsville	Administrator	Present
Charles Grieco	Bond, Schoeneck & King	Village Attorney	Present
Gary Palumbo	Town of Amherst	Village ZEO	Present
James Quinn	Town of Amherst	Planner	Present
Eileen Torre	Village of Williamsville	Trustee/Liaison	Present

**PUBLIC HEARING ON HISTORIC DESIGNATION FOR VILLAGE MEETING HOUSE INTERIOR**

Chairperson Fenster invited public to speak:

Mary Lowther, Village resident and former Mayor for Village of Williamsville, spoke in favor of authorization for the historic preservation interior of the Meeting House. She thought it is necessary to make sure interior is preserved as is. As President of Historical Society, as a former Board Member, and as a former Mayor, she was happy to see this happen. Noted this would be the second interior the Village has designated. Hopes the HPC makes recommendation to approve.

The Committee asked several questions regarding the Meeting House designation of interior and promoting its historical value.

Chairperson Susan Fenster asked if there were any other comments and there were none.

Chairperson Fenster made a motion to close the public hearing. The motion was seconded by Member DeLaney. Ayes 6, Noes 0.

RESULT:	MOTION PASSED (UNANIMOUS)
MOVER:	Susan Fenster, Chairperson
SECONDER:	Kathleen DeLaney, Member
AYES:	Bannon, DeLaney, Fenster, Herman, Waterman-Kulpa, Walker

### **MINUTES APPROVAL**

Vice-Chairperson Waterman-Kulpa made a motion to approve September 27, 2023, minutes. The motion was seconded by Member Herman. Ayes 6, Noes 0.

RESULT:	MOTION PASSED (UNANIMOUS)
MOVER:	Catherine Waterman-Kulpa, Vice-Chairperson
SECONDER:	Raymond Herman, Member
AYES:	Bannon, DeLaney, Fenster, Herman, Waterman-Kulpa, Walker

### **TOWN OF AMHERST PLANNING PRESENTATION – SITE PLAN REVIEW**

James Quinn and Gary Palumbo presented and answered questions from the Commission on the new Site Plan Review process and associated documentation.

### **NEW BUSINESS**

#### **1. 72 SOUTH CAYUGA**

##### **Barry Muskat, Petitioner**

Reviewed application to make changes to stairs and install permanent stairs with platform 5'W x 4'D; stairs are 5' plus railing. Answered questions from the Board and provided material samples.

Member Waterman-Kulpa made a motion to approve Certificate of Appropriateness for 72 South Cayuga with the following conditions.

- Railing to be singular, not as depicted
- A210 Series – RA Solutions
- Mounted 36" above tress
- Black powder coated aluminum
- Vertical slat guards per sample provided
- Handrail on both sides

The motion was seconded by Member DeLaney. Ayes 6, Noes 0.

RESULT:	APPROVED WITH CONDITIONS (UNANIMOUS)
MOVER:	Catherine Waterman-Kulpa, Vice-Chairperson
SECONDER:	Kathleen DeLaney, Member
AYES:	Bannon, DeLaney, Fenster, Herman, Waterman-Kulpa, Walker

Member Herman made a motion to go off agenda to discuss a request for expired Certificate of Appropriateness renewals for Share Kitchen Restaurant & Bar. Member Waterman-Kulpa seconded. Ayes 6, Noes 0.

RESULT:	MOTION PASSED
MOVER:	Raymond Herman, Member
SECONDER:	Catherine Waterman-Kulpa, Vice-Chairperson
AYES:	Bannon, DeLaney, Fenster, Herman, Waterman-Kulpa, Walker

Member Waterman-Kulpa addressed the Board and Mr. Joel Schreck, owner of Share Kitchen, and noted YouTube video from the 12/6/22 meeting when the original Certificate of Appropriateness was issued for 6 months. Ms. Waterman-Kulpa read from the 2022 minutes where they were issued with understanding of expiration date. Reiterated that Petitioner was also asked at that time to provide samples of glass and screens. Nothing has been submitted to date.

Mr. Schreck stated that the architect was out of town and not available. Mr. Schreck indicated he wasn't aware samples had not been submitted. Asked if Certificate of Appropriateness may be renewed with condition he bring those to the Village immediately.

Attorney Grieco clarified that Mr. Schreck was asking for renewal of an already approved certificate, not approval of the glass or screen samples. Those samples will need to be separately approved. He also asked Mr. Schreck if the choice of glass or screening would impact his ability to commence with construction based on the approved Certificate of Appropriateness if renewed. Mr. Schreck responded it would not. Stated that if he had to wait any longer it will be winter and they won't be able to start framing. Member Bannon asked for his assurance that he will submit glass and screen samples and will only move forward with what is approved by the Commission. Mr. Schreck positively responded he would not proceed with until approved by Historic Preservation Commission.

Member Herman made a motion to extend the Certificate of Appropriateness as originally issued with the same conditions from the date it expired to six months from that date. Clarified he would only need to start the work within six months, not finish it within six months. Member DeLaney seconded.

Member Waterman-Kulpa reiterated on discussion we are extending the original motion with conditions for glass and screen submission to this board for approval six months from date of issuance which would be 12/6/23. Attorney Grieco clarified they could issue it as a new certificate based on same conditions.

Member Herman made withdrew his previous motion to extend the Certificate of Appropriateness from the original date of issue.

Vice-Chairperson Waterman-Kulpa made a motion to approve a new Certificate of Compliance for 5590 Main Street as previously submitted and approved at the 12/6/22 Historic Preservation Commission meeting with the same condition that the glass and screen samples are to be submitted to the Commission for review and approval prior to installation. The motion was seconded by Member Herman.

RESULT:	APPROVED WITH CONDITIONS (UNANIMOUS)
MOVER:	Catherine Waterman-Kulpa, Vice-Chairperson
SECONDER:	Raymond Herman, Member
AYES:	Bannon, DeLaney, Fenster, Herman, Waterman-Kulpa, Walker

Member Waterman-Kulpa made a motion to go back on agenda. Member Herman seconded. Ayes 6, Noes 0.

RESULT:	MOTION PASSED (UNANIMOUS)
MOVER:	Catherine Waterman-Kulpa, Vice-Chairperson
SECONDER:	Raymond Herman, Member
AYES:	Bannon, DeLaney, Fenster, Herman, Waterman-Kulpa, Walker

Member Waterman-Kulpa made a motion to nominate the Village Meeting House at 5658 Main Street for designation under Criterion A1, A2 and A3 as depicted in the nomination as a local interior landmark. Chairperson Fenster seconded. Ayes 6, Noes 0.

RESULT:	APPROVED (UNANIMOUS)
MOVER:	Catherine Waterman-Kulpa, Vice-Chairperson
SECONDER:	Susan Fenster, Chairperson
AYES:	Bannon, DeLaney, Fenster, Herman, Waterman-Kulpa, Walker

Administrator Canell to assemble the record of this recommendation and transmit to the Village Board for designation as an interior landmark.

### **MISCELLANEOUS**

Member Waterman-Kulpa heard from Williamsville DPW Crew Chief Vilonen that the historic signs have come in for the district. She will be meeting with him to talk over exact placements.

Deputy Mayor DeLano discussed whether sketch plan review needs to be added to the process in the code. Asked if a recommendation from HPC for sketch plan review of a landmark property is needed. Mr. Palumbo clarified in Code Section 112(23) sketch plan review is an option. Some projects would benefit from sketch plan review but not small ones. Attorney Grieco clarified no legal requirement to get approval from HPC, but it would be appropriate to ask for their opinion. Deputy Mayor DeLano asked for discussion to come out of this board as to what the thresholds are. Member Waterman-Kulpa felt it should be anything the Chairperson determines needs sketch plan review.

Mr. Palumbo clarified sketch plan review is an additional meeting before you're asked to review a complete Site Plan application. The rules are already there for providing a complete application with the appropriate materials, sketch plan review or not.

**ADJOURNMENT**

Chairperson Fenster made a motion to adjourn. The motion was seconded by Member Waterman-Kulpa and carried. Ayes 6, Noes 0.

RESULT:            ADJOURNED
------------------------------

The Historic Preservation Commission meeting of October 24, 2023, was adjourned at 8:30pm.