

**Village of Williamsville  
Historic Preservation Commission  
Meeting Minutes  
February 28, 2017, 7:00 p.m.**

Present: Wes Stone, Chairman  
Susan Palmer, Member  
Chuck Akers, Member  
Mary Lowther, Member

Also present: Deborah A. Habes, Deputy Clerk  
Al Yates, Jr., Trustee Liaison  
Charles Grieco, Village Attorney

Excused: Kate Waterman-Kulpa, Member  
Dr. Stephen Dyson, Member  
Anthony Bannon, Member  
Basil J. Piazza, Trustee Liaison

Mr. Stone opened the meeting at 7:10 p.m.

**Topics of Discussion**

**Historic District Designation** - There was discussion related to the possible future designation of the S. Cayuga area as a Historic District.

Ms. Palmer suggested she would like to see some level of protection for these houses on S. Cayuga and Oakgrove. Fear of demolition is real and possible. Mentioned the demolition of a house on Oakgrove and the new owners building another house on the property. Believes it would be a shame to lose the historic homes in the village to the wrecking ball. Doesn't think we have to have rigorous design standards but at least let these houses be designated so they can remain. They have history and stories to tell. Believes it is important to educate the community first about the importance of their history. Help them understand the story of the village of Williamsville. Ms. Palmer suggested researching the history of the village concurrent with the research of the design standards and historic district designation. They go hand in hand.

Ms. Lowther wondered if there is any grant money available that could be used to educate the community. Have an expert come in and speak to the residents about the history and the benefits of historic designation. Does Flynn Battaglia or Clinton Brown do this?

Mr. Grieco stated that what we do have is the Certificate of Appropriateness. We don't qualify for tax credits so we don't have that economic advantage "carrot" to use as an incentive to homeowners. The Village of Pittsford has a historic district. Their code looks much like ours. It is how they administrate it. Thought that an organization like Preservation Buffalo Niagara would be happy to come speak to us.

Mr. Akers would like to see not only local designation but also state and national. Believes they also involve environmental protection as well.

Mr. Grieco stated that the village is a Certified Local Government (CLG). There are relatively few CLGs with local historic districts in Erie and Niagara Counties. A historic district designation would make it extremely difficult to tear down a property. An Intensive Level Survey must be done as a first step. We need at least a generic set of standards to move forward. He suggested members go on the SHPO website to research design standard examples they have there. He will send some websites to Administrator Juul to share with the members as well.

Trustee Yates suggested getting residents involved by promoting the history of the village with them. How to do this? Perhaps do a very short history presentation before each of the summer movies in the park. This is a well-attended event that draws a wide ranging audience. It could be done in a light-hearted, but informative way. Ms. Palmer suggested historic walking tours to serve as educational tools to get the village's history story out. She is a history teacher and offered helping in this regard.

***In other business:***

**Model Law** - Mr. Grieco stated he is working on the Model Law and will be finishing it up soon.

**Audit** – Have to do it. Goes October through October. Administrator Juul and Chairman Stone need to discuss this and move forward on it.

**5428 Main St. (Blush)** – Ms. Palmer wondered about the status of the commercial sign at this property, as it has not come back to HPC for a Certificate of Appropriateness. Asked that the Building Dept. address the status of the temporary sign permit. It must have expired by now. Mr. Stone asked that the Building Inspector get back to him on this.

**RFPs** – Do we need RFPs as a condition for the grant to do the Intensive Level Survey? Asked that Administrator Juul get back to Mr. Stone on this.

**ON MOTION** by Mr. Akers, seconded by Ms. Lowther, it was moved to approve the minutes of the January 24, 2017 meeting, as submitted.

Motion carried. 4 - 0.

**ON MOTION** by Mr. Stone, seconded by Ms. Lowther, it was moved to adjourn the meeting at 8:15 p.m.

Motion carried. 4 – 0.

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Deborah A. Habes,  
Deputy Clerk

**Next HPC meeting will be held on March 28, 2017**