

**Minutes of the Village of Williamsville Historic Preservation Commission meeting held in person at Williamsville Village Hall, 5565 Main Street, Williamsville, NY, on Tuesday, March 22, 2022, at 7:00 p.m.**

Present: Mary Lowther, Chairperson/Member  
Kathleen Delaney, Vice-Chairperson/Member  
James Tammaro, Member  
Charles Akers, Member  
Susan Fenster, Member

Also Present: Deborah A. Habes, P/T Clerk  
Judy Kindron, Village Administrator  
Christine Hunt, Trustee Liaison to HPC

Excused: Anthony Bannon, Member  
Susan Palmer, Resource Officer  
Wes Stone, Resource Officer  
Thomas Barrett, Resource Officer  
Jeffrey Stroud, Resource Officer

Guests: Chad Vossler, Ace Flag and Visual Promotion  
Barry Muskat, 72 S. Cayuga Rd.

Chairman Lowther opened the meeting at 7:11 p.m.

**ON MOTION** by Mr. Akers, seconded by Ms. Fenster, it was moved to approve the minutes of the HPC meeting of February 22, 2022, as submitted.

Motion carried. 5 – 0.

**Certificate(s) of Appropriateness – A'mano, Fresh Pasta Kitchen - 5429 Main St. (MU)**

Chad Vossler of Ace Flag and Visual Promotion was present.

Mr. Vossler explained that he was filling in for a colleague this evening and apologized for not being up to speed on the application details.

After some discussion regarding the proposal, members commented that the application for the signage was lacking signatures and many needed details and appeared incomplete, making any review or decision difficult to make at this meeting. They requested that the applicant re-submit a full and complete sign application including samples of materials, colors, dimensions, mounting methods, etc., all in accordance with the sign design standards set forth in the Village Code.

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**ON MOTION** by Mr. Tammaro, seconded by Ms. Fenster, it was moved to **TABLE** this application until the next HPC meeting of 4/26/22 pending submittal to the Building Dept. of a full and complete sign application for a Certificate of Appropriateness for A'mano, the new tenant at 5429 Main Street.

Motion carried. 5 – 0.

**Proposed designation of the Village of Williamsville Mural as a local landmark inside the former Bank of America building at 5529 Main Street**

**ON MOTION** by Mr. Tammaro, seconded by Ms. Delaney, it was moved to direct the Village Administrator to public legal notice of a public hearing to be held by the Historic Preservation Commission on April 26, 2022, at 7:05 p.m. at Village Hall, 5565 Main Street, Williamsville, New York, for the purpose of discussing the HPC nomination as a local historic landmark of the mural of the Village of Williamsville that is located inside the former Bank of America building, at 5529 Main Street, Williamsville, New York.

Motion carried. 5 – 0.

**Update on status of recent Village Board discussion to sell the Meeting House**

Ms. Lowther informed the members that the Village Board decided at their work session discussion on March 14, 2022, not to pursue the sale of the Meeting House at this time, due to the large amount of grant funding having to be paid back. There was discussion regarding the need to do full research on the history of the property if the potential sale of the property ever comes up again in the future. Ms. Lowther stated she was not aware of any mention made by the Village Board at their work session on March 14<sup>th</sup> of plans for removal of the wooden pews.

**Comments re 152 S. Cayuga Rd. (Demo Permit application review of 2/22/22)**

Ms. Lowther reported that she followed up with Mr. David Sutton, the owners' project architect, and Code Enforcement Officer Tim Masters, following the HPC meeting held on 2/22/22 regarding the property owners' application for a demo permit of the house on their property at 152 S. Cayuga Rd. Ms. Lowther stated she also sent the property owners a note apologizing to them for the confusion on behalf the HPC regarding the owners' proposal to demolish the existing house. Mr. Akers and Mr. Tammaro reported that they had received personal Thank You notes from the Johnsons after the meeting. Ms. Delaney added that HPC did not have complete information on the proposal.

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**72 S. Cayuga Stone Schoolhouse**

Barry Muskat, property owner, was present. He is asking for a re-approval of the Certificate of Appropriateness he received for the exterior renovation project in 2017.

Mr. Muskat gave a summary of the journey he has taken with renovation of the stone building over the past six years of his ownership. He also shared some of his own background in historic preservation. He explained that pending tonight's meeting, he had suspended his workers and they had removed scaffolding with hopes of receiving approval tonight from HPC for the continuation of the use of much needed Versatex material on the frieze board, window trim windowsills and crown molding on portions of the building's exterior. Due to the extent of rot of the existing wooden materials, replacement in-kind would not be feasible. He therefore switched out of necessity to Versatex which is a standard material for moisture-prone areas. It is a sustainable and green product. It will hold up for a long time; is paintable and has the feel of solid wood. A good product for use in replacement projects such as this. It is used in many historic restorations. Ms. Delaney indicated she has seen the product used successfully in many recent historic renovations and believes it to be a good product for such uses.

There was discussion regarding the front door and the railing, which were not addressed in the 2017 Certificate of Appropriateness approval. Mr. Muskat indicated that the front door is a six-panel wood door painted periwinkle blue. He had to wait a long time for it to be delivered. Regarding the railing, he would like to do something "exciting" with it.

Mr. Muskat asked if the members would mind if he used the existing sign poles at the front of the property to make a small address sign. The members had no problem with that as long as it was a small sign and not an advertising sign. Just an address sign. Mr. Muskat suggested he would like it to say something like "72 S. Cayuga, the little stone schoolhouse" for example.

**ON MOTION** by Ms. Fenster, seconded by Tammaro, it was moved to re-approve the existing Certificate of Appropriateness dated 2017, and to add to it the approval of the following:

- 1. The use of the material Versatex on the exterior frieze board, window trim, windowsills and crown molding.***
- 2. The existing wood six-panel front door.***
- 3. Mr. Muskat will return to HPC in the future for approval of metal/iron front entry railings.***

Roll call:	Mr. Akers	Yes
	Ms. Delaney	Yes
	Ms. Lowther	No
	Ms. Fenster	Yes
	Mr. Tammaro	Yes

Motion carried. 4 – 1.

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In other business:

Trustee Hunt asked the members if they needed to review and approve the small rental sign in front of the Meeting House. Ms. Lowther stated it was not necessary.

Ms. Lowther informed the members that she had spoken to Mr. Cadmus, owner of Sweet Jenny's (former Williamsville Water Mill), 56 E. Spring St., about the proposed location for the HPC historic plaque presentation ceremony in May, and he agreed to let them use the property for the ceremony.

Historic Plaques – Ms. Lowther and Ms. Kindron discussed the status of the ordering of the plaques and what plaques are on hand. Ms. Kindron informed the members that plaque prices have gone up. There is \$2,500 available in the budget for their purchase.

Ms. Kindron gave an update on the status of property owner notifications for awarding of plaques in May. She has given them a deadline to respond to her of April 1, 2022.

Mr. Akers asked his fellow HPC members to start thinking about residential homes in the Village that they would like to see designated as local historic landmarks and, in addition to the architectural value of the property, to include in their decision the history and stories of such properties and their value to the Village. He would like to see the house at 151 S. Ellicott St. designated, as it was built by Ignatz Oechsner, the builder and owner of the landmarked Cambria Castle on Dream Island.

There was discussion regarding the need for full and complete submittals of plans and applications before HPC can review them. Ms. Lowther stated she will follow up with CEO Tim Masters.

With no further business to discuss, Ms. Lowther asked for a motion to adjourn.

**ON MOTION** Mr. Akers, seconded by Mr. Tammaro, it was moved to adjourn the meeting at 8:55 p.m.

Motion carried. 5 – 0.

Submitted by: *Deborah A. Habes*, P/T Clerk

**Next scheduled HPC meeting is planned to be held  
on April 26, at 7:00 p.m.**

**Check the Village website [www.walkablewilliamsville.com](http://www.walkablewilliamsville.com) for agenda.**