

**Minutes of the Village of Williamsville Historic Preservation Commission meeting held in person at Williamsville Village Hall, 5565 Main Street, Williamsville, NY on Tuesday, July 26, 2022, at 7:00 p.m.**

**Present:** Kate Waterman-Kulpa  
Kathleen DeLaney  
Susan Fenster  
James Tamarro  
Patricial Walker – Late Arrival

**Also Present:** Mary Lowther, Trustee Liaison  
Charles Grieco, Attorney  
Judy Kindron, Administrator

**Absent:** Chuck Akers  
Anthony Bannon  
Thomas Barrett  
Susan Palmer  
Wesley Stone

Kathleen DeLaney opened the meeting at 7:04pm.

**On Motion** by Jim Tamarro, seconded by Susan Fenster, it was moved to approve the minutes of the HPC meeting on June 28, 2022.

Motion Carried. 4 - 0

Trustee Mary Lowther introduced herself as the Village Board Liaison to HPC.

**On Motion** by Susan Fenster, seconded by Kathleen DeLaney, it was moved to appoint Kate Waterman-Kulpa as the Chairperson of HPC.

Motion Carried. 4 – 0

On Motion by Kate Waterman-Kulpa, seconded by Jim Tamarro, it was moved to appoint Kathleen DeLaney as Co-Chairperson of HPC.

Motion Carried. 4 – 0

**OLD BUSINESS:**

**Share Addition, 5590 Main Street (Cont.)** – Dave Sutton, Architect and Joel Schreck, owner of Share, were in attendance. At the last meeting (June 28, 2022), Mr. Sutton invited HPC members to stop at D’Avoilio’s to look at the sliding windows. The stone wall that they talked about at the last meeting would not be a good choice because it would be subject to freezing/thawing. They have a couple options. Overlay stain.

**Minutes of the Village of Williamsville Historic Preservation Commission meeting held in person at Williamsville Village Hall, 5565 Main Street, Williamsville, NY on Tuesday, July 26, 2022, at 7:00 p.m.**

They will not be changing any features from the intensive level survey. They will not be introducing any materials that would not be approved.

Kate Waterman-Kulpa – Was not at the last meeting, so she has no background information.

Kathleen DeLaney – Asked a few questions: Will the 2 tables on Main Street stay? Is there a back on the stairs? Will there be a gate at the stairs? She feels that the stairs are an attractive nuisance.

Dave Sutton – They will be taking every safety concern. If you would like a closed riser, they can do this. They still have to go through Building Department, NYS Building Code, Standards for safety.

Kate Waterman-Kulpa – Concerns with addition on Historic building. What façade looked like before Coffee Culture.

Dave Sutton – Modifications done prior to designation (Coffee Culture.) Presented to Planning Board at that time. These improvements will bring the building to life along Main Street.

Kate Waterman-Kulpa – Would like to see patio downstairs as it is and add patio upstairs. This is a big addition.

Dave Sutton – It is 10 feet wide.

Kate Waterman-Kulpa – Missing floor plan. Missing dimensions. Certificate of Appropriateness? In sketch review.

Charles Grieco – read what is required from the code. (Discrepancy by code & application.) Previously submitted – site plan, drawings, etc.

Dave Sutton – So far it has cost Dave & Joel up to \$20,000 for the changes to the design. If he provides Architectural drawings, will they be for approval?

Kate Waterman-Kulpa – She stated that she does not like the addition.

Jim Tamaro – He likes the design. He is ready to vote “yes” tonight.

Dave Sutton – Explained that the dynamics have changed now that ownership of the property has changed.

Kathleen DeLaney – Building Dept. owes HPC materials. Disservice to Dave without providing all items to HPC. What was submitted in 2020? Changes in landscape – wants to visually see. For Certificate of Appropriateness, will have to see survey, measure drawings.

Joel Schreck – He needs that additional space in order to succeed. If the enclosed lower level is not approved, he will be forced to close by January. Joel explained that he grew up in Williamsville, attended Forest Elementary, Williamsville South. He and his wife are village residents, bringing up their children in the Village. He is a small business owner, they have put everything into the business.

**Minutes of the Village of Williamsville Historic Preservation Commission meeting held in person at Williamsville Village Hall, 5565 Main Street, Williamsville, NY on Tuesday, July 26, 2022, at 7:00 p.m.**

Charles Grieco – If a Certificate of Appropriateness is not issued, there is also an Economic Hardship Provision.

Dave Sutton – Wants to work with this board.

Kathleen DeLaney – Wants floor plan. Construction document.

Kate Waterman-Kulpa – Wants site plan & elevation levels.

Dave Sutton – Operable sliding windows w/screens. They are trying to make it meet the standards of the Board.

**TESORI WINDOWS** – Dave Sutton presented.

Windows on side & back of building. They are weathered. Looking to replace with insulated glass. Mullions between glass. Simulated mullion. Provide shop drawings to document true simulation of light. Sill & header will remain. Sections, elevations, color (black, matte)

**AWNING AT D’AVOLIO’S ENTRY** – Alteration needs Certificate of Appropriateness. Less than 200 square feet, no sign on awning (black awning) - no trigger under code.

Historic guidelines – in their opinion it hits on each point. Look at neighboring building. Awning goes to property line. Violates nature of addition.

**On Motion** by Jim Tammaro, seconded by Sue Fenster, Table for tonight, they will come back next month with a formal application.

Motion Carried. 5 – 0

**NEW BUSINESS**

**30 EAGLE STREET – DEMO** – Must decide within 30 days. Dave Sutton presented history of property. No substantial architectural components. Landscaping, building – not kept up. Multiple additions. No intention to build right away. To keep it more of a parklike setting. Years down the road, may decide to build a bungalow on property.

Property will be groomed and landscaped.

HPC asked that they come back next month.

**Minutes of the Village of Williamsville Historic Preservation Commission meeting held in person at Williamsville Village Hall, 5565 Main Street, Williamsville, NY on Tuesday, July 26, 2022, at 7:00 p.m.**

**On motion** by Susan Fenster, seconded by Patricia Walker, Table for tonight, will come back next month.

Motion Carried. 5 - 0

**Meeting House and Pews –**

Signage – Coming up with signage. Must be approved by HPC

Pews – Sue Fenster spoke to Jennifer Walkowski at SHPO. Considered furniture. HPC says they are attached to the floor, public space, noticeable features as you enter into building. May designate interior.

**BNHV Historic Day** – Saturday August 6<sup>th</sup>, 2022, 10:00am – 4:00pm. Includes talks, kids events, food tents, artisans.

Chairperson Kate Waterman-Kulpa asked members to think about what they would like to get done during the year. She would like to set the agenda for the year. Items she would like to see done:

- How to regulate interior landmarks. Not clear how to enforce.
- Propose to Village - Residential Design Standards, Residential Districting

**ADJOURNMENT**

**On motion** by Susan Fenster, seconded by Patricia Walker, it was moved to adjourn the meeting of July 25, 2022 at 7:00pm.

Motion carried. 5 – 0