



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
June 9, 2026
7:00 PM**

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Catherine Waterman-Kulpa	Town of Amherst	Vice Chairman	Present	
Jennifer D. Kensy	Town of Amherst	Member	Present	
Mary Lou Mancuso	Town of Amherst	Member	Absent	
Brian Swartz	Town of Amherst	Chairman	Present	
Jeffery Amplement	Town of Amherst	Member	Absent	
Hallie Wright	Town of Amherst	Member	Present	
Angela Marinucci	Town of Amherst	Deputy Supervisor	Late	7:09 PM
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Dan Howard	Town of Amherst	Planning Director	Late	7:02 PM

MINUTES APPROVAL

May 12, 2026 Minutes

Ms. Waterman-Kulpa made a motion to approve the May 12 minutes. The motion was seconded by Ms. Wright. The motion failed to achieve the required majority and the approval of the May 12 minutes was adjourned to the next scheduled meeting. Ayes 3, Noes 0, Abstain 1 (Kensy), Absent 2 (Mancuso, Amplement).

RESULT: ADJOURNED

Next: 7/14/2026 7:00 PM

NEW BUSINESS

OLD BUSINESS

1. MEMBERSHIP

The Commission confirmed that both the Buffalo History Museum and National Alliance of Preservation Commissions (NAPC) memberships are both paid and currently active.

RESULT: NO ACTION

2. HPC CODE
Mr. Quinn said he will coordinate with the Town Attorney's Office to discuss the proposed changes to the HPC code.

RESULT: NO ACTION

MISCELLANEOUS

3. ROUNDTABLE
The members briefly discussed the June 2, 2026 roundtable, which four other municipalities attended.

RESULT: NO ACTION

4. EXECUTIVE SESSION - INTERVIEW FOR COMMISSION VACANCY
Mr. Swartz made a motion to enter an executive session to interview a candidate for the Commission vacancy. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 4, Noes 0, Absent 2 (Mancuso, Amplement).

Ms. Waterman-Kulpa made a motion to closet he executive session and return to the regular meeting. The motion was seconded by Mr. Swartz and carried. Ayes 4, Noes 0, Absent 2 (Mancuso, Amplement).

Ms. Waterman-Kulpa made a motion to recommend Kayla Clark as a member of the Historic Preservation Commission. The motion was seconded by Ms. Kensity and carried. Ayes 4, Noes 0, Absent 2 (Mancuso, Amplement).

RESULT: APPROVED [UNANIMOUS]
MOVER: Catherine Waterman-Kulpa, Vice Chairman
SECONDER: Jennifer D. Kensity, Member
AYES: Waterman-Kulpa, Kensity, Swartz, Wright
ABSENT: Mancuso, Amplement

5. PENDING LANDMARK NOMINATIONS
The members discussed the status of the five pending landmark nominations. Ms. Marinucci proposed coordinating with relevant Town departments to begin scheduling the landmark nomination public hearings for upcoming Town Board agendas.

RESULT: NO ACTION

6. BLUE-RATED PROPERTY OUTREACH
Mr. Quinn provided the blue-rated property list to the Buffalo Niagara Association of Realtors (BNAR). While noting the extensive nature of the list, BNAR agreed to utilize the data to the best of their ability.

RESULT: NO ACTION

ADJOURNMENT

The Historic Preservation Commission meeting of June 9, 2026 was adjourned at 7:56 pm.



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Mary Lou Mancuso	Town of Amherst	Member	Present	
Brian Swartz	Town of Amherst	Chairman	Present	
Jeffery Amplement	Town of Amherst	Member	Present	
Hallie Wright	Town of Amherst	Member	Present	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
Greg Dionne	Town of Amherst	Clerk	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

MINUTES APPROVAL

April 21, 2026 Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Waterman-Kulpa, Vice Chairman
SECONDER:	Hallie Wright, Member
AYES:	Waterman-Kulpa, Mancuso, Swartz, Amplement, Wright
ABSENT:	Kensy

NEW BUSINESS

OLD BUSINESS

- MEMBERSHIP**
The Buffalo History Museum membership was confirmed to be renewed at the \$60 tier. The Commission received one resume for the HPC member vacancy and will schedule an interview for next month.

RESULT: NO ACTION

2. HPC CODE
The Commission requested a meeting with the Attorney's Office to review proposed alterations to the HPC code. Members also discussed potential funding sources for design standards, including grants; Mr. Howard recommended a follow-up meeting to explore these options before the end of the month.

RESULT: NO ACTION

3. HPC ROUNDTABLE
The Commission confirmed the next roundtable will be Thursday, May 28 at 6:30 pm.

RESULT: NO ACTION

MISCELLANEOUS

4. PRESERVATION DAY
The Commission confirmed that there are currently no plans for a Preservation Day in 2026. Instead, they plan to use their resources to focus on the HPC code and securing funds for guidelines.

RESULT: NO ACTION

5. BLUE-RATED PROPERTY OUTREACH
While blue-rated properties are listed on the Town's website, the Commission discussed improving transparency, including possibly integrating these ratings into Multiple Listing Service (MLS) data to ensure prospective buyers are notified.

RESULT: NO ACTION

ADJOURNMENT

The Historic Preservation Commission meeting of May 12, 2026 was adjourned at 7:20 pm.