



MINUTES
VILLAGE OF WILLIAMSVILLE
HISTORIC PRESERVATION COMMISSION MEETING

May 27, 2026
7:00 PM

MEMBER ROLL CALL

Name	Organization	Title	Status
Anthony Bannon	Village of Williamsville	Member	Absent
Kathleen DeLaney	Village of Williamsville	Member	Present
Susan Fenster	Village of Williamsville	Chairperson	Present
Patrice Hanotte	Village of Williamsville	Member	Present
Raymond Herman	Village of Williamsville	Member	Present
Patricia Walker	Village of Williamsville	Member	Present
Catherine Waterman-Kulpa	Village of Williamsville	Vice-Chairperson	Present

OTHER ATTENDEES

Name	Organization	Title	Status
Suzanne Canell	Village of Williamsville	Village Account Clerk	Present
Charles Greico	Bond, Schoeneck & King	Village Attorney Rep.	Present
Steven Meyer	Village of Williamsville	Village Board Liaison	Present
Ashley Obstarczyk	Village of Williamsville	Community Development Aide	Present
James Quinn	Town of Amherst	Planner	Present

NEW BUSINESS

Chair Fenster requested that the agenda items under new business be handled first.

61 Stanton Street – House Demolition Certificate of Appropriateness

Property owner Jason Schnelle, 66 Stanton Street, appeared before the Commission regarding a demolition referral for 61 Stanton Street.

Mr. Schnelle explained that he purchased the vacant property after it went through tax auction. He stated that he originally intended to rehabilitate the structure but discovered significant deterioration, including a failing foundation. He noted that substantial debris had already been removed from the property and that the building is approximately 760 square feet in size.

Commission members discussed the age and history of the structure, including information suggesting portions of the building may date to approximately 1927, while later reconstruction may have occurred during the 1940s.

The Commission discussed its responsibilities under Chapter 47 of the Village Code regarding demolition referrals and whether additional historical research should be conducted before any determination is made.

Vice-Chair Waterman Kulpa requested that historical permit records and assessor information be reviewed to determine whether any historically significant portions of the structure remain and to document the property's history. Mr. Schnelle agreed to allow additional time for review.

5409 Main Street D'Avolio – Outdoor Cooler Certificate of Appropriateness

Dan Gagliardo, owner of D'Avolio restaurant, appeared before the Commission regarding a proposal to install a larger outdoor cooler at 5409 Main Street.

Mr. Gagliardo explained that the existing cooler has become inadequate for the business' needs and that the proposed replacement would be installed behind the building adjacent to the existing service entrance. No modifications to the principal structure were proposed.

The Commission reviewed the submitted site plan, renderings, and specifications. Discussion included the appearance of the cooler, color matching to the existing brick building, and existing refuse storage conditions on the site. Members noted concerns regarding garbage storage and neighboring refuse facilities; however, those issues were determined to be separate from the cooler application itself.

Vice-Chair Waterman Kulpa made a motion to approve the application, seconded by Member Herman. Ayes 6, Noes 0, Absent 1.

RESULT:	APPROVED
MOVER:	Waterman-Kulpa, Vice-Chairperson
SECONDER:	Herman, Member
AYES:	Fenster, Waterman-Kulpa, DeLaney, Herman, Hannotte, Walker

OLD BUSINESS

13 S. Cayuga- Historic Designation

Member Herman made a motion to recommend to the Village Board that 13 S. Cayuga be designated as a Local Landmark pursuant to Village Code §47-11(A)(1) and §47-11(A)(3). The motion cited the

evidence contained in the public hearing record and written submissions as support for meeting the applicable designation criteria. Seconded by Member Walker. Ayes 6, Noes 0, Absent 1.

5658 Main St- Village Meeting House: Certificate of Appropriateness (Pew Removal and Interior Paint Colors)

Vice-Chair Waterman- Kulpa made a motion to table the matter until the June 2026 HPC meeting, seconded by Member Herman.

RESULT:	TABLED
MOVER:	Waterman-Kulpa, Vice-Chairperson
SECONDER:	Herman, Member
AYES:	DeLaney, Walker, Hannotte, Fenster, Waterman-Kulpa, Herman

Sweet Jenny's- Fence Resolution: Certificate of Appropriateness

The Commission continued discussion regarding the fence installation at Sweet Jenny's. Members reviewed photographs and survey information that had recently been submitted and noted that the fence location depicted in the photographs appeared different from what had originally been understood during the application review process. Several members expressed concern that the proposed fence alignment appeared to cross or be located immediately adjacent the sluiceway, raising questions about potential impacts to the structure, nearby trees, and erosion-prone areas.

The Commission acknowledged that permits had already been issued but determined that additional information was necessary to fully understand the fence location and construction details. Members requested clarification regarding the exact placement of fence posts, foundation details, and the relationship of the fence to the sluiceway and surrounding landscape features.

Member Walker made a motion to table the matter until the next meeting, seconded by Vice-Chair Waterman-Kulpa. Ayes 5, Noes 0, Absent 2.

RESULT:	TABLED
MOVER:	Walker, Member
SECONDER:	Waterman-Kulpa, Vice-Chairperson
AYES:	DeLaney, Walker, Hannotte, Fenster, Waterman-Kulpa

MINUTES APPROVAL

Chairperson Fenster made a motion to approve April 28, 2026, minutes with amendments. The motion was seconded by Vice-Chair Waterman-Kulpa. Ayes 5, Noes 0, Absent 2.

RESULT:	APPROVED, as amended
MOVER:	Fenster, Chairperson

SECONDER:	Waterman-Kulpa, Vice-Chairperson
AYES:	DeLaney, Fenster, Hannotte, Walker, Waterman-Kulpa

Chairperson Fenster made a motion to adjourn the May 27, 2026 meeting of the Historic Preservation Commission at 8:07 p.m., seconded by Vice-Chair Waterman-Kulpa. Ayes 5, Noes 0, Absent 2.

RESULT: ADJOURNED

Next meeting scheduled for June 23, 2026 at 7:00 p.m.