

**Minutes of the Village of Williamsville Historic Preservation Commission meeting held in person at Williamsville Village Hall, 5565 Main Street, Williamsville, NY on Tuesday, December 6, 2022, at 6:30 p.m.**

Chairperson Kate Waterman-Kulpa opened the meeting at 7:27pm (delayed due to Public Hearing)

Present: Kate Waterman-Kulpa, Chair  
Kathleen DeLaney, Co-Chair  
Anthony Bannon, Member  
Ray Herman, Member  
Patricia Walker, Member  
Susan Fenster, Member

Also Present:  
Charles Grieco, Attorney  
Judith Kindron, Administrator/Clerk-Treasurer

Absent: Charles Aker, Member  
Susan Palmer, Resource Officer  
Wesley Stone, Resource Officer  
Thomas Barrett, Resource Officer  
Trustee Mary Lowther, Liaison

**On motion** by Kate Waterman-Kulpa, seconded by Susan Fenster, it was motioned to accept the minutes from the HPC meeting of October 25, 2022

Motion carried 6 – 0

**On motion** by Susan Fenster and seconded by Patricia Walker, is was motioned to approve the minutes from the public hearing on October 25, 2022.

Motion carried 6 – 0

**OLD BUSINESS:**

**5409 Main Street (D’Avolio’s): Certificate of Appropriateness/Sketch Review**

**Fence/Railing:**

Owner Dan Gagliardo stated that he spoke to his Attorney, Charlie Ciotta (neighboring business owner) and his Insurance Company. He submitted a package of information to his insurance company. He is waiting on a comment back from them. The goal is for the insurance company

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to okay the removal of the railing. He is also asking about moving the railing to the other side of the door.

**On motion** by Kate Waterman-Kulpa, seconded by Anthony Bannon, the Certificate of Appropriateness for the fence is tabled for tonight because we are waiting on an insurance response from the applicant request to remove.

Motion carried 6 – 0

**Awning:**

Dan Gagliardo indicated that if he cannot keep the current awning, he will pay about \$2,000 for the other option.

Kate Waterman-Kulpa asked if he is able to shorten the current awning by about a foot. Would like to see it centered on the door.

Dan Gagliardo stated that he will check with insurance. He does prefer to keep it to the end because it works. After the big snow we had, it showed how well it works.

Kate Waterman-Kulpa stated that the visual impacts with current awning. If you move it, it clears the neighboring sign.

Dan Gagliardo stated that the new design would reduce the valance to about 2". This is to solve a problem. The solution works

Kate Waterman Kulpa stated that it takes away from the historic look by removing the valance.

Anthony Bannon asked if this is a win/win solution

Dan Gagliardo will talk to the awning company and see what they recommend.

Ray Herman asked is there is an issue with ice falling onto the neighbor's property.

Charlie Ciotta would like it 1' from the property line. Also, the railing removed or moved to the other side.

Kate Waterman-Kulpa proposing to bring in from property line (to center on door), shape and black, either is okay.

**On motion** by Kate Waterman-Kulpa, seconded by Ray Herman, to approve the Certificate of Approval for 5409 Main Street, D'Avolio's, with the following modifications to what is currently installed: The awning be shortened in width, for the measurement to be centered on the existing front door. The applicant has the choice to install either an awning with the current style installed or a concave style that was submitted if it is determined that the visual to the neighbor signage/awning is present.

Motion carried 6 – 0

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**5590 Main Street (Share Kitchen & Bar Room) – Certificate of Appropriateness/Sketch Review**

Sean Hopkins, Attorney and Dave Sutton, Architect were in attendance to represent Share. They provided a power point presentation (attached to the minutes.) Dave Sutton also submitted construction plans, that were requested at the October 25, 2022 HPC meeting.

Sean Hopkins explained that this addition is essential to the continued success of Share. In 2009 renovation changes for Coffee Culture included vinyl siding, vinyl clad windows, cornice line. In 2014 it was designated Historic as a vernacular building.

Kate Waterman-Kulpa asked about the existing second story. Will they pursue adding restaurant upstairs.

Dave Sutton stated no, they will not utilize the existing second floor to future expansion. It is economically not feasible for public assembly. The new drawings show an increase in the level of transparency. There is a noticeable contrast to the existing building. They used a minimal approach. Minimal impact to the historic building. Internal drainage of the second floor. The design is entirely removable if necessary in the future. The entire existing exterior wall remains. No additional signage is being proposed.

Kate Waterman-Kulpa asked for clarification that the façade that you will see from inside the “sunroom” is the wall that is currently there, that was approved in 2014.

The answer is “yes”.

Ray Herman asked about the stairway panels.

Dave Sutton stated that there will be glass panels for the staircase, with complete transparency.

Sean Hopkins respectfully asked the Commission to approve the Certificate of Appropriateness.

Patricia Walker asked about the existing second story windows that are along the wall.

Dave Sutton stated that they will look out on dining customers. He is not concerned about it for functionality. The back windows look out over the staircase. This was taken into consideration.

Kate Waterman-Kulpa asked about parking. Would the MU require additional parking?

The answer is “No.”

Kate Waterman-Kulpa would like to see samples of the glass and screens.

Dave Sutton will provide for level of tinting, transparent glass.

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Kate Waterman-Kulpa likes black screen, but they will have to work that out.

A question was asked about the sun coming through the windows in the “sunroom.”

Dave Sutton stated that they will move the existing shades from inside the current restaurant to the addition.

Kate Waterman-Kulpa stated that this plan has evolved. You hit all the boxes.

Anthony Bannon thanked Dave Sutton for all his work. He is still looking for the trigonometry.

**On motion** by Kate Waterman-Kulpa, seconded by Ray Herman, to approve the Certificate of Appropriateness for the project as submitted with the November 1, 2022 plans, with the following clarifications: Applicant will submit both glass and screen samples prior to install.

Motion Carried 6 – 0

[Kate Waterman-Kulpa stated that a moratorium on permits due to the proposed Mill Historic District. Attorney Charles Grieco stated that the Certificate of Appropriateness expires within 6 months. (Sean Hopkins suggested that this be changed to 12 months.) Attorney Charles Grieco stated that this is something that could be looked at.]

**5658 Meeting House:**

Kate Waterman-Kulpa asked about the binder that she dropped off at Village Hall. Administrator Kindron returned the binder to Kate Waterman-Kulpa, along with an USB that all the information has been copied to. Kate Waterman-Kulpa stated that upon investigation she found some of Chuck Aker’s research.

**NEW BUSINESS;**

**Commission Nominations:**

Kate Waterman-Kulpa spoke to Jeff Voelkl regarding the property he owns at **19 South Long Street**. The Commission is proposing this property be designated historic.

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Attorney Charles Grieco discouraged the commission from moving nominations for items that are not on the agenda. Items of public matter should be posted to the website at least 24 hours in advance. Don't give ammunition to people that HPC is doing things that appear to be sneaky.

Kate Waterman-Kulpa will wait until the next meeting to nominate 19 South Long Street for historic designation.

**Training:**

Kate Waterman-Kulpa will set up a training with Buffalo Niagara Preservation. TBD

Attorney Charles Grieco will be doing a training on the Open Meeting Law for all the Boards. He is planning to have the training sometime in January 2023.

**Budget/Plaques**

Briefly talked about the budget and the plaques. Information about the price increases at 12% have gone into effect. The Commission should come up with the addresses for the next plaque ceremony because it takes a while to get out notifications and responses. Then about 10 week lead time for the actual plaque orders. A date for the ceremony will also need to be decided on.

**On motion** by Kate Waterman-Kulpa, seconded by Anthony Bannon, was moved to close the meeting at 9:14pm

Motion Carried 6-0

Submitted by: \_\_\_\_\_  
Judith A. Kindron, Administrator/Clerk-Treasurer

**Next scheduled HPC meeting is planned to be held on  
January 24, 2023 at 6:30 p.m.  
(After the 6:00pm Public Hearing.)  
Check the Village website [www.walkablewilliamsville.com](http://www.walkablewilliamsville.com) for agenda.**