



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
March 12, 2024
7:00 PM**

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Catherine Waterman-Kulpa	Town of Amherst	Vice Chairman	Absent	
Jennifer D. Kensy	Town of Amherst	Member	Late	7:02 PM
Mary Lou Mancuso	Town of Amherst	Member	Present	
Brian Swartz	Town of Amherst	Chairman	Present	
Norman J. Hirschey	Town of Amherst	Member	Present	
Jeffery Amplement	Town of Amherst	Member	Present	
Carrie Stiver	Town of Amherst	Resource Personnel	Late	7:02 PM
Angela Marinucci	Town of Amherst	Councilmember	Present	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Nora B. Robshaw	Town of Amherst	Deputy Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	
Charles Malcomb	Outside Counsel	Hodgson Russ LLP	Present	

MINUTES APPROVAL

February 20, 2024 Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeffery Amplement, Member
SECONDER:	Norman J. Hirschey, Member
AYES:	Mancuso, Swartz, Hirschey, Amplement
ABSENT:	Waterman-Kulpa, Kensy

NEW BUSINESS

1. ST. MARY'S MOTHERHOUSE AT 400 MILL STREET - HARDSHIP REQUEST

The Commission acknowledged receiving a letter from St. Mary's Common Apartments requesting a review for hardship and would like to have the Petitioner submit their materials stating how they meet the criterion in 121-10. Mr. Swartz said he would provide Mr. Quinn with an itemized list of documents for the Petitioner to submit for review before a public hearing can be scheduled.

RESULT:	ADJOURNED
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2. LOCAL LANDMARK PLAQUES 2024 - HAUSSAUER HOUSE & 38 RICHFIELD ROAD

The Commission decided to remove the Haussauer House from plaque consideration for the time being and recommended getting a second plaque for the street furniture. They also said that 38 Richfield was in the process of getting a plaque.

RESULT:	ADJOURNED
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3. 2024 CLG GRANT SUBMISSION

Mr. Swartz, Ms. Waterman-Kulpa, Mr. Amplement and Ms. Marinucci will meet via Zoom on March 28 to discuss planning. Ms. Marinucci said that during preliminary discussions the Town Board was open to matching funds in order to move forward with developing HPC guidelines and standards.

4. 2024 PRESERVATION DAY PLANNING

The Commission said they had a meeting to develop a robust list of tasks for Preservation Day and noted a change to the programming, including more presentations.

OLD BUSINESS

5. LOCAL LANDMARK PLAQUES - HARLEM ROAD SCHOOL & MAIN STREET ENTRANCEWAYS

Mr. Swartz reiterated that they will obtain a second plaque for the street furniture with plans to put one at either end of the Main Street corridor. Mr. Quinn said the Harlem Road School plaque will be installed once the warmer weather becomes more consistent.

6. EDUCATION PLAN - WEBSITE PLAN, PRESENTATIONS

The Commission reviewed website updates, including general information on the Commission, pictures and filing deadlines. Ms. Kensy said she is still waiting to hear from Preservation Buffalo Niagara regarding training.

MISCELLANEOUS

Mr. Swartz made a motion to enter into an executive session to discuss membership. The motion was seconded by Mr. Amplement and carried. Ayes 5, Noes 0, Absent 1 (Waterman-Kulpa).

Mr. Swartz made a motion to end the executive session. The motion was seconded by Mr. Hirschey and carried. Ayes 5, Noes 0, Absent 1 (Waterman-Kulpa.)

ADJOURNMENT

The Historical Preservation Commission meeting of March 12, 2024 was adjourned at 7:41pm.



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
February 20, 2024
7:00 PM**

CALL TO ORDER

7:00 PM Meeting called to order on February 20, 2024 at Council Chambers, 5583 Main St., Williamsville, NY.

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	Present	
Brian Swartz	Town of Amherst	Chairman	Present	
Norman J. Hirschey	Town of Amherst	Member	Present	
Jeffery Amplement	Town of Amherst	Member	Present	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Nora B. Robshaw	Town of Amherst	Deputy Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

HISTORIC PRESERVATION ITEMS

January 9, 2024 Minutes

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

NEW BUSINESS

1. 22 CHATEAU TERRACE - LOCAL LANDMARK DESIGNATION

Mr. Swartz said he presented to the Town Board on February 5th and they set a determination for the February 26 meeting. In the meantime, they had asked for a period of significance for the property, which Mr. Swartz presented to the Commission. The period of significance read as follows:

"The Amherst Town Board required a 'period of significance' be set for 22 Chateau Terrace pertaining to the Landmark Designation application before the Town Board. The period of significance for 22 Chateau Terrace shall be the 1920s to 1940s. All original exterior building materials appear to be extant with minor patches or repairs that have been applied in the past 100 years. The lack of alterations keeps the structure whole within the period of significance and furthers the justification for local landmarking."

The Commission reviewed historical images provided by Mr. Howard as well as Jessica Black, 79 Fruehauf, and confirmed that the period of significance of 1920s to 1940s was appropriate. Mr. Swartz said he would add language regarding the photographic evidence to the period of significance statement.

2. LOCAL LANDMARK PLAQUES 2024 - HAUSSAUER HOUSE & RICHFIELD ROAD

Ms. Mancuso confirmed that the property owner of 38 Richfield Road is interested in a plaque and Mr. Swartz asked the Attorney's Office to draft an agreement regarding the boundaries for plaque installation and display. Ms. Hirschey stated that the owner of the Haussauer House (1000 North Forest Road) was hesitant to accept a plaque at the current time due to plans for exterior work in the near future. He also noted that the owner understands that they will need to submit a certificate of appropriateness for the future work. Ms. Waterman-Kulpa asked Mr. Quinn to draft a letter confirming that they are a local landmark along with the procedure for exterior modifications. After some discussion regarding selecting another property for a plaque, Mr. Swartz said he would review the list of eligible properties in order to make a decision in the future.

3. 2024 CLG GRANT SUBMISSION

Mr. Swartz said that he, Ms. Waterman-Kulpa and the new HPC liaison, Angela Marinucci, had discussed the possibility of writing a grant to create HPC guidelines and standards that could be used in the decision-making process. He added that he had spoken with a local firm specializing in historic preservation that seemed interested the grant. A working group was formed between Mr. Swartz, Ms. Waterman-Kulpa and Mr. Amplement. Mr. Swartz asked Mr. Quinn to provide the procurement guidelines as soon as possible.

4. 2024 PRESERVATION DAY PLANNING

Mr. Swartz, Ms. Waterman-Kulpa and Carrie Stiver (Buffalo Niagara Heritage Village) met on February 15 to discuss planning efforts for Preservation Day. They had agreed to hold Preservation Day on August 3 starting at 10am and created a list of potential programming activities. Another planning meeting is scheduled for March 1.

OLD BUSINESS

5. CHATEAU TERRACE - HISTORIC DISTRICT

Mr. Swartz said there was no update. Ms. Waterman-Kulpa suggested they remove the item from the agenda for the time being since they will be completing the CLG grant submission and design standards before districting any neighborhoods.

Ms. Waterman-Kulpa made a motion to remove the item from the agenda. The motion was seconded by Mr. Swartz and carried. Ayes 6, Noes 0.

6. LOCAL LANDMARK PLAQUES - HARLEM ROAD & MAIN STREET ENTRANCEWAYS
The plaque at Harlem Road will be installed by facilities once the winter weather subsides. The Commission discussed possibilities for placement of the Main Street furniture plaque. Mr. Swartz proposed the possibility of installing the current plaque on brick furniture and possibly use a different design for another location.
7. UPDATE ON CLG GRANT SUBMISSION / PRESERVATION DAY
Ms. Waterman-Kulpa made a motion to remove the item from the agenda. The motion was seconded by Mr. Swartz and carried. Ayes 6, Noes 0.
8. EDUCATION PLAN - WEBSITE, PRESENTATIONS
Mr. Howard suggested that Mr. Quinn create a draft of updates to the website to present to Mr. Swartz for his approval.

MISCELLANEOUS

Ms. Kensy said she had reached out to Preservation Buffalo Niagara regarding what training they can offer, but is still waiting to hear back from Brandon Kennedy.

ADJOURNMENT

The Historic Preservation Commission meeting of February 20, 2024 was adjourned at 7:42pm.

St. Mary's Commons Apartments, L.P.
2001 Marcus Avenue, Suite N-118
Lake Success, NY 11042

February 27, 2024

Via Email & FedEx Overnight

James Quinn, Assistant Planner
 Town of Amherst Planning Department
 5583 Main Street
 Williamsville, NY 14221
Jquinn@amherst.ny.us

Town of Amherst Historic Preservation Commission
 5583 Main Street
 Williamsville, NY 14221

Re: St. Mary's Apartments
 400 Mill Street
 Amherst, New York

Dear Mr. Quinn and the Town of Amherst Historic Preservation Commission:

In accordance with 121-10 Hardship criteria, St. Mary's Commons Apartments, L.P. hereby requests a review for hardship by the Commission at a public hearing. By way of background, the Town of Amherst Historic Preservation Commission denied a Certificate of Appropriateness in December 2023.

A more detailed Hardship Application will be prepared and submitted at a later date.

Should you have any questions, please let me know. Thank you in advance for your time in connection with this Application.

By: St. Mary's Commons Apartments, L.P.
 By: St. Mary's Commons Associates, L.L.C.

By: 
 Thomas G. Granville
 Its Manager

CC: Gary Browne (browneco@verizon.net)

Attachment: 2024.02.27 - St Mary's Commons Apartments L.P. - Request for Hardship Review to Historic Preservation Commission (28737 : St.



ANGELA MARINUCCI
Councilmember & Liaison

TOWN OF AMHERST

ERIE COUNTY, NEW YORK

6.a

HISTORIC PRESERVATION COMMISSION

BRIAN SWARTZ, CHAIR
CATHERINE WATERMAN-KULPA, VICE CHAIR
JENNIFER KENSY
JEFFERY AMPLEMENT
NORMAN J. HIRSCHEY, P.E.
MARY LOU MANCUSO

2024 Webpage Updates

HISTORIC PRESERVATION COMMISSION

No changes

MEETING DATES

- INSERT File Deadlines document

MEETING LOCATION

No changes

APPLICATIONS

No changes

NATIONAL PARK SERVICE, SECRETARY OF INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

No changes

MISSION STATEMENT

No changes

*BUFFALO NIAGARA HERITAGE VILLAGE ANNUAL PRESERVATION DAY***

- ADD new heading (Buffalo Niagara Heritage Village Annual Preservation Day**)
- KEEP 2021 Preservation Day picture
- ADD 2023 Preservation Day picture of Commission (see next page)
 - Caption: Historic Preservation Commission at Preservation Day held in August 2023. Pictured from left to right are Norman Hirschey, P.E., HPC Member, Mary Lou Mancuso, HPC Member, Catherine Waterman-Kulpa, Co-Chair, HPC, Deborah Bruch Bucki, Former Town Board Liaison to HPC, Susan Palmer, Former Chair, HPC, Brian Swartz, HPC Member, and Carrie Stiver, Buffalo Niagara Heritage Village Executive Director, HPC Resource Member

Attachment: Webpage_Updates2024 (28743 : Education Plan)



SUPPLEMENTAL INFORMATION

- INSERT Town Code Chapter 121 Historic Preservation Commission hyperlink
- REMOVE Historic Preservation in Amherst, NY (pamphlet)
- REMOVE Town of Amherst Street Furniture Condition Assessment

END PAGE