

Minutes of the public hearings held by the Historic Preservation Commission of the Village of Williamsville in Village Hall, 5565 Main Street, Williamsville, New York, on Thursday, April 3, 2014 at 7:15 p.m.

Present: Wes Stone, HPC Chairman
Penny Armitage, Member
Kate Waterman-Kulpa, Member
Jonathan Duval, Member
Stephen Dyson, Member
Patricia Fulwiler, Member

Also present: Charles D. Grieco, Village Attorney
Deborah A. Habes, Deputy Clerk
Basil Piazza, Trustee Liaison

Absent: Anthony Bannon, Member
Daniel DeLano, Trustee Liaison

Chairman Stone opened the meeting at 7:15 pm.

PUBLIC HEARING
68 Eagle Street (St. Paul's Lutheran Church)

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Armitage, it was moved to open the public hearing for the property located at **68 Eagle Street (St. Paul's Lutheran Church)** at 7:15 pm.

Motion carried. 6 – 0.

The members of the audience who addressed the Commission and their topics:

1. David Johnston, Church Council President - Mr. Johnston stated for the record that he is the Village of Williamsville Code Enforcement Officer. He asked for the removal of 68 Eagle St. from the list of nominations and proceeded to give some background history on the church and its former locations in the Village. He stated the church asked for an exemption in 1986 when it was last nominated for local landmark status and was granted an exemption at that time. Stated they have taken excellent care of the property and will continue to do so in the future, all the while respecting the historic character of the church and the Village. They have strong economic reasons for asking for the exemption, as their congregation is made up of professionals who do much of the work on the building at low cost or free of charge. As a religious organization they are exempt from receiving grant money. A two-story addition was added in 1904 and the church took meticulous care to insure

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that it fit the character of the structure. Two years ago, the roof was replaced with shingles that were respectful of the building's historic character. If designated a local landmark, it would impose a financial burden on the church and its members.

2. Wendy Buckley, Pastor, St. Paul's Lutheran Church – Stated St. Paul's is a church, not a museum. Church was founded in 1869 and has been in 3 different locations in the Village. They hope to grow and do not wish to be hampered by stringent regulations.

3. Karl Kristoff, Member of Church Council – Re-iterated the opinions of Mr. Johnston and Pastor Buckley.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Dyson, it was moved to close the public hearing at 7:23 pm.

Motion carried. 6 – 0.

PUBLIC HEARING
78 Spring Street East (Formerly Farmers and Artisans)

ON MOTION by Mr. Dyson, seconded by Ms. Fulwiler, it was moved to open the public hearing for the property located at **78 Spring Street East (Formerly Farmers and Artisans)** at 7:23 pm.

Motion carried. 6 – 0.

The members of the audience who addressed the Commission and their topics:

1. Steve Black – Opposed to nomination. Owners are good citizens who have done substantial and respectful renovations over the years to all of their Village properties. They have invested heavily and have been very sensitive to the Village's historic character with each renovation. They will continue to do so.

2. Zvi Sharf, property owner – Owns Coffee Culture building. Has concerns about future renovations and being stifled by historic regulations if designated a local landmark. Mill development is exciting. They are hoping for good things to happen on that block.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Duval, it was moved to close the public hearing at 7:28 pm.

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Motion carried. 6 – 0.

**PUBLIC HEARING
5428 Main Street (Formerly Prosit Restaurant)**

ON MOTION by Mr. Duval, seconded by Mr. Dyson, it was moved to open the public hearing for the property located at **5428 Main Street (Formerly Prosit Restaurant)** at 7:28 pm.

Motion carried. 6 – 0.

The members of the audience who addressed the Commission and their topics:

1. Dr. Linda Theotokatis, property owner – Recently purchased the properties at 5428 and 5430 Main St. Love their historic character. Concerned how a local landmark designation will impact the future of the buildings.
2. Dr. Anthony Buscaglia, property owner – Re-iterated Ms. Theotokatis' remarks.

ON MOTION by Mr. Dyson, seconded by Ms. Waterman-Kulpa, it was moved to close the public hearing at 7:30 pm.

Motion carried. 6 – 0.

**PUBLIC HEARING
5430 Main Street (Dr. Hughes' Office)**

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Dyson, it was moved to open the public hearing for the property located at **5430 Main Street (Dr. Hughes' Office)** at 7:30 pm.

Motion carried. 6 – 0.

The members of the audience who addressed the Commission and their topics:

1. Dr. Linda Theotokatis, property owner – Referred to remarks for previous public hearing for 5428 Main St.

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2. Dr. Anthony Buscaglia, property owner – Referred to remarks for previous public hearing for 5428 Main St.

ON MOTION by Mr. Dyson, seconded by Mr. Duval, it was moved to close the public hearing at 7:31 pm.

Motion carried. 6 – 0.

**PUBLIC HEARING
5522 Main Street (Jacqueline Shoppe)**

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Dyson, it was moved to open the public hearing for the property located at **5522 Main Street (Jacqueline Shoppe)** at 7:32 pm.

Motion carried. 6 – 0.

The members of the audience who addressed the Commission and their topics:

1. Bert Sweeney, property owner – Gave brief history of building that was once owned by his father. Various buildings that were adjacent to this building were demolished in the 1960's to make way for the construction of 5500 Main office building. His father wanted to keep his building. It already has vinyl siding and windows. Is concerned about the high cost of insuring a property that is designated a local landmark or if he could be insured at all. Mr. Sweeney shared some photos of the streetscape from 1939 and the 1950's. *[Board members invited Mr. Sweeney to feel free to submit any information about insurance costs to the Board.]*

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Duval, it was moved to close the public hearing at 7:35 pm.

Motion carried. 6 – 0.

**PUBLIC HEARING
5590 Main Street (Coffee Culture)**

ON MOTION by Mr. Dyson, seconded by Ms. Fulwiler, it was moved to open the public hearing for property at **5590 Main Street (Coffee Culture)** at 8:00 pm.

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Motion carried. 6 – 0.

The members of the audience who addressed the Commission and their topics:

1. Steve Black, on behalf of owners – Opposed to nomination on basis of implications of such designation. Property has already undergone extensive renovations at a cost of \$400,000. They respected the Village character and building character with these renovations. Owners are committed to that block and want to keep that block as close to the Village’s intent as possible. The reality is economic as the building has roof issues that currently need to be addressed. The building occupies a prime corner in the Village. They will do future improvements in a first class manner.

2. Zvi Sharf, property owner - Rear of building creates a “dead zone”. Would like to see it enhanced in the future to make it attractive and accessible as there will be an increase in the public wanting access to future development on Spring Street. They are waiting to see what happens in this neighborhood and with the Mill. They don’t want their hands tied by more regulations.

ON MOTION by Mr. Dyson, seconded by Ms. Waterman-Kulpa, it was moved to close the public hearing at 8:08 pm.

Motion carried. 6 – 0.

**PUBLIC HEARING
5554 Main Street (Key Bank)**

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Dyson, it was moved to open the public hearing for the property located at **5554 Main Street (Key Bank)** at 8:09 pm.

Motion carried. 6 – 0.

No one addressed the Commission.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Duval, it was moved to close the public hearing at 8:09 pm.

Motion carried. 6 – 0.

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**PUBLIC HEARING
5570 Main Street (Hunt Building)**

ON MOTION by Mr. Duval, seconded by Mr. Dyson, it was moved to open the public hearing for the property located at **5570 Main Street (Hunt Building)** at 8:10 pm.

Motion carried. 6 – 0.

No one addressed the Commission.

ON MOTION by Mr. Dyson, seconded by Ms. Fulwiler, it was moved to close the public hearing at 8:10 pm.

Motion carried. 6 – 0.

**PUBLIC HEARING
5578 Main Street (Eagle House Restaurant)**

ON MOTION by Mr. Duval, seconded by Mr. Dyson, it was moved to open the public hearing for the property located at **5578 Main Street (Eagle House Restaurant)** at 8:11 pm.

Motion carried. 6 – 0.

No one addressed the Commission.

ON MOTION by Mr. Dyson, seconded by Ms. Fulwiler, it was moved to close the public hearing at 8:11 pm.

Motion carried. 6 – 0.

**PUBLIC HEARING
5596 Main Street (Ten Thousand Villages)**

ON MOTION by Mr. Duval, seconded by Mr. Dyson, it was moved to open the public hearing for the property located at **5596 Main Street (Ten Thousand Villages)** at 8:12 pm.

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Motion carried. 6 – 0.

No one addressed the Commission.

ON MOTION by Mr. Dyson, seconded by Ms. Waterman-Kulpa, it was moved to close the public hearing at 8:12 pm.

Motion carried. 6 – 0.

**PUBLIC HEARING
5672 Main Street (Robshaw & Voelkl PC)**

ON MOTION by Mr. Duval, seconded by Mr. Dyson, it was moved to open the public hearing for the property located at **5672 Main Street (Robshaw & Voelkl PC)** at 9:00 pm.

Motion carried. 6 – 0.

The members of the audience who addressed the Commission and their topics:

1. Jeffrey Voelkl, property owner – Believes stone wall on property would be of historical interest and wondered what was unique about the building. Concerned about the process and limitations of the Commission with regards to change of paint color, addition of exterior awning, etc. Mr. Voelkl was concerned with the drawing out of decisions as to application for building alterations and how that might affect the construction season and delays in any progress. How often does the HPC meet? *[Will meet more frequently.]*

Village Attorney Grieco explained the application process of the Certificate of Appropriateness. Code says HPC has up to 65 days to make a decision. Mr. Voelkl objected to that length of time to wait.

ON MOTION by Mr. Dyson, seconded by Ms. Fulwiler, it was moved to close the public hearing at 9:08 pm.

Motion carried. 6 – 0.

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**PUBLIC HEARING
5688 Main Street (Tesori)**

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Fulwiler, it was moved to open the public hearing for the property located at **5688 Main Street (Tesori)** at 9:09 pm.

Motion carried. 6 – 0.

The members of the audience who addressed the Commission and their topics:

1. Kevin Campbell, property owner – Was concerned about restrictions on such things as the 50 year old front plate glass windows that are leaking and must be replaced (such as on his building) and other repairs to a building that is designated a local landmark. Concerned if there were to be a long wait between a broken window needing replacement and waiting for a decision of allowable repairs. Had no other major concerns.

ON MOTION by Mr. Dyson, seconded by Ms. Waterman-Kulpa, it was moved to close the public hearing at 9:10 pm.

Motion carried. 6 – 0.

**PUBLIC HEARING
5792 Main Street (2 buildings used as offices)**

ON MOTION by Mr. Duval, seconded by Mr. Dyson, it was moved to open the public hearing for the property located at **5792 Main Street (2 buildings used as offices)** at 9:10 pm.

Motion carried. 6 – 0.

No one addressed the Commission.

ON MOTION by Mr. Dyson, seconded by Ms. Fulwiler, it was moved to close the public hearing at 9:10 pm.

Motion carried. 6 – 0.

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Chairman Stone announced that the public hearing for the property located at **5893 Main Street (Parings)** which was originally scheduled for tonight has been re-scheduled to April 24th at 7:00 pm.

ON MOTION by Mr. Dyson, seconded by Ms. Fulwiler, it was moved to adjourn the meeting at 9:12 pm.

Motion carried. 6 – 0.

Deborah A. Habes
Deputy Clerk