



MINUTES
VILLAGE OF WILLIAMSVILLE
HISTORIC PRESERVATION COMMISSION MEETING

November 28, 2023

6:30 PM

MEMBER ROLL CALL

Name	Organization	Title	Status
Anthony Bannon	Village of Williamsville	Member	Absent
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
James Quinn	Town of Amherst	Planner	Present
Eileen Torre	Village of Williamsville	Trustee/Liaison	Present

MINUTES APPROVAL

Vice-Chairperson Waterman-Kulpa made a motion to approve October 24, 2023, minutes. The motion was seconded by Member Herman. Ayes 5, Noes 0.

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

OLD BUSINESS

1. 5509 Main Street (Share Restaurant)

Joel Schreck, Proprietor

Dave Sutton, Sutton Architecture

Mr. Sutton addressed the Board regarding the glass and screen samples that were provided after last meeting. Stated that the local glass company that manufactures confirmed the glass is the clearest glass they have available and there is no tint applied. The screen should allow for maximum transparency and there is no other screen available that is more transparent than the sample. Coming back to have samples approved and answer any questions.

Member Herman asked whether screen would be taken out during winter months. Mr. Sutton stated they will remove them during those months if it is a condition of the approval.

Member Waterman-Kulpa asked if they were full screens or half screens. Mr. Sutton stated they would be in every other window. The glass panels will slide. Member Waterman-Kulpa also asked about internal shading. Mr. Sutton stated they would use the same manual internal shading they have in the restaurant now. Member Waterman-Kulpa asked for clarification on reflectivity of glass. Mr. Sutton stated there was no reflective quality to this glass. Lower fixed sashes will all be tempered glass as required by code. Member Waterman-Kulpa asked if existing side door would change. Mr. Sutton confirmed both existing doors into the current building are staying.

Member DeLaney stated her desire to have them remove the screens from the windows in the winter. Thinks it would be better overall. Mr. Sutton stated they would prefer to determine that themselves, but will agree to remove them if they make it a condition. Mr. Sutton also confirmed the screens are installed on the exterior, not interior.

Chairperson Fenster congratulated Mr. Schreck on receiving the grant award to improve their façade and asked if he would be using it for this addition. Mr. Schreck has not determined whether the funds will be available for this project, or he may use the money for his other business. Mr. Sutton confirmed the project was not dependent on that funding at all.

Member Waterman-Kulpa asked if this was year-round addition. Mr. Sutton confirmed it would be used year-round.

Member Waterman-Kulpa made a motion to approve Certificate of Appropriateness for 5590 Main Street regarding the conditions set for the addition with the following clarifications:

- Glass will be Crystal Door Window Systems 5600 Commercial Thermal Break Sliders with clear glass
- No tint or film will be added
- Insulated panes of glass
- Screens will come out in cool climates of winter and spring
- No reflective quality to the glass
- Screens will be on operable portion of the sliders

The motion was seconded by Member Herman. Ayes 5, Noes 0.

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

NEW BUSINESS

**1. 5429 Main Street
Amano Pasta Outdoor Seating
Certificate of Appropriateness**

James Quinn stated that the Planning Department from Town of Amherst has completed initial site plan review and required some revisions. They are awaiting those revisions. Recommended adjournment of this item until they complete their submission.

Member Waterman-Kulpa asked if they have submitted for the permanent signage, the punctures in the wall, and the awning. Mr. Quinn stated the site plan is specifically for the Amano Pasta side (East side of the building). Two tenants at this property. In the Town’s review they requested a full site plan that includes both tenants and their respective outdoor modifications.

Member Waterman-Kulpa suggested the Board refer this to Legal because Acropolis has been asked for over a year to come in front of the Board and get the Certificates of Appropriateness for work they have already done. Would like to push Building Department to cite them. Asked that the Village Board submit a CP to the building department requesting that they review the property for work done without Certificates of Appropriateness. They originally had approval for a takeout window and a door which expired. They were told it expired, and they did the work anyway.

Member Waterman-Kulpa made a motion for enforcement action against the owners of the building for the Acropolis side (West side).

Attorney Grieco said he will review details on exactly what they have done so far. Mr. Quinn stated he will convene with Building Department.

Motion was seconded by Member Walker. Member Herman abstained. Ayes 4, Abstain 1, Noes 0.

RESULT:	APPROVED
MOVER:	Catherine Waterman-Kulpa, Vice-Chairperson
SECONDER:	Kathleen DeLaney, Member
AYES:	DeLaney, Fenster, Waterman-Kulpa, Walker
ABSTAIN:	Herman

**2. 56 East Spring Street (Williamsville Water Mill – Sweet Jenny’s)
Little Lending Library Proposal
Certificate of Appropriateness**

Chairperson Fenster reviewed asked if there were any questions around the proposal. Trustee Torre commented that the location shown on application is where the bio swales are and asked for clarification on where it was actually going.

Member Waterman-Kulpa confirmed with the property owners that the ground screw is going into the soil. The owners are submitting on behalf of Rotary. Trustee Torre stated that the proposed plot may be Village property. After some discussion and research on land parcel, Attorney Grieco confirmed the land does belong to the property owners.

Member Waterman-Kulpa made a motion to approve 56 East Spring Street Certificate of Appropriateness for a Little Lending Library as submitted with the following condition:

- That the landscaping around the base of the Little Lending Library be maintained appropriately by the owner or the library sponsor.

Motion was seconded by Member Walker. Ayes 5, Noes 0.

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

MISCELLANEOUS

Member Waterman-Kulpa reminded Board we have to do a CLG year-end report on Board activities. Will work with Administrator and Building Clerk to help assemble the report by end of year. Has copies of the report that the previous Administrator submitted just before she left which included the past five years of reports in one submission.

Member Waterman-Kulpa asked if everyone saw the new Mill Historic District signs. Thanked Ben Vilonen and DPW crew for installing them. They look great. Trustee Torre said they will hold an event in the Spring for this.

Chairperson Fenster reviewed an email from Mayor Hunt in regards to 156 S. Cayuga. The correspondence stated the “Village Board would like the HPC to review the procedure followed by the parties involved and provide their opinion on where the process failed to bring this 50+ year old house before the Historic Preservation Commission prior to the near demolition of the property and include any corrective actions necessary.” Asked for their review to be done in 60-90 days. Attorney Grieco and Board reviewed the steps taken in this situation, and reviewed the code pertaining to demolition of properties over 50 years old. Had discussion around the intensive level survey done in 2017. Chairperson Fenster stated that research will need to be done on what permits where requested, what permits were

granted. Attorney Grieco reviewed definition of historic resource trigger. Member DeLaney stated her feelings that this is an important process to retaining Village history.

Dave Sutton, owner of Sutton Architecture, spoke as the architect for this project. He commented it was not his client's intent to demo the structure. When they did the first round of demo, they found an incredible amount of deficiencies and deemed it unsafe. Said this will probably cost his client an extra \$200,000 to rebuild the structure with the same footprint, with same architectural integrity and composition of the building it was replacing. It was never their intent to knock it down and replace it with something that was disrespectful to the building.

Member Waterman-Kulpa asked if the structure was evaluated for the existing structure prior to demolition, and what was the construction of the historic portion that was closest to S. Cayuga. Mr. Sutton responded it was 1 ½" plank style face nailed to timbers. No interior studs on the interior. Goal was to keep the outside plank and infill it with studs, only to find that the timbers and planks were extremely rotted and compromised. The subcontractor felt he couldn't leave them up like that as they felt it was not structurally safe. Reiterated this was not done intentionally as a demo. Mr. Sutton stated that the project is currently on hold and he is waiting to hear from Town Planning Department after they speak with Attorney Grieco.

ADJOURNMENT

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

RESULT: ADJOURNED

The Historic Preservation Commission meeting of October 24, 2023, was adjourned at 8:27pm. The next Historic Preservation Commission meeting will be held on December 19, 2023, at 6:30pm.