



AGENDA
VILLAGE OF WILLIAMSVILLE
HISTORIC PRESERVATION COMMISSION MEETING
August 27, 2024
7:00 PM

The plans and documents that are available below for each Historic Preservation Commission agenda item were submitted by the project applicant and are intended to provide general information about the proposal.

Complete sets of submitted documents and materials that provide more detailed information about the projects are available in the Village Building Department, which is located in Village Hall, 5565 Main Street, Williamsville, NY 14221. Hours are 8 am to 3 pm, Monday through Friday. If you have any questions, please contact the Village Building Department at (716) 632-7747.

Revised plans are submitted on an ongoing basis throughout the review process to address comments on the project. Every effort will be made to post the most recent version of the plans and application materials in a timely manner.

ROLL CALL

<u>Members</u>	Bannon	DeLaney	Herman	Waterman-Kulpa	Fenster	Walker	Hanotte
Present							
Absent							

<u>Village/ Town Depts</u>	Torre (Village Board Liaison)	Grieco (Village Attorney)	Kephart (Community Dev. Aide)	Canell (Village Administrator)	Quinn (Amherst Planning)	Palumbo (Amherst Planning)
Present						
Absent						

MINUTES APPROVAL

June 5, 2024 Minutes

NEW BUSINESS

5590 MAIN STREET CERTIFICATE OF APPROPRIATENESS – EXTERIOR DECORATION
5429 MAIN STREET CERTIFICATE OF APPROPRIATENESS – SITE PLAN REVIEW

OLD BUSINESS

34, 42 W SPRING STREET – RESOLUTION CLARIFICATION

MISCELLANEOUS

ADJOURNMENT

The next Regular meeting is scheduled for September 24, 2024.

Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewillamsville.com

Historic Preservation Commission Application for Certificate of Appropriateness

Official Use Only

Received By: _____	Application is Complete: <input type="checkbox"/> yes <input type="checkbox"/> no
Date Received: _____	ZBA Variance Required: <input type="checkbox"/> yes <input type="checkbox"/> no
Fee Received: <u>6/28</u>	(Commercial \$100 / Residential \$0)
Date Forwarded to HPC: _____	Date Approved: _____ Date Denied: _____

Project Address: 5590 Main Street Zoning: Business SBL: 142201.69.170-2-28.00

This application concerns: ☒ a historic landmark ☐ a historic site ☐ a historic district

Applicant:

Name: <u>Share Kitchen + Bar Room</u>	Phone: <u>716-906-3400</u>
Address: <u>5590 Main Street, Williamsville, NY 14221</u>	E-mail: <u>sharekbr@gmail.com</u>

Property Owner:

Name: <u>5590 Main St. LLC</u>	Phone: <u>716-631-8500</u>
Address: <u>5604 Main St. Williamsville, NY 14221</u>	E-mail: _____

Application Representative:

Name: <u>Joel Schreck</u>	Phone: <u>716-908-3703</u>
Address: <u>56 Monroe Ave, Williamsville, NY 14221</u>	E-mail: <u>jschreck1@gmail.com</u>

Proposed Change: Artificial vegetation for rooftop patio, can remove seasonally
as we do under screens
Along wall between windows

What hardship, if any, might you incur if work is not allowed? Space will be incomplete, costly loss
of business income

**Please include a separate paper describing in detail all the proposed alterations, modifications, or changes and supply floor plans, sections and/or elevations. Please attach all supplemental materials to this application as well as supply a digital copy of all files. 8 Copies of all materials are required to be submitted to the Building Department for review.*

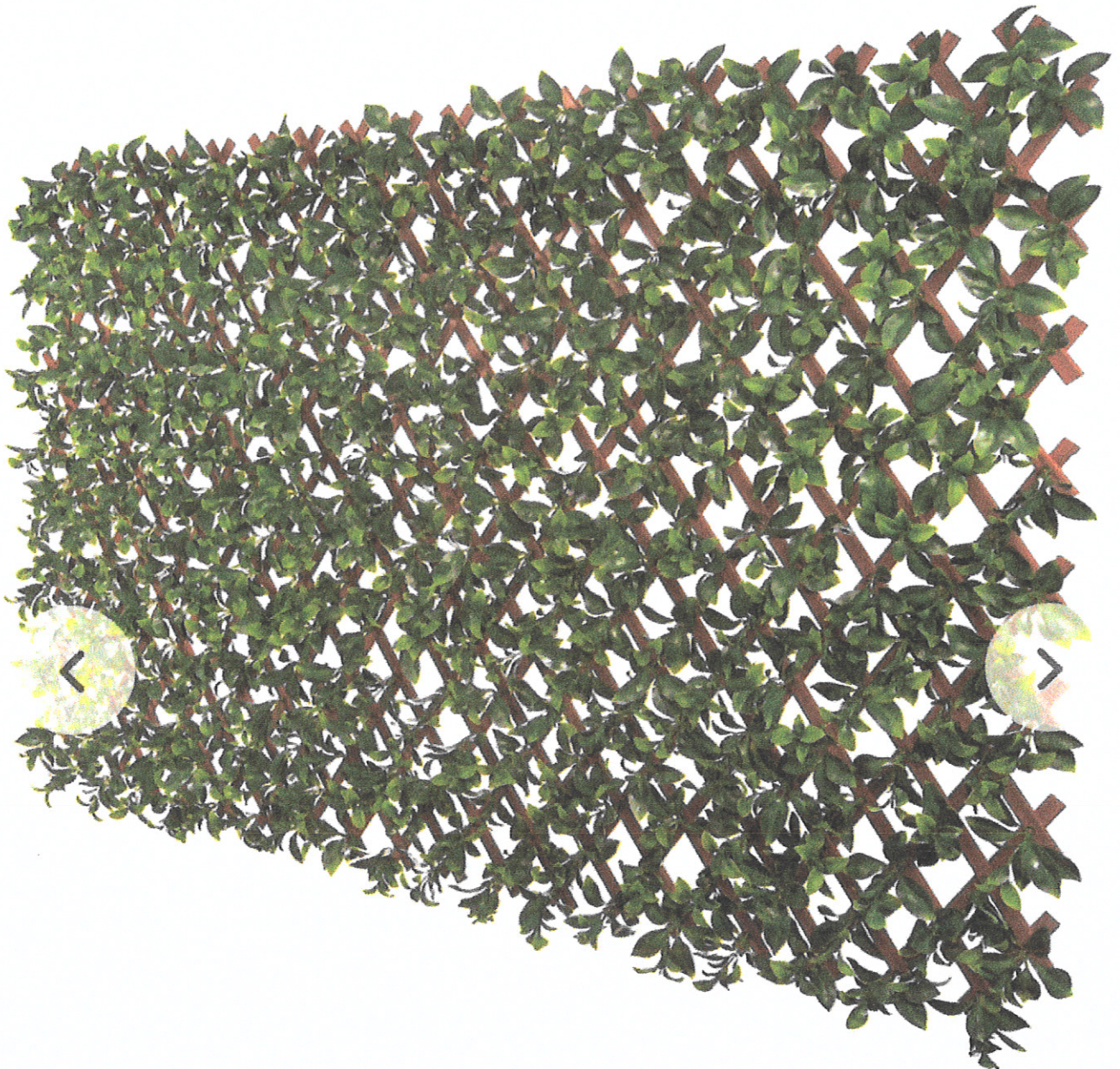
I certify that, to the best of my knowledge, the information supplied on this application is complete and accurate and that the project described will be completed as stipulated in this request.

Signature of Applicant: _____

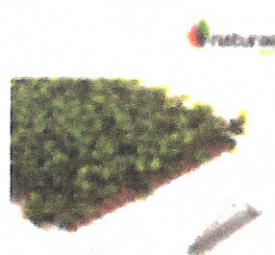
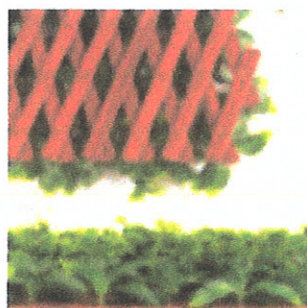
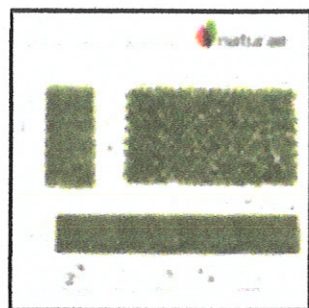
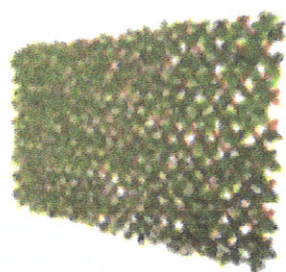
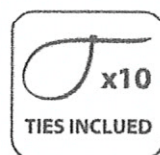
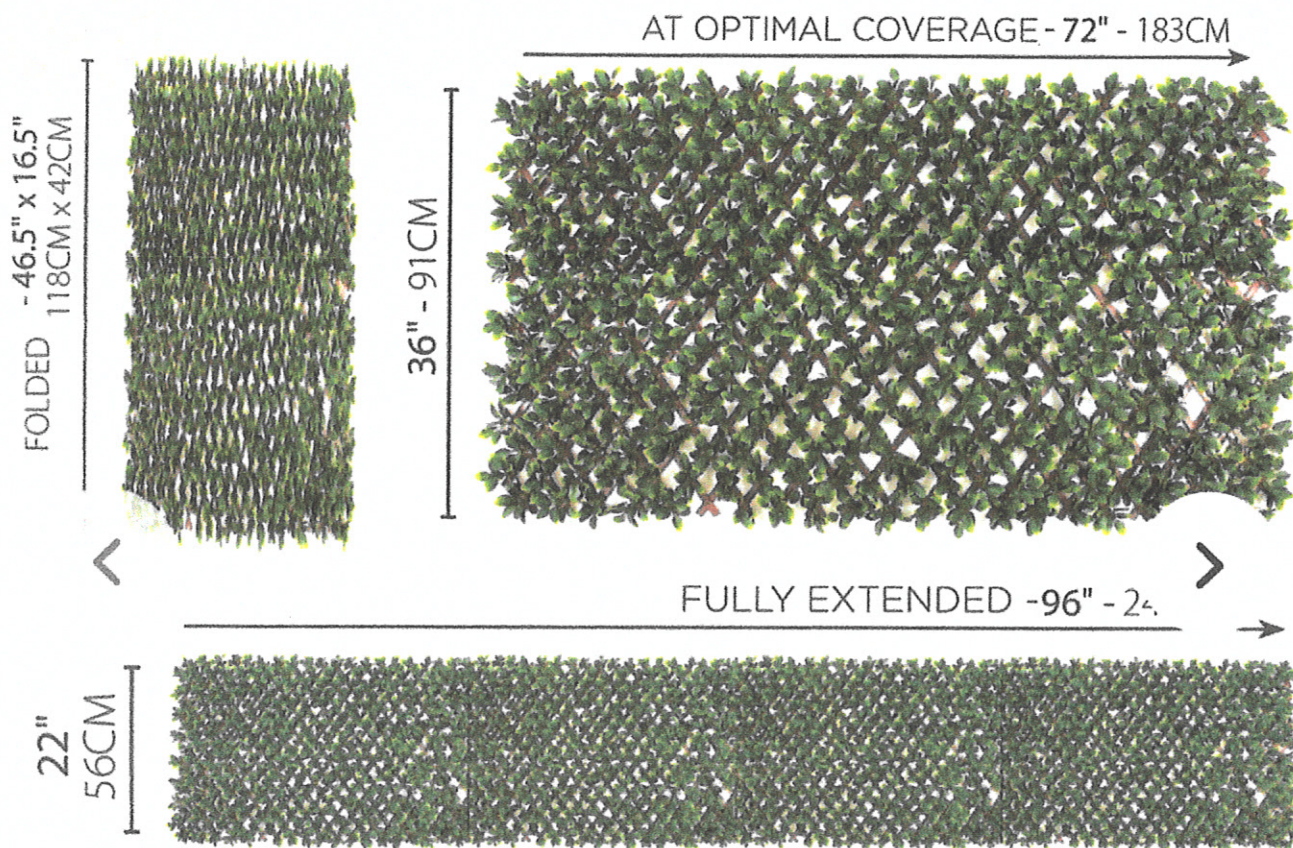
Date: 6/28/24

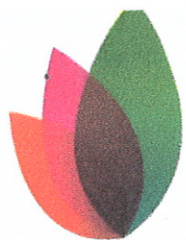


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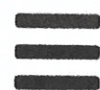


SIZE CHART / DIMENSION

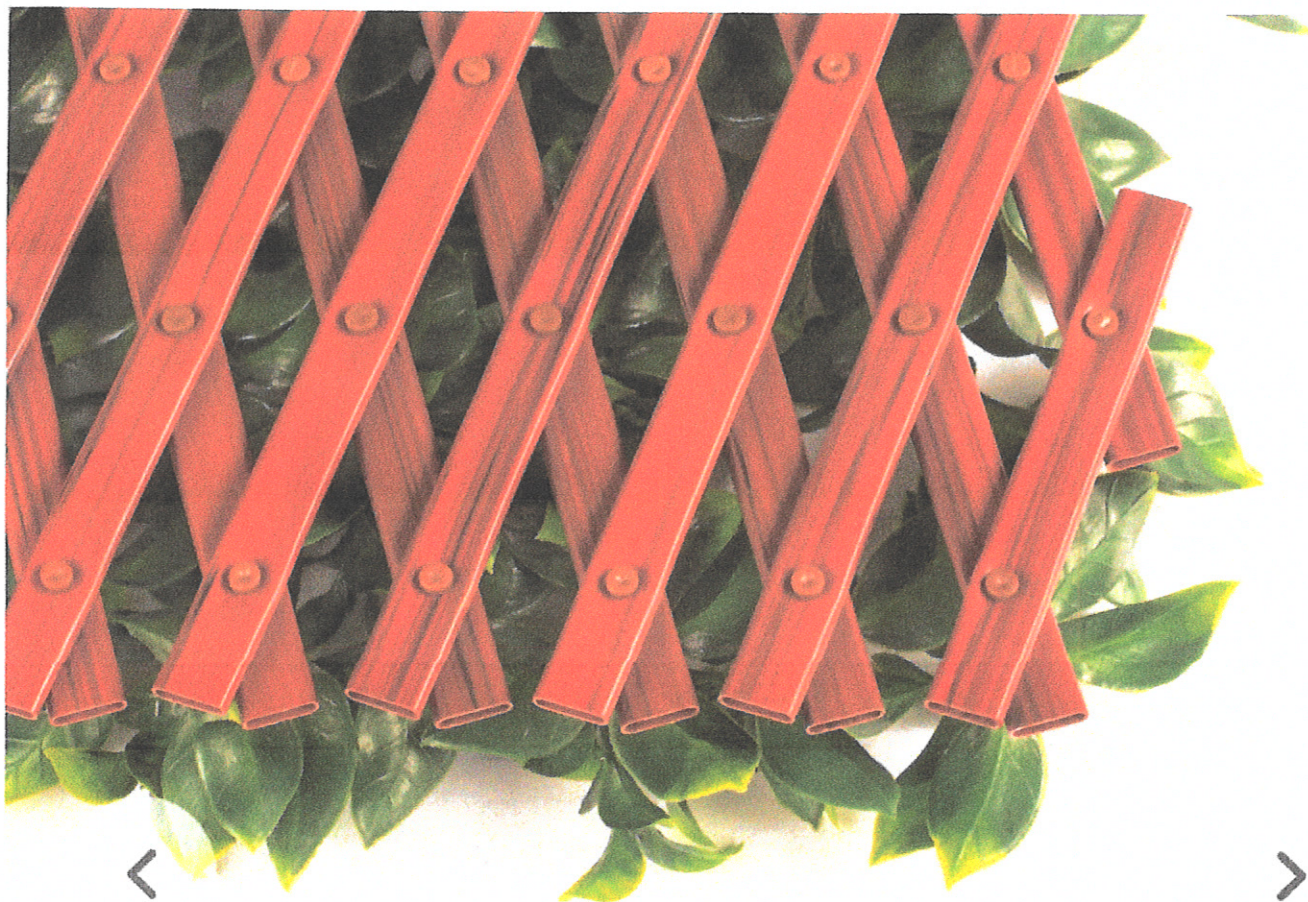




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BACK VIEW



SIDE VIEW



PVC Expandable Trellis 36"X72" Gardenia Leaves \$79.99

SKU: TRP3672BR-4000-1PK

Category: PVC Trellis

This 36 "x 72" expandable PVC trellis is ideal for your outdoor projects. The trellis provides effective privacy quickly. Easy to install. Made of PVC and polyethylene sheets, this trellis is ideal for creating privacy while enhancing the look of your outdoor space. 2 year warranty on leaf discoloration.

VILLAGE OF WILLIAMSVILLE



APPLICATION FOR SITE PLAN/ ARCHITECTURAL REVIEW

Building Department

OFFICIAL USE ONLY

Project #: _____ Zoning District: _____ Date Received: _____

☐ Planning Board

or

☒ Historic Preservation Commission

MAY 14 2024

VILLAGE OF WILLIAMSVILLE
RECEIVED

Application Review Fee Schedule (Check all that apply)

Sketch Plan Review	\$0	<input type="checkbox"/>
Architectural Review – New Construction	\$1,000	<input type="checkbox"/>
Architectural Review – Building Modification	\$500	<input checked="" type="checkbox"/>
Site Plan Review- New Construction	\$1,000	<input type="checkbox"/>
Site Plan Review- Site Modification	\$500	<input type="checkbox"/>
Sign Review	\$0	<input type="checkbox"/>
Engineering Review Fee*	\$2,000	<input type="checkbox"/>

Total \$ 500.00

* Engineering Review fees are required for most large projects and for projects triggering SWPPP. The amount of the fee can be increased by the Village of Williamsville to cover costs incurred by the Village in excess of \$2,000. Where costs are under \$2,000, the balance will be refunded to the applicant.

COMPLETED BY APPLICANT

Project Location:

Address: 5429 MAIN STREET WILLIAMSVILLE, NY 14221

SBL(s) #: 80.08-4-1

Project Description: Please describe the proposed scope of work below, or attach a letter

ENSURE THAT ALL EXISTING WORK COMPLETED BY ACROPOUS IS PERMITTED AND IN COMPLIANCE. (PARKING LOT, ALUM FENCE, WALK IN COOLER ON ACROPOUS SIDE) THE AMANO TENANT IS LOOKING TO EXPAND OUTDOOR DINING (SEASONAL) TO A PORTION OF THE ALLEYWAY BETWEEN THEIR BUILDING AND THE ADJACENT BUILDING. (32 NEW SEATS)

Parcel Size:

.35 ACRE

Area of Disturbance:

403 SQ FT. (OUTSIDE @ ALLEYWAY)

Number of Parking Spaces:

22 0 22

Gross Floor Area:

3821 0 3821 SQ FT:
Existing Proposed Total

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VILLAGE OF WILLIAMSVILLE

MAY 14 2024

VILLAGE OF WILLIAMSVILLE
RECEIVED

Applicant:

Name: JOHN SWEENEY / MANAGING PARTNER OF AMANO
 Address: 127 HAMILTON DRIVE APT. #2 FOOD +
BUFFALO NY 14226 BEVERAGE
 City State Zip LLC
 Phone: 716-256-8561 Email: AMANO.PASTA@OUTLOOK.COM

* If applicant is **not** the property owner, provide a signed letter of authorization from the property owner as an attachment to this application*

Representative:

Name: MICHAEL BERGER, R.A. / PARTNER OF SUTTON ARCHITECTURE
 Address: 5409 MAIN STREET
WILLIAMSVILLE NY 14221
 City State Zip
 Phone: 716-932-7156 Email: MIKEB@DESIGN2BUILD.COM

Owner:

Name: JEFFREY G. WEISS / MAIN-CALL WILLIAMSVILLE, LLC
 Address: 1544 CENTRAL AVENUE
ALBANY NY 12205
 City State Zip
 Phone: 518-858-2251 Email: JEFF@GLENNPETERJEWELERS.COM

Signature of Preparer:

Date:

5/14/2024

Title of Preparer:

REGISTERED ARCHITECT / PARTNER

Description of Scope of Work

5429 Main Street Suite 2 Williamsville, NY 14221:

The site plan application review for site modifications is intended to document the existing conditions of the entire property of 5429 Main Street, including both tenants, Amano Pasta and Acropolis. The applicant (John Sweeney of Amano Pasta) is looking to add seasonal, outdoor dining for his restaurant (32 seats) to this area during the warmer weather months for patrons to enjoy their meals outside. I have included the proposed work in which he hopes to complete at the outside alleyway. The existing alleyway is a space that is underutilized in its current condition. They will be adding a foldable privacy screen, a series of awnings, exterior carpet, café string lights and rope stanchion at the entry of the alleyway.

This has the potential to be a great addition to the restaurant and the village as an exterior dining option. Some of the existing conditions on site completed by Paul of Acropolis were completed under a separate scope of work not by Sutton Architecture. The current conditions are all documented in the attached site plan.

Building Department

MAY 14 2021

VILLAGE OF WILLIAMSVILLE
RECEIVED



June 28, 2024

Gary Palumbo
Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Re: 26 |34 |42 West Spring Street Project

Dear Mr. Palumbo:

We are in receipt of a copies of the resolution adopted by the Village of Williamsville Planning Board on June 3rd, 2024 for the above referenced project as well as the resolution for the Certificate of Appropriateness issuance by the Historic Preservation Commission for the same project. Each resolution was subject to conditions, several of which this letter is in response to.

Conditions to Site Plan Resolution:

Condition 8 – “Stop signs be negotiated with the Village Attorney and placed in the ROW. If cannot be negotiated, Petitioner must return to Planning Board for approval.”

- It was our recollection of the discussion at the Planning Board meeting that this matter pertained specifically to the stop sign proposed to be placed facing the driveway of the school parking lot on the opposite of Grove Street since the other two stop signs could clearly be placed in the ROW. More precisely, if it was determined that the school driveway stop sign could NOT be placed in the ROW, then the Village Attorney would seek to negotiate placement of the stop sign on the school property. However, if neither option for placement of the sign is possible, and given that Petitioner cannot exert any control over this, it is unclear what Petitioner would be returning to the Planning Board for approval of and whether this would prevent Petitioner from obtaining a building permit for the 26 West Spring Street project (which we would not expect it would)? As such, we are requesting clarification relative to Site Plan Condition No. 8.

Condition 9 – “The dumpster enclosure is clarified as a tote enclosure (updated location on approved plan from previous submission).”

- Though not specifically mentioned in the comment response letter prepared by Nicholas Dolpp dated May 24, 2024, the updated plans submitted with this letter included Site Plan Phase I (C-101 – 5/24/24) depicting the new location of the enclosure and labelling of it as a tote enclosure. We therefore request that this condition be either stricken from the resolution or deemed satisfied as it was fulfilled prior to the June 3rd Planning Board meeting.

Condition 11 – “An interior walkway be considered parallel to W. Spring Street at the historic structure and be negotiated with the Historic Preservation Commission.”

- Our more precise understanding of this condition when adopted at the Planning Board meeting was that it specifically sought Petitioner's (future) consideration for the installation of a sidewalk running east to west, inset from but parallel to West Spring Street, and through the location of the small addition at the northwest corner of the 34 West Spring Street building, subject also the approval of the Historic Preservation Commission. We request that the current condition be replaced with the more precise description herein so as to better clarify the intent for this potential future interior walkway.
- Petitioner is willing to consider this request at the time that it seeks a Certificate of Appropriateness related to proposed renovation and re-use of the 34 West Spring Street building. In this regard, we further ask that this condition also state that its fulfillment is not a prerequisite to issuance of a building permit for the approved 26 West Spring Street redevelopment project.

Conditions to Certificate of Appropriateness:


Condition 1 – "Petitioner explores a traffic calming measure along the Grove Street side of the proposed parking area on 42 W. Spring Street."

- We were unclear on precisely what is being sought by this condition and sought review of the recording of the meeting for clarification. We believe its inclusion as a condition imposed on Petitioner was in error. During the HPC meeting on June 6th, Board member Fenster sought installation of a barrier of some sort on the east side of Grove Street (opposite 34/42 W. Spring Street) to provide further protection of the historic wall. Board Member Waterman-Kulpa rightly noted that consideration of a barrier along the west side of Grove Street, such as a granite curb (a granite curb was given as an example) would be within the Grove Street ROW and therefore under the jurisdiction (i.e. control) of the Village of Williamsville, not Petitioner. We therefore kindly request that this condition be struck from the resolution.

If you have any questions regarding this letter, please contact me at (716) 633-2096.

Sincerely,

ISKALO DEVELOPMENT CORP.



David Chiazza
Executive Vice President

Enc.

cc: Nicholas Dolpp, Iskalo Development Corp.
Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC
Patrick Sheedy Jr., P.E., Carmina Wood Design

Village of Williamsville

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Williamsville, New York 14221

VILLAGE OF WILLIAMSVILLE HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. 7 OF 2024

Re: Certificate of Appropriateness Approval for 26, 34, & 42 W. Spring Street Proposed Site Modifications

WHEREAS, the Village of Williamsville Historic Preservation Commission on Tuesday, April 23, 2024 held a regular meeting and discussed a Certificate of Appropriateness for site modifications to the lots located at 34 and 42 West Spring Street and,

WHEREAS, the Historic Preservation Commission reviewed the application materials for the proposed project, and

WHEREAS, in accordance with the criteria set forth by the Secretary of the Interior's Standards for Rehabilitation, outlined in §47-15B of the Village of Williamsville Village Code, the Historic Preservation Commission has determined that the proposed project is consistent with the following; (1) features which contribute to the character of the individual landmark and historic district have been retained, with their historic features altered as little as possible; (2) alterations of existing properties are compatible with the historic character of the property itself and, with respect to a property within an historic district, with the surrounding historic district; and (3) new construction is compatible with the property on which it is located and, with respect to a property within an historic district, the historic district in which it is located, and

WHEREAS, in accordance with §47-15C of the Village of Williamsville Village Code, the Historic Preservation Commission finds that; (1) the general design and character of the proposed alteration is compatible with existing features of the property or improvement and, (2) the scale and visual aesthetics of the proposed alteration is compatible with the property itself, surrounding properties, and the neighborhood and, (3) the texture and materials are compatible with similar features of the property and other properties in the neighborhoods and, (4) the proposed alteration is compatible with surrounding properties, including proportion of the property's facade, proportion and arrangement of windows and other openings within the facade, roof shape, and the rhythm of spacing of properties on streets, including setback and, (5) the proposed alteration has retained important historic physical and visual features to the significance of the property and, (6) the proposed alteration is consistent with Village of Williamsville Historic Landmarks Design Standards and,

THEREFORE BE IT RESLOVED, that the Historic Preservation Commission in accordance with §47-15A of the Village of Williamsville Code finds that such proposed work will not have a substantial adverse effect on the aesthetic, historical, or architectural significance of the property itself, the district, or neighboring properties in such district and,

Village of Williamsville

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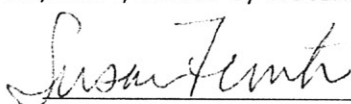
BE IT FURTHER RESOLVED that the Historic Preservation Commission, in accordance with §96-a of General Municipal Law and §47-9B of the Village of Williamsville Code approves said Certificate of Appropriateness subject to the following conditions:

- 1) Proposed site modifications on 42 West Spring Street be tabled for a separate Certificate of Appropriateness application

X:\Village of Williamsville\Historic Preservation\Property Files\34 & 42 W Spring St\34_42_W.SpringSt_CofA_Approval_4.23.2024.docx

VILLAGE OF WILLIAMSVILLE HISTORIC PRESERVATION COMMISSION

The foregoing resolution was adopted by the Village of Williamsville Historic Preservation Commission, April 23, 2024; moved by Waterman-Kulpa; seconded by _____; ayes 6, noes 0; absent (0).

 5/1/24

Susan Fenster, Chair Date

Village of Williamsville

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5565 Main Street
Williamsville, New York 14221

VILLAGE OF WILLIAMSVILLE HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. 13 OF 2024

Re: Certificate of Appropriateness Approval for 26, 34, & 42 W. Spring Street Proposed Site Modifications

WHEREAS, the Village of Williamsville Historic Preservation Commission on Tuesday, June 5, 2024 held a regular meeting and discussed a Certificate of Appropriateness for site modifications to the lots located at 26, 34, and 42 West Spring Street and,

WHEREAS, the Historic Preservation Commission reviewed the application materials for the proposed project, and

WHEREAS, in accordance with the criteria set forth by the Secretary of the Interior's Standards for Rehabilitation, outlined in §47-15B of the Village of Williamsville Village Code, the Historic Preservation Commission has determined that the proposed project is consistent with the following; (1) features which contribute to the character of the individual landmark and historic district have been retained, with their historic features altered as little as possible; (2) alterations of existing properties are compatible with the historic character of the property itself and, with respect to a property within an historic district, with the surrounding historic district; and (3) new construction is compatible with the property on which it is located and, with respect to a property within an historic district, the historic district in which it is located, and

WHEREAS, in accordance with §47-15C of the Village of Williamsville Village Code, the Historic Preservation Commission finds that; (1) the general design and character of the proposed alteration is compatible with existing features of the property or improvement and, (2) the scale and visual aesthetics of the proposed alteration is compatible with the property itself, surrounding properties, and the neighborhood and, (3) the texture and materials are compatible with similar features of the property and other properties in the neighborhoods and, (4) the proposed alteration is compatible with surrounding properties, including proportion of the property's facade, proportion and arrangement of windows and other openings within the facade, roof shape, and the rhythm of spacing of properties on streets, including setback and, (5) the proposed alteration has retained important historic physical and visual features to the significance of the property and, (6) the proposed alteration is consistent with Village of Williamsville Historic Landmarks Design Standards and,

THEREFORE BE IT RESLOVED, that the Historic Preservation Commission in accordance with §47-15A of the Village of Williamsville Code finds that such proposed work will not have a substantial adverse effect on the aesthetic, historical, or architectural significance of the property itself, the district, or neighboring properties in such district and,

Village of Williamsville

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VILLAGE OF WILLIAMSVILLE HISTORIC PRESERVATION COMMISSION

BE IT FURTHER RESOLVED that the Historic Preservation Commission, in accordance with §96-a of General Municipal Law and §47-9B of the Village of Williamsville Code approves said Certificate of Appropriateness subject to the following conditions:

- 1) The petitioner explores a traffic calming measure along the Grove Street side of the proposed parking area on 42 W Spring Street.

The foregoing resolution was adopted by the Village of Williamsville Historic Preservation Commission, June 5, 2024; moved by Fenster; seconded by Waterman-Kulpa; ayes 4, noes 0; absent (Bannon, Herman, Walker).


Susan Fenster, Chair Date 6/20/24