



**MINUTES
VILLAGE OF WILLIAMSVILLE
HISTORIC PRESERVATION COMMISSION MEETING**

**April 28, 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
Amy Jackson	Village of Williamsville	Village Board Liaison	Present
Steven Meyer	Village of Williamsville	Village Board Liaison	Absent
Ashley Obstarczyk	Village of Williamsville	Community Development Aide	Present
James Quinn	Town of Amherst	Planner	Absent

MINUTES APPROVAL

Vice-Chair Waterman-Kulpa made a motion to approve February 24, 2026, minutes. The motion was seconded by Chairperson Fenster. Ayes 6, Noes 0, Absent 1.

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

PUBLIC HEARING

Public Hearing for Proposed Landmark Nomination of 13 South Cayuga (currently Fogel Insurance)

Vice-Chairperson Waterman-Kulpa made a motion to open the public hearing at 7:03 pm. The motion was seconded by Member Walker. Ayes 6, Noes 0, Absent 1.

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

Vice-Chairperson Waterman-Kulpa entered the Local Landmark Designation Application dated 3/17/26 into the record. She stated that while Criterion (iii) (Architectural Significance) remained unchanged, additional criteria had been added to the nomination, specifically Criterion (i): “Exemplifies or possesses special character or historical or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the Village.”

Waterman-Kulpa explained that additional historical information regarding 13 South Cayuga Road, including its former use as the home of radio station WUFO in 1962, prompted the inclusion of Criterion (i) in the amended nomination.

The commission opened the floor to public comments.

Steve Cichon, News Director for WBEN Radio, spoke in support of designation. Mr. Cichon highlighted the cultural significance of WUFO radio and its early presence at the site, emphasizing regional and national historical importance to the history of broadcasting.

Village resident, Eileen Torre, also expressed support for landmark designation, emphasizing cultural preservation, sustainability and community identity.

Kerry Traynor, from KTA Preservation Specialists, presented her professional analysis opposing designation. Ms. Traynor stated that the application does not meet criterion (i), or criterion (iii). Ms. Traynor stated lack of sufficient documentation, context, and integrity and questioned the defined period of significance and architectural classification.

Corey Auerbach, an attorney with Barclay Damon, raised concerns regarding process and impartiality. Mr. Auerbach stated the nomination evolved significantly during review and requested denial of landmark designation.

Members clarified that landmark applications may evolve during the public hearing process and discussed procedural standards and role of the Commission. Vice-Chairperson Waterman-Kulpa read a statement into the record, and confirmed any decision would be based solely on the record. It was further clarified that the Historical Preservation Commission makes the recommendation for or against, but it is ultimately the Village Board of Trustees that will vote on the nomination.

Member Herman made a motion to close the public hearing at 8:06 p.m. The Commission determined that no vote or recommendation would be made at this meeting. The item will be placed on a future agenda for determination. The motion was seconded by Vice-Chairperson Waterman Kulpa. Ayes 6, Noes 0, Absent, 1.

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

OLD BUSINESS

5658 Main St- Village Meeting House: Certificate of Appropriateness (Pew Removal)

Mayor Christine Hunt submitted a Certificate of Appropriateness proposing the removal of one pew to improve accessibility. The Commission requested the applicant to return with scaled plan showing measurements and accessibility layout. Vice-Chairperson Waterman Kulpa made a motion to table pew removal application, seconded by Member Herman. Ayes 6, Noes 0, Absent 1.

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

5658 Main St- Village Meeting House: Certificate of Appropriateness (Interior re-painting)

Mayor Christine Hunt submitted a Certificate of Appropriateness proposing interior re-painting of the Meeting House. The Commission advised the applicant to return with visual documentation of paint scheme (photos/renderings). Member Herman made a motion to table the interior re-painting application, seconded by Vice-Chairperson Waterman-Kulpa. Ayes 6, Noes 0, Absent 1.

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

Sweet Jenny's- Fence Resolution (Follow-Up)

Applicant hired new vendor to install markers where fence posts are to be installed. Commission to review placement in field prior to completion.

NEW BUSINESS

47 North Long- Demolition of Existing Garage

Commission declined to pursue landmark designation. Applicant may proceed through Building Department.

316 North Ellicott- Demolition of Existing Garage

No historical significance identified. Commission declined to nominate property as historical landmark. Applicant may proceed through Building Department.

Announcements: Upcoming Preservation Roundtable Meeting on May 28, 2026 at 6:30 p.m. in Town Hall. Commissioners reported attendance at statewide preservation conference. Discussion of training opportunities and continuing education credits.

Vice-Chairperson Waterman Kulpa made a motion to adjourn at 8:51 p.m. The motion was seconded by Member Walker.

RESULT: ADJOURNED

The Historic Preservation Commission meeting of April 28, 2026, was adjourned at 8:51 p.m.

Next scheduled HPC meeting WEDNESDAY, May 27, 2026 at 7:00 p.m.