



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION
April 12, 2022
7:00 PM**

ROLL CALL

<u>Members</u>	Mancuso	Palmer	Swartz	Redding	Waterman-Kulpa	Hirschey	Kensy
Present	X	X	X		X	X	X
Absent				X			

<u>Resource Personnel</u>	Adema	Kajdas	Stiver	Vaidya	Zynda	Beiswanger	Marcus
Present			X				
Absent	X	X		X	X	X	X

<u>Town Depts</u>	Bucki (Town Board)	Fadel (Planning)	Quinn (Planning)	Demopoulos (Attorney)	Howard (Planning)
Present	X	X	X	X	X
Absent					

MINUTES APPROVAL

Mr. Swartz made a motion to approve the March 8, 2022 HPC minutes. The motion was seconded by Mr. Hirschey and carried. Aye 6, Noes 0, Absent 1 (Redding).

AGENDA

NEW BUSINESS

1. 725 LEBRUN – (GARAGE) DEMOLITION APPROVAL APPLICATION

Ms. Palmer introduced the proposed removal of an old garage. She noted that the Commission must decide whether to approve, deny, or adjourn the demolition. If denied, the HPC shall submit a notice of proposed designation to the Town Clerk's office within 30 days pursuant to Amherst Code §83-5-1-2.9(c).

Howard Zubin of Zubin Homes (5110 Main Street, Suite 210) presented the plan to demolish the detached garage and replace it with an attached three-car garage as part of an addition to the home. During discussion, it was found that there are currently two garages on the property and that the proposed demolition was for the garage located closest to the main building and not the detached garage near the back of the property that was constructed ca. 1999.

Ms. Waterman-Kulpa made a motion to deny the issuance of a demolition permit for the ca. 1925 garage at 725 Lebrun Road due to that the architectural integrity of the primary structure would be threatened by the demolition of the detached garage and the proposed two-story addition to the north, creating a second primary entrance and an attached three-vehicle garage. The motion was seconded by Mr. Swartz and carried. Ayes 5, Noes 1 (Palmer), Absent 1 (Redding).

Pursuant to Amherst Code §121-6 of the duties of designation of local landmarks of the Historic Preservation Commission, the members recommended for designation the property at 725 LeBrun Road, in Amherst New York as a local landmark under Local Landmark Criterion A(ii): embodies the distinctive characteristics of the Colonial Revival (Georgian) style and Local Landmark Criterion A(i): associated with the lives of individuals or of people or of events significant in the national, state or local history. Built ca. 1925, this property is also associated with the history of suburban development in the Town of Amherst. It retains a moderate level of integrity of design, materials, craftsmanship and settings. The property is listed as State and National Register eligible by the Commissioner of the State Historic Preservation Office. The property has also been identified as a contributing property to the State and National Register eligible Amherst Estates Historic District. The property is also identified in the 2011 Reconnaissance Survey, the 1998 Intensive Level Survey, and the September 2017 Intensive Level Survey as a significant Amherst property. The architectural integrity of the primary structure is threatened by the proposed 2-story addition to the north, creating a second primary entrance and an attached three-vehicle garage.

Ms. Waterman-Kulpa made a motion to designate 725 Lebrun Road as a local landmark under local landmark criterion pursuant to §121-6-A(i) and A(ii) as identified in the nomination materials. The motion was seconded by Mr. Hirschey and carried. Ayes 6, Noes 0, Absent 1 (Redding).

2. AMENDMENT TO 2022 MEETING CALENDAR – NOVEMBER 8

Ms. Palmer made a motion to amend the HPC meeting calendar to change November 8, 2022 meeting to November 10, 2022. The motion was seconded by Mr. Hirschey and carried. Ayes 6, Noes 0, Absent 1 (Redding).

3. UPDATE ON CLG GRANT SUBMISSION/ PRESERVATION DAY

The Certified Local Government Grant application was submitted. After some amendments, including dropping survey updates for Eggertsville, the amount came to approximately \$10,000. The expenses would help cover Preservation Day and a regional HPC roundtable, among other things. Ms. Waterman-Kulpa said they should find out if they get the grant in a few months.

4. REVIEW AHPC 2021 ANNUAL REPORT

Ms. Palmer presented a summary of the HPC 2021 annual report.

Ms. Mancuso made a motion to submit the 2021 annual report. The motion was seconded by Mr. Hirschey and carried. Ayes 6, Noes 0, Absent 1 (Redding).

5. LOCAL MEETING LAW AMENDMENT

Ms. Demopoulos said that an amendment came out April 9 changing the local meeting law. The attorney's office is still reviewing the amendment, but that it looks as though the Town Board will either need to make a resolution for all committees or allow each committee to make its own resolution. No action to be taken by HPC right now, so meetings will be in-person starting in May.

OLD BUSINESS

6. MAIN ST & SMALLWOOD DR HISTORIC GATEWAY REPAIRS

Mr. Quinn said he is waiting to hear back from the other masonry company regarding a quote.

7. PROPOSAL FOR REVISION OF THE HISTORIC PRESERVATION LAW OF THE TOWN OF AMHERST

The subgroup reviewed and gave input regarding the Historic Preservation Law. Ms. Demopoulos is currently making revisions and it should be brought to the full Commission for review soon.

8. BNHV PROPERTIES- UPDATE ON RESEARCH FOR POSSIBLE LANDMARKING.

Ms. Waterman-Kulpa said she is hoping to have all of the details ready for the Commission's review at the next meeting.

9. WESTWOOD- POSSIBLE LANDMARK

No report.

10. HARLEM ROAD COMMUNITY CENTER- POSSIBLE LANDMARK

Ms. Palmer is preparing the application with hopes to have it brought in front of the Commission at the next meeting.

11. EDUCATION PLAN

A. WEBSITE PLAN

B. PRESENTATIONS

Ms. Palmer said there is no update on the website, but reminded everyone that the second training session will be April 26.

12. ST. PAULS; ST. BENEDICTS – POSSIBLE LANDMARK

No report.

13. HISTORIC ENTRANCEWAY AT MAIN AND LAMARCK

No report.

14. CERTIFIED LOCAL GOVERNMENT 2021 ANNUAL REPORT

Ms. Waterman-Kulpa said the annual report was submitted as part of the grant application and noted that the Commission may be required to do an additional one at the end of the year.

Ms. Palmer made a motion to approve the Certified Local Government 2021 Annual Report. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0, Absent 1 (Redding).

15. BNHV AMHERST GALLERY

Carrie Stiver announced the opening celebration of the new Amherst gallery at the Buffalo Niagara Heritage Village on Thursday, May 5 from 5pm-7pm.

PUBLIC COMMENT

ADJOURNMENT

The Historic Preservation Commission meeting of April 12, 2022 was adjourned at 9:23 pm.

MISCELLANEOUS

The next Regular meeting is scheduled for May 10, 2022.