

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 Tuesday, April 8, 2014 at 7:05 p.m.

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

Also present: Charles D. Grieco, Village Attorney
Lynda L. Juul, Administrator/Clerk-Treasurer
Daniel DeLano, Trustee Liaison
Basil Piazza, Trustee Liaison

Excused: Anthony Bannon, Member
Stephen Dyson, Member
Daniel DeLano, Trustee Liaison

Chairman Stone opened the meeting at 7:05 pm.

PUBLIC HEARING
20 Milton Street (Calvary Episcopal Church)

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Duval, it was moved to open the public hearing for the property located at **20 Milton Street (Calvary Episcopal Church)** at 7:06 pm.

Motion carried. 5 – 0.

No one addressed the Commission.

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Fulwiler, it was moved to close the public hearing at 7:06 pm.

Motion carried. 5 – 0.

PUBLIC HEARING
Main Street Bridge @ Ellicott Creek

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Fulwiler, it was moved to open the public hearing for the **Main Street Bridge at Ellicott Creek** at 7:07 pm.

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Motion carried. 5 – 0.

No one addressed the Commission.

ON MOTION by Mr. Duval, seconded by Ms. Waterman-Kulpa, it was moved to close the public hearing at 7:07 pm.

Motion carried. 5 – 0.

**PUBLIC HEARING
5329 Main Street (DiCamillo's Bakery)**

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Fulwiler, it was moved to open the public hearing for the property located at **5329 Main Street (DiCamillo's Bakery)** at 7:08 pm.

Motion carried. 5 – 0.

No one addressed the Commission.

ON MOTION by Mr. Duval, seconded by Ms. Waterman-Kulpa, it was moved to close the public hearing at 7:08 pm.

Motion carried. 5 – 0.

**PUBLIC HEARING
5409 Main Street (D'Avolio/Sutton Architecture)**

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Fulwiler, it was moved to open the public hearing for the property located at **5409 Main Street (D'Avolio/Sutton Architecture)** at 7:10 pm.

Motion carried. 5 – 0.

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

1. Dave Sutton, property owner – Mr. Sutton stated he understands completely and appreciates previous efforts toward a very successful addition. He expressed some concerns about a historic designation because he stated he was

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not really sure what it means. Will that have a significant bearing now or in the future? He appreciates the efforts as to why the building is being proposed for designation. He feels there are existing approval processes in place now to help preserve and ensure the quality. It's more the uncertainty than anything that has him concerned. (Chairman Stone commented that for future building modifications, architectural approval would be with HPC instead of with the Planning Board.) Mr. Sutton is nervous about adding another layer to the approval process. It can add time and cost. Usually it is for the right reasons, but can tie his hands as a designer. He appreciates that this would not add a layer of approval. He has dealt with contradictions between boards in the past. (Chairman Stone stated that only architectural approval would go to HPC. Site Plan Review would still go to the Planning Board.)

ON MOTION by Mr. Duval, seconded by Ms. Armitage, it was moved to close the public hearing at 7:15 pm.

Motion carried. 5 – 0.

**PUBLIC HEARING
5511 Main Street (Williamsville Liquor Store)**

ON MOTION by Mr. Duval, seconded by Ms. Fulwiler, it was moved to open the public hearing for the property located at **5511 Main Street (Williamsville Liquor Store)** at 8:02 pm.

Motion carried. 5 – 0.

No one addressed the Commission.

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Armitage, it was moved to close the public hearing at 8:03 pm.

Motion carried. 5 – 0.

**PUBLIC HEARING
5527 Main Street (Bank of America)**

ON MOTION by Ms. Armitage, seconded by Ms. Waterman-Kulpa, it was moved to open the public hearing for the property located at **5527 Main Street (Bank of America)** at 8:03 pm.

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Motion carried. 5 – 0.

No one addressed the Commission.

ON MOTION by Ms. Armitage, seconded by Mr. Duval, it was moved to close the public hearing at 8:04 pm.

Motion carried. 5 – 0.

**PUBLIC HEARING
5541 Main Street (Beach-Tuyn Funeral Home)**

ON MOTION by Mr. Duval, seconded by Ms. Fulwiler, it was moved to open the public hearing for the property located at **5541 Main Street (Beach-Tuyn Funeral Home)** at 8:05 pm.

Motion carried. 5 – 0.

No one addressed the Commission.

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Armitage, it was moved to close the public hearing at 8:05 p.m.

Motion carried. 5 – 0.

**PUBLIC HEARING
5707 Main Street (Dunlap & Bajak Insurance)**

ON MOTION by Mr. Duval, seconded by Ms. Fulwiler, it was moved to open the public hearing for the property located at **5707 Main Street (Dunlap & Bajak Insurance)** at 7:25 pm.

Motion carried. 5 – 0.

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

1. Jim Braniecki, owner – Stated that on the information sheet it shows Dunlap & Bajack Insurance, however, the property is owned by 5707 Main St. Associates. (The business information on the information sheet is an identifier

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for the building, not the ownership information.) He did not have any questions. The owners did question if they could decline, but were told they could not. If they could bow out, they would have done so graciously. The only question they had was about the addition of an air conditioning unit on the roof which was pre-existing, and that was answered prior to the public hearing. They would have wanted to bow out due to the restrictions. They have heard nightmare stories, especially from downtown Buffalo, including whether or not an insurance company would insure a property that was a local landmark. (Dave Sutton commented that he has encountered this before and the issue is with full replacement value. This can be a huge concern. A building could cost four times as much to rebuild.) The issue may come up when the building is sold. The current owners have owned the building since 1987. They have done a lot to it and preserved it in the manner they think the Historic Preservation Commission would like it preserved in. Maybe being designated is something they should be proud of and not afraid of.

ON MOTION by Mr. Duval, seconded by Ms. Armitage, it was moved to close the public hearing at 8:02 pm.

Motion carried. 5 – 0.

**PUBLIC HEARING
5725 Main Street (Excuria Salon)**

ON MOTION by Mr. Duval, seconded by Ms. Fulwiler, it was moved to open the public hearing for the property located at **5725 Main Street (Excuria Salon)** at 8:29 pm.

Motion carried. 5 – 0.

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

1. Paul Grenauer, property owner – Mr. Grenauer wondered what the purpose of this is. What is the benefit? (The purpose is to maintain the character of the Village. A different route would be followed in the permit process. If not designated, approval for modifications would go to the Zoning Board of Appeals and/or Planning Board. If designated, modifications would go to the Historic Preservation Commission for architectural review and a Certificate of Appropriateness. Other items are included under the code for modification if they affect the visual aspect of the property.) Mr. Grenauer's concern is that the entire building would be designated historical. He would like to see a compromise of the street pane being designated historical. He understands the

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Village wanting an historical looking village that looks good. He would like to see only the street pane be designated as historical and not any other side, so if he wanted to switch out a window he could. They tried to keep the original look and feel of the building when they added the latest addition in the late 1990's.

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Armitage, it was moved to adjourn the public hearing at 8:36 pm.

Motion carried. 5 – 0.

ON MOTION by Ms. Armitage, seconded by Ms. Waterman-Kulpa, it was moved to re-open the public hearing at 9:00 pm.

Motion carried. 5 – 0.

No one addressed the Commission.

ON MOTION by Mr. Duval, seconded by Ms. Fulwiler, it was moved to close the public hearing at 9:00 pm.

Motion carried. 5 – 0.

**PUBLIC HEARING
5727 Main Street (Blum's Swimwear & Intimate Apparel)**

ON MOTION by Ms. Armitage, seconded by Ms. Waterman-Kulpa, it was moved to open the public hearing for the property located at **5727 Main Street (Blum's Swimwear & Intimate Apparel)** at 8:36 pm.

Motion carried. 5 – 0.

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

1. Matt Rowland, representing the owner, Iskalo Development LLC – Because they have a renovated building, they believe they maintain their buildings very well, they don't see much of a benefit to being historically designated. They also own the Electric Tower downtown, the Mennonite Meeting House, and other Main St. properties. They do not see any benefits to being designated because the building has already been renovated. He understands it is a one-stop shop for architectural review. The Mennonite Meeting House was very difficult for them to redevelop. They were dealing with the State Historic

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Preservation Office (SHPO). They would rather not be on the list if they can avoid it, but understand the purpose of the Historic Preservation Commission. Mr. Rowland asked how the property got on the list, as it wasn't in the Intensive Level Survey. (Ms. Kulpa stated that the Commission realized there were a couple of properties that were missing from the list. Trying to abide by the rough estimate of buildings 47 years and older. That is the criteria they gave themselves.)

ON MOTION by Mr. Duval, seconded by Ms. Fulwiler, it was moved to close the public hearing at 9:00 pm.

Motion carried. 5 – 0.

PUBLIC HEARING

5757 Main Street (Gordon W. Jones Associates, Architects)

ON MOTION by Ms. Armitage, seconded by Ms. Waterman-Kulpa, it was moved to open the public hearing for the property located at **5757 Main Street (Gordon W. Jones Associates, Architects)** at 9:00 pm.

Motion carried. 5 – 0.

No one addressed the Commission.

ON MOTION by Mr. Duval, seconded by Ms. Fulwiler, it was moved to close the public hearing at 9:01 pm.

Motion carried. 5 – 0.

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Armitage, it was moved to adjourn the meeting at 9:01 pm.

Motion carried. 5 – 0.

Lynda L. Juul
Administrator/Clerk-Treasurer