

**Village of Williamsville  
Historic Preservation Commission  
Meeting Minutes  
June 28, 2016  
7:00 p.m.**

Present: Wes Stone, Chairman  
Kate Waterman-Kulpa, Member  
Susan Palmer, Member  
Chuck Akers, Member  
Dr. Stephen Dyson, Member  
Anthony Bannon, Member (arrived at 7:10 p.m.)  
Mary Lowther, Member

Also present: Deborah A. Habes, Deputy Clerk  
Charles Grieco, Village Attorney

Excused: Basil J. Piazza, Trustee Liaison  
Evan Bussiere, Acting Village Attorney

Mr. Stone opened the meeting at 7:00 p.m.

**ON MOTION** by Mr. Akers, seconded by Ms. Palmer, it was moved to approve the minutes of the March 22, 2016 minutes, as submitted.

*On the question*, Ms. Waterman-Kulpa had a correction to the minutes under the section titled "Grant Update". It should read "Ms. Waterman-Kulpa stated the Village is *considering* hiring a grant consultant...".

Mr. Akers and Ms. Palmer agreed to amend their motion to include Ms. Waterman-Kulpa's correction.

**ON MOTION** by Mr. Akers, seconded by Ms. Palmer, it was moved to approve the minutes of the March 22, 2016 minutes, as amended.

Motion carried. 5 – 1 abstention (Lowther). Absent from vote - Bannon

**Grant Received**

Ms. Waterman-Kulpa announced that the Village received a grant in the amount of \$12,000 for the hiring of a consultant to complete an intensive level survey that will encompass a list of 41 buildings that had been identified by the Village HPC in a 1997

Reconnaissance Level Survey and are located primarily along S. Cayuga Road, within the Village limits.

There was discussion whether or not an RFP was needed. Ms. Waterman-Kulpa suggested not unless the grant requires it. We have a budget price already from the firm of Flynn Battaglia. She suggested that now we should negotiate with them. Mr. Grieco mentioned Preservation Studio as a possible option.

*7:10 p.m. - Mr. Bannon arrived at the meeting.*

Ms. Waterman-Kulpa suggested we might wait until the winter, since all the firms are so busy now. She suggested having Administrator Juul send out a scope of work to Preservation Studio for a quote and for resumes of who would be working on the project.

Mr. Akers wondered if anyone had ever considered using UB. Ms. Waterman-Kulpa suggested it would probably be a grad student who would need to be supervised by HPC and our members don't have the time to do this.

Mr. Bannon asked if there were any possibility of including in the survey the environmental importance of the S. Cayuga area. Ms. Waterman-Kulpa suggested we don't have the funding for that in this grant and it is not something that is under the governance of HPC. Trustee Yates suggested that could be something that Environmental Advisory Council could pursue for grant funding if they so wished.

### **Meeting House Update**

Trustee Yates reported that Arts & Culture Committee and Meeting House Committee would like to have a freestanding announcement/bulletin board-type sign in the front yard of the Meeting House, which would allow posting of Meeting House events. We need to start a plan to give to SHPO. Trustee Yates also announced that HPC will need to meet in July to consider plans for a new roof, windows, front door and AC to the building. The plans will have to be reviewed and receive a Certificate of Appropriateness before they go to SHPO.

The Beautification Committee and Meeting House Committee are proposing the transformation of the front yard of the Meeting House into a period appropriate landscaped garden, including perennials, seating and a low quarry stone wall, similar to the historic stone wall on the nearby property at 5672 Main Street (Robshaw & Voelkl). The bulletin board style freestanding sign could then be incorporated into the front yard garden landscape design. Trustee Yates will ask DPW Crew Chief Ben Vilonen, who is also a landscape architect, to draw up a plan for review by HPC and the Village Board.

### **HPC Model Local Law Review**

Mr. Grieco suggested we are close to sending the model local law to the Village Board. He agrees with some of SPHO's comments, including its comment that we cannot

eliminate hardship from the model law. It has to be added back in. The applicant has to prove a hardship with hard dollars and cents evidence.

There was discussion on the 2-step process of local landmark designation. HPC has their public hearing and the Village Board has theirs. The HPC serves as an advisory board on historic designations and the Village Board serves as a decision making board on the same. The question arose if there should still be a two-step public hearing process. Ms. Waterman-Kulpa opined that perhaps this process undermines the authority of the HPC. Ms. Palmer suggested she believes having a public hearing by the Village Board helps to clarify issues for the public and the property owner.

Dr. Dyson suggested he sees nothing wrong with having two public hearings. It makes the process all the more transparent in his opinion.

HPC members agreed there should be two public hearings.

Mr. Grieco stated he will proceed as follows:

1. He will add back into the Local Model Law the hardship clause. He believes it would never be accepted by SHPO to *not* have a hardship clause.
2. He will add that demolitions are only possible through a proven and accepted hardship.
3. To move a building – Needs a Certificate of Appropriateness? Mr. Grieco does not like it as written. There followed discussion on the validity of moving structures and hardship cases.

Ms. Waterman-Kulpa raised the question of who pays the fees for an outside reviewer of hardship cases. Mr. Grieco stated we would be able to choose our own reviewer, and the Village would either have to budget for that, or the Village could add a chapter to the code (outside of the HPC Chapter) requiring applicants to reimburse the Village for that cost.

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Ms. Lowther, it was moved that the HPC inform the Village Board that as HPC does not have the technical ability to properly assess the economic hardship clause, as indicated in the proposed Model Local Law, HPC recommends the hiring of an outside expert to make that review independently.

Unanimously carried.

## **Old Business**

### **5429 Main Street**

Ms. Waterman-Kulpa reported that the Starbucks/Alix and Ani building at 5429 Main Street has been sold. She would like to see the building nominated once again for designation as a local historic landmark building by end of this year.

## **New Business**

### **Saint Peter and Paul Church, 5480 Main Street**

Ms. Lowther reported that a portion of the old quarry stone wall on the west side of the church property, alongside Grove Street, is missing. She is not sure if the stone wall was ever nominated and/or designated an historic local landmark along with the church building and/or site. She would hate to see this wall be allowed to crumble and not be properly safeguarded.

After some discussion, HPC requested that the Building Dept. be notified to check the records to see if the wall itself was ever designated an historic local landmark or included in the historic landmark designation of the church/ site, and if so, to have the Building Inspector write a letter to the property owners putting them on notice, so what is left of the wall can be protected.

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Dr. Dyson, it was moved to adjourn the meeting at 8:22 pm.

Unanimously carried.

**NEXT HPC MEETING**  
**Tuesday, July 26, 2016 at 7pm**

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Deborah A. Habes,  
Deputy Clerk