



**Village of Williamsville
Historic Preservation Commission
Meeting Minutes --- January 28, 2020 at 7:00 p.m.**

Present: Kate Waterman-Kulpa, Chairman
Mary Lowther, Member
Chuck Akers, Member
Jim Tammaro, Member

Also present: Deborah A. Habes, Clerk-P/T
Matthew Etu, Trustee Liaison
Charles Grieco, Village Attorney

Excused: Wes Stone, Vice-Chairman
Anthony Bannon, Member
Susan Palmer, Ex-officio
Emily Garrett, Ex-officio

Ms. Waterman-Kulpa opened the Historic Preservation Commission (HPC) meeting at 7:00 p. m.

ON MOTION by Mr. Akers, seconded by Mr. Tammaro, it was moved to approve the minutes of the December 11, 2019 HPC meeting, as amended.

Motion carried. 4 – 0.

New Business

Village Meeting House, 5658 Main St. – Door, Trim, Masonry Repairs

Members reviewed plans submitted by Flynn Battaglia, dated 9/25/19, for exterior renovations/repairs to the door, trim and masonry at the Meeting House.

ON MOTION by Ms. Lowther, seconded by Mr. Akers, it was moved to recommend to the Village Board that they choose version labeled as “Optional Scope” as per set of plans submitted by Flynn Battaglia, dated 9/25/19, which includes installation of glass in the transom and all other repair work will be as presented in said plans.

Motion carried. 4 – 0.

**5429 Main Street, (Newbury Salads) –
*Application for Certificate of Appropriateness***

Project architect Kathleen M. Kinan, R.A. was present.

This application concerns renovation work to be done on the west elevation of the building.

Proposed exterior renovations include:

1. Installation of a new dark bronze man door on the west side of the building.
2. New dark bronze French casement window with wall pack lights and a canopy for the purpose of food and beverage service to the outside patio.
3. The patio will be enlarged to seat 30 persons and a black aluminum fence will be installed to surround the patio area compliant with zoning requirements.
4. Minor painting of door and window trim.
5. New wall signs to match the previous Starbucks signage.

New man door will include a slab step.

On the west elevation there will be new lighting wall packs on either side of the new service window and to the right of the new man door. Ms. Lowther suggested she would like to see the new wall pack lighting fixtures compliment the other lights on the building. Asked Ms. Kinan to submit lighting plan and fixtures at HPC's next meeting in February. Ms. Kinan agreed.

New fence – Patio fencing will have 2 gates to allow patio ingress and egress.

New door will be medium style with glass insert. No mullions on the side windows. Existing window sills will be used.

Window canopy – HPC gave them option to choose either black or white. Ms. Kinan will consult with her client.

Wall signage – Applied black lettering on white 2' x 8' background. All trim is proposed to be black. HPC members indicated their recommendation that all sign board trim be painted white.

Front door – Will be painted white with black trim.

New Window/door on west elevation – Anodized dark bronze.

Fence and site plan will be submitted to Planning Board for review and approval.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Akers, it was moved to approve the plans dated December 2019 as submitted, with HPC consideration only of Page 2 (Scope of Work at Exterior) of the plans, *with the following conditions:*

- 1. Signage and lighting plans will be submitted to the Building Dept. before the HPC's February 25, 2020 meeting and will be placed on the HPC agenda for 2/25/20.*
- 2. New dark bronze man door on west elevation will have 1-step.*
- 3. New man door on west elevation will be medium style with glass window.*
- 4. New awning over new service window on west elevation will be black or white, and will be included on plans to be reviewed by HPC at their next meeting to be held 2/25/20.*
- 5. All green trim to be painted black.*
- 6. No brick shall be painted.*

Motion carried. 4 – 0.

Stone Wall in front of 87 Mill Street

There was discussion regarding the status of the recent partial demolition of this stone wall which HPC proposed to be nominated as a landmark site/feature at their 12/11/19 meeting. They referenced an email from Mr. Masters, CEO, of 1/28/20 regarding its status and the relationship of the new house currently under construction on that property. No demo permit was required at the time that the building permit was issued for the new house. Mr. Etu referred to DPW Crew Chief Vilonen's report that he believed there was no ill-intent at the time the portion of the stone wall was knocked down.

Mr. Grieco added that this was, once again, an issue of ambiguity in the code as it refers to a "structure". He indicated he has drafted some new language in the code to address this issue. It would protect the demolition of "nominated" features not only "designated" features.

Mr. Etu indicated the Village Board plans to modify the demolition code to adjust the definition of "structure".

Mr. Greico reported that the owner of the property at 87 Mill Street called him to discuss the issue in an effort to keep open lines of communication. He further indicated that the Building Code and the Demolition Code need to harmonize. There are gaps and issues in both which need to be addressed by the Village Board.

Mr. Etu indicated that the Village Board can clean up the language for what needs a building permit combined with the same for a demolition permit. This situation was an accidental demolition. He will re-work the language in the codes to make sure they harmonize.

**5590 Main Street – Share Kitchen and Bar –
Proposed exterior patio cover (discussion only)**

Project architect David Sutton and owner of Share Kitchen and Bar Joel Schrek were present.

Mr. Schrek and Mr. Sutton had previously come before the HPC in August of 2017 with a similar proposal for coverage of the existing patio.

Mr. Grieco reported he received a letter from the current owners of the property indicating they are interested in purchasing this piece of property from the Village of Williamsville, as it is a right of way currently owned by the Village. He also received a letter from an appraiser indicating that the property owners are also interested in separating the Moorpat parcel from the overall parcel.

Mr. Schrek and Mr. Sutton are interested in seeing what HPC would like to see as far as a patio cover/structure is concerned. They wish to get this project going as soon as possible so that the business does not lose another season of extended outdoor dining possibilities. Mr. Schrek indicated that our summers are so short around here that he would like to be able to get a few more months of service out of his outdoor patio space. He would also like to have the space covered so that patrons could dine comfortably even when it is raining. What direction can HPC give them so they can move forward?

Mr. Etu indicated that the Village Board wants to see this slice of right of way property currently owned by the Village put back on the tax roll.

Mr. Akers – Concerned that a structure would impede the sightlines of the Mill which sits to the north of this patio.

Ms. Waterman-Kulpa – HPC had previously discussed the use of an awning that would be used during a few months of the year. Mr. Schrek would like to get more use out of the patio and not just be able to use it a couple of months out of the year. Needs more use of the space.

There was discussion regarding several other restaurants in the Village that have started out with uncovered or only awning covered outdoor patios that have been eventually roofed and sided in, with permanent roof/walls (Creekview) or with a permanent roof with heavy clear vinyl roll up “windows” (Irishman). Mr. Sutton and his client Mr. Schrek seek the HPC’s suggestions on how they can move forward with a viable solution that pleases everyone.

Ms. Lowther – Noted the issue of harsh afternoon sun glare on the patio and inside the building. Currently using tinted window glass and blinds on the building.

Mr. Sutton indicated they are willing to do either a complimentary-to-the building style structure or a minimalist style structure.

Mr. Etu commented that perhaps HPC is making more out of the blocking of the vista of the Mill from Main Street than any type of structure might present. Mr. Sutton stated he could provide a superimposed sketch of a proposed patio structure over a photo of the Mill taken from Main Street shooting north to better visually represent this idea to the members.

Ms. Waterman-Kulpa – Suggested something light and airy in metal. Something detached from the building. Mr. Sutton responded that a detached patio structure would unfortunately allow rain to cascade down between the side of the building and the patio structure and onto the patio and seated patrons below. In addressing a similar situation at the French Pub, he used corrugated clear vinyl to bridge the gap between the building and the patio structure.

Ms. Waterman-Kulpa suggested they get their idea(s) on paper and show HPC what they envision, still keeping in mind the direction HPC has given them. Give HPC a design and they will go from there. Make it look like a patio. Just metal. Does not have to mimic the building. It's OK if the style is different from the building, but cannot be an addition. It is a patio. Come to the next HPC meeting with a drawing.

To be added as Old Business to the Feb. agenda: Newberry Salads and Share.

New Business

Town of Amherst HPC

Ms. Waterman-Kulpa announced that ex-officio member Sue Palmer is now chairperson of the Town of Amherst HPC. Ms. Waterman-Kulpa also announced that she herself is now vice-chairperson of the TOA HPC. She reported that the TOA HPC has created a brochure listing what they do, their mission, their historic properties, etc. Both HPCs will be doing joint educational programs. We need to set our own calendar. Ms. Palmer will give a report at the 2/25/20 meeting of our HPC. Ms. Waterman-Kulpa asked the Village HPC members what they will be willing to do this year for education, including programs at the Farmers Market, Glen Park Art Festival, kids' programs, etc. We need a budget.

Mr. Tamaro suggested a talk on Main Street of the 1950s, as he has been working on digitizing hundreds of photos of that era.

Budget – Mr. Etu reported that last year's budget went to the coloring book project. The 2020-2021 budget will include \$2,500 for the plaques. Add an additional line to pay Preservation Buffalo Niagara to come in and give a couple of educational programs for us. What ever happened to the historic plaques order? Ask Administrator Kindron for status.

HPC Welcome Packet

Ms. Waterman-Kulpa listed the contents of a packet. Wants the majority of it digital.

These documents will include, but are not limited to:

1. Historic Walking Tour of the Village Booklet published by the Williamsville Historical Society (*This will not be digitized but will remain in booklet form and included in the packet.*)
2. Recon Survey of 1997
3. Intensive Level Survey of 2013
4. Intensive Level Survey of 2017 (S. Cayuga Rd. District)
5. Current Design Standards
6. Print out of Chapter 47 of the Village Code (Historic Preservation Commission)
7. Fact Sheet, welcome letter, reference list of pertinent information/books, etc., link to Ed Young's website
8. List of local landmarked properties, local landmarks and SNR
9. HPC members' contacts
10. HPC yearly calendar of meeting dates/programs

ON MOTION by Ms. Lowther, seconded by Mr. Tammaro, it was moved to set up a Welcome Packet as described above on USB and on paper if required by a member or members.

Motion carried. 4 – 0.

Model Law

There was a brief discussion about whether HPC was ready to recommend to the Village Board the adoption of the Model Code (Chapter 47).

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Tammaro, it was moved to recommend to the Village Board the adoption of the new Model Law (Chapter 47) in its entirety.

Motion carried. 4 – 0.

South Cayuga Historic District

Due to the late hour, this item was tabled. Will appear on February 25th agenda as Old Business.

Other Business

Upcoming public hearings of February 25 will each be individually opened and closed. They will be held in the auditorium at 7:00 p.m. The public hearings will be followed by the rest of the February agenda.

There was some discussion of the possible need to hold a special meeting in March. Ms. Waterman-Kulpa will poll the members as to a date and will inform the members, Mr. DePriest and the staff at Village Hall of such date.

ON MOTION by Ms. Lowther, seconded by Mr. Akers, it was moved to adjourn the meeting at 9:30 p.m.

Motion carried. 4 – 0.

Submitted by:

Deborah A. Habes
PT/Clerk

***The next HPC meeting will be held on February 25, 2020 at 7:00 p.m. at Village Hall, 5565 Main Street.**