

**Meeting Minutes  
Historic Preservation Committee  
Thursday, June 16, 2005  
7:00 p.m. Village Hall**

Present: Wes Stone, Ken Selden, Steve Dyson, Kathleen DeLaney, Kate Waterman-Kulpa and Arvela Heider, Trustee-liaison, Mary Lowther.

The meeting was called to order at 7:00 p.m.

Prior of the meeting, Committee members had been mailed copies of the two responses to the Village of Williamsville Request for Expression of Interest in the Development and Rehabilitation of Historic Williamsville Water Mill and Adjacent Structures. Members noted that they had reviewed responses, and expressed concern about the depth of the responses. One response, while seemingly viable, did not seem to take into consideration the stability of the Mill. The second response did not have a plan, rather a project management approach—a project would have to be developed.

Among initial concerns: lack of specific timelines for completion of projects; financial ability to complete project; stabilization plan for the Mill and adjacent buildings; results of conditions report from structural engineer and whether proposal would be physically or financially viable.

Respondent included a possible proposal for condos on the site in the response. Committee discussed concept and had a strong negative response to this aspect of the proposal. Reuse of Zent House as a Bed & Breakfast seemed possible since the house is occupied and livable at present. Some discussion followed regarding possibility of moving the Red House to the opposite side of the Mill Property where is once stood.

Committee was in agreement that the second expression of interest lacked enough information to make clear comment on its validity.

Members decided it may be viable to research reuse of similar mill structures throughout the U.S. There have been successful reuses in New England that include artisan workshops combined with shops. European mills, mostly stone or brick, also have this type of reuse. Interest in maintaining the cider mill also was discussed with question about whether contact had been made with the Apple Growers Association and NYS Cider producers. Trustee Lowther indicated Meyer Brothers and other cider producers have an interest, but have not yet formally responded.

Of concern to the Committee is the possibility that a business would extend into Glen Park. While a stairway or pathway into the Park are desirable, any encroachment into the Park is viewed as a negative, and the Committee would be in opposition to that. It was suggested that should that become an issue, the Village should deed the portion of the property in question to Glen Park to protect it.

Parking and traffic also is of concern.

Ken Selden and Kate Waterman-Kulpa, both architects reminded the committee that all reuse would be subject to International Building Code Standards.

A side-bar discussion took place concerning the Eli Zent House and Sweet Jenny's due to the proposal of the Center for Plastic Surgery's request for egress onto E. Spring Street. The Committee strongly opposes any effort to raze Sweet Jenny's to accommodate an egress alongside that property. A suggestion to move an exit to the back of the property line for egress in between the Zent House and the Red House was proposed as an alternate.

Trustee Lowther reminded committee members that the two respondents would present their concepts to the Village Board at a special meeting on Monday, June 21, 2005 at 7 p.m. in the Village Hall.

Kate moved that the HPC forward a recommendation to the Village Board to be read at the special hearing regarding the Water Mill on Monday, June 20, 2005 at 7 p.m. Seconded by Wes Stone and Steve Dyson.

**Recommendation of the Historic Preservation Committee of the Village of Williamsville, having reviewed the initial Expressions of Interest for the Redevelopment and Rehabilitation of Historic Williamsville Water Mill and Adjacent Structures dated June 16, 2005**

That the historic integrity of the Water Mill and surrounding properties be maintained accordingly to meet New York State and Federal Historic Registry guidelines;

That the site developer address immediate issues of concern for the stabilization of the Water Mill, including need to "mothball" the buildings to prevent further deterioration whether caused by natural weather fluctuations or man-made inadequacies of the buildings.

That technical assistance be sought from the Preservation League of New York State to ensure that integrity of building be maintained as a State and National Historic Registered Landmark.

Resolution passed unanimously.

Committee asked Trustee Lowther if the Board intends to send out further Request for Expression of Interest through State-wide or National search. It is expected that that will be the next step; however, the two current expressions would still be eligible for contemplation. Further interest would be pursued if these proposals are not deemed to be viable. The Village Board will make that decision.

Steve Dyson suggested that the Committee be very involved in the development of the proceedings regarding the Water Mill and adjacent properties. All were in agreement.

Next meeting of the HPC will be Monday, July 11 at 7 p. m. in the Village Hall.

Request that when meeting minutes are sent to member, include a blank application for nominating a local historic site so HCP can pursue nomination of Ely-Zent building.

Respectfully submitted,

Kathleen DeLaney  
Chair