



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
March 11, 2025
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	Present	
Brian Swartz	Town of Amherst	Chairman	Present	
Norman J. Hirschey	Town of Amherst	Member	Present	
Jeffery Amplement	Town of Amherst	Member	Present	
Hallie Wright	Town of Amherst	Member	Present	
Angela Marinucci	Town of Amherst	Councilmember	Present	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Sebastiane Odiata	Town of Amherst	Senior Deputy Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

MINUTES APPROVAL

February 11, 2025 Minutes

Ms. Mancuso made a motion to approve the February 11, 2025 minutes. The motion was seconded by Mr. Hirschey and carried. Ayes 7, Noes 0.

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

NEW BUSINESS

OLD BUSINESS

1. NEW SURVEY WORK PLAN
No update.

RESULT:	NO ACTION
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2. HPC SPRING ROUNDTABLE
The Commission asked the Planning Department staff to see about the availability of the Council Chambers from 6pm-8pm on May 15 or May 29.

RESULT:	NO ACTION
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3. PRESERVATION DAY 2025
The Commission said the date will be Saturday, July 26, and discussed programming and guest speakers.

RESULT:	NO ACTION
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4. TRAINING & WEBSITE
The Commission discussed information to be submitted for a state audit regarding CLG status. They also discussed upcoming training opportunities and Mr. Quinn confirmed they had received Buffalo History Museum memberships.

RESULT:	NO ACTION
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5. WORKING GROUP FOR 4467 MAIN STREET
Mr. Swartz made a motion to go off the agenda and add an item under Old Business. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

The Commission discussed forming a working group between Mr. Swartz, Ms. Waterman-Kulpa and Ms. Wright in order to go through the new information they had received regarding 4467 Main Street.

Mr. Swartz made a motion to return to the agenda. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

RESULT:	NO ACTION
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MISCELLANEOUS

ADJOURNMENT

The Historic Preservation Commission meeting of March 11, 2025 was adjourned at 8:04pm.



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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	
Hallie Wright	Town of Amherst	Member	Present	
Carrie Stiver	Town of Amherst	Resource Personnel	Present	
Angela Marinucci	Town of Amherst	Councilmember	Present	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	

MINUTES APPROVAL

January 30, 2025 Special Meeting Minutes

Ms. Kensy made a motion to approve the January 30, 2025 special meeting minutes. The motion was seconded by Mr. Hirschey and carried. Ayes 7, Noes 0.

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

January 30, 2025 Regular Meeting Minutes

Mr. Amplement made a motion to approve the January 30, 2025 regular meeting minutes. The motion was seconded by Ms. Wright and carried. Ayes 7, Noes 0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeffery Amplement, Member
SECONDER:	Hallie Wright, Member
AYES:	Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey, Amplement, Wright

NEW BUSINESS

1. NEW SURVEY WORK PLAN

The Commission discussed eligibility for a State grant for a new survey of properties and setting up a working group to identify the scope of the project.

RESULT:	NO ACTION
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OLD BUSINESS

2. 46 GETZVILLE (ARTHUR E. HEDSTROM ESTATE) - LOCAL LANDMARK NOMINATION October 8, 2024

Ms. Wright introduced the landmark nomination for the Hedstrom mansion at 46 Getzville Road. The Commission discussed the information gathered so far and made plans to compile more information from additional sources.

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

November 20, 2024

Ms. Wright presented an update on the research for the nomination.

Ms. Waterman-Kulpa made a motion to adjourn. The motion was seconded by Ms. Wright and carried. Ayes 6, Noes 0, Absent 1 (Swartz).

December 10, 2024

The Commission reviewed updates to the research and discussed the criteria for the property.

Ms. Waterman-Kulpa made a motion to adjourn. The motion was seconded by Ms. Wright and carried. Ayes 6, Noes 0, Absent 1 (Hirschey).

January 30, 2025

Ms. Hailey presented updates on the research for the property.

Mr. Swartz made a motion to adjourn the item to the February 11 meeting. The motion was seconded by Ms. Waterman Kulpa and carried. Ayes 7, Noes 0.

February 11, 2025

The Commission made revisions to the application and discussed the additional buildings that surround the main house being non-contributing structures, since they were built in 1998.

Ms. Waterman-Kulpa made a motion to send 46-58 Getzville Road, Arthur E. Hedstrom Estate, to a public hearing on April 8, 2025 at 6:30pm for local landmark designation under criteria 2 (identified with persons or events significant in local, state or national history) and 3 (embodies distinguishing characteristics of a type, period or method of construction). The motion was seconded by Ms. Wright and carried. Ayes 7, Noes 0.

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

3. HPC SPRING ROUNDTABLE
 The Commission discussed possibly hosting a roundtable in late spring and asked Planning Department staff to look into availability of the Council Chambers on Thursdays in May.

RESULT: **NO ACTION**

4. PRESERVATION DAY 2025
 Ms. Stiver and the Commission discussed possible dates and programming for Preservation Day.

RESULT: **NO ACTION**

5. TRAINING AND WEBSITE
 The Commission reviewed the updated landmark designation application and discussed possible edits. They also discussed upcoming training opportunities and the 2025 New York Statewide Preservation Conference in Poughkeepsie, New York in May.

RESULT: **NO ACTION**

MISCELLANEOUS

6. BLUE-RATED PROPERTIES
 Mr. Amplement suggested holding a meeting to review the list of blue-rated properties in the Town and the Commission discussed possibly holding training regarding blue-rated properties.

ADJOURNMENT

The Historic Preservation Commission meeting of February 11, 2025 was adjourned at 8:18pm