



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
April 8, 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	Absent	
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	
Sebastine Odiata	Town of Amherst	Senior Deputy Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

MINUTES APPROVAL

March 11, 2025 Special Meeting Minutes

Ms. Waterman-Kulpa made a motion to approve the minutes. The motion was seconded by Mr. Hirschey and carried. Ayes 6, Noes 0, Absent 1 (Mancuso).

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

March 11, 2025 Regular Meeting Minutes

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

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

NEW BUSINESS

1. 4467 MAIN STREET - LOCAL LANDMARK NOMINATION
 January 30, 2025

Mr. Swartz made a motion to open the public meeting. The motion was seconded by Ms. Mancuso and carried. Ayes 6, Noes 0, Absent 1 (Waterman-Kulpa, late 6:33pm).

Mr. Swartz introduced the proposed landmark designation for 4467 Main Street and provided an overview of the supporting materials. Jessica Black, 79 Fruehauf Avenue, spoke to the historical significance of the property to Snyder.

Andrew Latimer, KeyBank, expressed concerns regarding the proposed designation and requested the public hearing be left open for 30 days. John Cannie, Whiteman Osterman & Hanna LLP, inquired about the application submittal process and spoke in support of the public hearing being left open.

Chris Drongosky, 410 Mill Street, spoke in opposition of the proposed designation.

Jane Cox, 4584 Harlem Road, Sam Smith, 60 Fruehauf Avenue, and Eric Anson, 57 Fruehauf Avenue, all spoke in favor of the proposed designation.

Mr. Swartz made a motion to adjourn the public hearing to March 11, 2025 at 6:30pm. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

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

March 11, 2025

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

Terresa Bakner, Whiteman Osterman & Hanna LLP, presented on why 4467 Main Street should not be designated as a historic landmark. Rob Arundel, Director of KeyBank Corporate Real Estate, spoke on KeyBank's involvement in the community and the burden a designation would put on their operations.

Chris Drongosky, 410 Mill Street, spoke in opposition of the proposed designation.

Jessica Black, 79 Fruehauf Avenue, Lisa Drdul, 92 Chateau Terrace, Jane Cox, 4584 Harlem Road, Sam Smith, 60 Fruehauf Avenue, Robert Drdul, 92 Chateau Terrace, and Emily Jarnot, Preservation Buffalo Niagara, spoke in favor of the designation.

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

April 8, 2025

The Commission recognized the materials submitted by the owners at the public hearing and discussed updates their working group made to the designation form as a result of the additional information.

Ms. Waterman-Kulpa made a motion for the recommendation of local landmark designation for 4467 Main Street due to it meeting criteria #3 (embodies the distinguishing characteristics of a type, period or method of construction or design style) and #4 (represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic). The motion was seconded by Ms. Wright and carried. Ayes 5, Noes 1 (Amplement), Absent 1 (Mancuso).

RESULT:	APPROVED [5 TO 1]
MOVER:	Catherine Waterman-Kulpa, Vice Chairman
SECONDER:	Hallie Wright, Member
AYES:	Waterman-Kulpa, Kensy, Swartz, Hirschey, Wright
NAYS:	Amplement
ABSENT:	Mancuso

OLD BUSINESS

2. NEW SURVEY WORK PLAN
No update.

RESULT:	NO ACTION
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3. HPC SPRING ROUNDTABLE
Ms. Waterman Kulpa made a motion to use a maximum of \$175 of HPC budget for supplies to use for the spring roundtable. The motion was seconded by Ms. Kensy and carried. Ayes 6, Noes 0, Absent 1 (Mancuso).

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

4. PRESERVATION DAY 2025
The Commission discussed updates on Preservation Day, including securing another speaker.

RESULT: NO ACTION

5. TRAINING & WEBSITE
 Mr. Quinn gave an update on the status of the HPC audit.

RESULT: NO ACTION

MISCELLANEOUS

6. TAX EXEMPTION LAW
 The Commission discussed tax exemption laws other towns have for historic properties.

RESULT: NO ACTION

ADJOURNMENT

The Historic Preservation Commission meeting of April 8, 2025 was adjourned at 7:25pm.



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
March 11, 2025
6:30 PM**

CALL TO ORDER

6:30 PM Meeting called to order on March 11, 2025 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	
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	
Samuel A. Alba	Town of Amherst	Interim Town Attorney	Present	
Sebastiane Odiata	Town of Amherst	Senior Deputy Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

Note: There will be no public hearing or opportunity to speak for the projects listed under the Unfinished Business section of this agenda.

Please note the following time limits for speakers at public hearings:

- **Presentation by Petitioner:** 15 minutes
- **Rebuttal by neighborhood/resident spokesperson:** 15 minutes
- **Individual speakers:** 3 minutes

PUBLIC HEARINGS

1. 4467 MAIN STREET - LOCAL LANDMARK NOMINATION
January 30, 2025

Mr. Swartz made a motion to open the public meeting. The motion was seconded by Ms. Mancuso and carried. Ayes 6, Noes 0, Absent 1 (Waterman-Kulpa, late 6:33pm).

Mr. Swartz introduced the proposed landmark designation for 4467 Main Street and provided an overview of the supporting materials. Jessica Black, 79 Fruehauf Avenue, spoke to the historical significance of the property to Snyder.

Andrew Latimer, KeyBank, expressed concerns regarding the proposed designation and requested the public hearing be left open for 30 days. John Cannie, Whiteman Osterman & Hanna LLP, inquired about the application submittal process and spoke in support of the public hearing being left open.

Chris Drongosky, 410 Mill Street, spoke in opposition of the proposed designation.

Jane Cox, 4584 Harlem Road, Sam Smith, 60 Fruehauf Avenue, and Eric Anson, 57 Fruehauf Avenue, all spoke in favor of the proposed designation.

Mr. Swartz made a motion to adjourn the public hearing to March 11, 2025 at 6:30pm. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

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

March 11, 2025

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

Terresa Bakner, Whiteman Osterman & Hanna LLP, presented on why 4467 Main Street should not be designated as a historic landmark. Rob Arundel, Director of KeyBank Corporate Real Estate, spoke on KeyBank's involvement in the community and the burden a designation would put on their operations.

Chris Drongosky, 410 Mill Street, spoke in opposition of the proposed designation.

Jessica Black, 79 Fruehauf Avenue, Lisa Drdul, 92 Chateau Terrace, Jane Cox, 4584 Harlem Road, Sam Smith, 60 Fruehauf Avenue, Robert Drdul, 92 Chateau Terrace, and Emily Jarrot, Preservation Buffalo Niagara, spoke in favor of the designation.

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

RESULT: NO ACTION

2. 4511-4521 MAIN STREET - LOCAL LANDMARK DESIGNATION

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

Mr. Swartz made note that the property owner, Thomas Lewin, could not attend and sent a letter requesting that the matter be adjourned. Mr. Swartz and Ms. Wright presented a summary of the proposed local landmark designation for 4511-4521 Main Street.

Chris Dongosky, 410 Mill Street, Lisa Drdul, 92 Chateau Terrace, and Jane Cox, 4584 Harlem Road, spoke in favor of keeping the public hearing open. Emily Jarnot, Preservation Buffalo Niagara, and Sam Smith, 60 Fruehauf, spoke in favor of the local landmark designation.

Mr. Swartz made a motion to adjourn the public hearing to April 8. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

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

RESULT: ADJOURNED

Next: 4/8/2025 6:30 PM

ADJOURNMENT

The Historic Preservation Commission special meeting of March 11, 2025 was adjourned at 7:34pm.



**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.

4467 Main Street

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4. Executive Summary with photo (page 10)
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6. Historical narrative of parcel at 4467 Main Street (page 11)
7. Architectural Summary from Applicant and Period of Significance (page 13)
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9. Sanborn Fire Map from 1932 showing Snyder (with 4467 Main St. marked) (page 15)
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LD

COVER PAGE**Amherst Historic Preservation Commission
Application for Landmark Designation**

Pursuant to Chapter 121 of the Town of Amherst Code

Date Received: 2/20/2025**APPLICANT**

Name: Brian Swartz _____
 Company Name (if applicable): Town of Amherst Historic Preservation Commission
 Telephone Number: _____
 Email Address: _____
 Street Address, City and Zip Code: _____

Property Owner (if different from applicant):

Name: Key Bank NA _____
 Company Name: _____
 Telephone Number: _____
 Email Address: _____
 Street Address, City and Zip Code: PO Box 428, Buffalo, NY 14231 _____

A. PROPERTY IDENTIFICATION:

1. Address: 4467 Main Street, Amherst, NY 14226 _____
2. SBL#: 80.05-5-1 _____
3. Property/Building common or current name: KeyBank Snyder Branch _____
4. Property/Building's historic name, if known: _____
5. Present owner or address: First Niagara Bank NA _____
6. List names of all owners of record and their addresses. (Use a separate document if necessary): _____
7. Name of original architect(s): _____

B. DESCRIPTION OF CRITERIA FOR DESIGNATION FOR HISTORIC LANDMARK, SITE or DISTRICTS

Applicants must clearly and thoroughly identify the criteria which is the basis for designation of a historic landmark, site or district. Applications will not be considered by the Commission unless completed with all information deemed necessary by the Commission. Applicants must:

- Indicate the criteria which is the basis of this application with a check box below

Attachment: Packet - 4467 Main Street (30131 : PH - 4467 Main Street)

LD

- Provide a supporting written narrative explaining how this property meets EACH criteria indicated.
- Attach supporting documentation for each criteria.
- Provide such additional documentation required by the Commission.

CRITERIA FOR DESIGNATION FOR HISTORIC LANDMARKS

The HPC may recommend designation of an individual property as an INDIVIDUAL LANDMARK if it

- _____ 1. Exemplifies or possesses special character, or historic or aesthetic interest of value as part of the political, economic, or social history of the Town.
- _____ 2. Is identified with persons or events significant in local, state, or national history.
- _X_ 3. Embodies the distinguishing characteristics of a type, period or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship; or is representative of the work of a designer, architect or builder;.
- _X_ 4. Represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic, represents an established and familiar visual feature of the community.
- _____ 5. Has yielded or may be likely to yield information important in prehistory or history.

The HPC may recommend designation of a group of properties as a HISTORIC DISTRICT if they:

- _____ 1. Contains properties which meet one or more of the criteria for designation as a landmark and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.
- _____ 2. Constitutes a unique section of the Town by reason of possessing those qualities that would satisfy such criteria.

The HPC may recommend designation of an individual property as An INTERIOR HISTORIC LANDMARK if it/they:

- _____ 1. It is customarily open or accessible to the public.
- _____ 2. It is an interior into which the public is customarily invited.

LD

The HPC may recommend designation of a landscape feature or group of features as a SCENIC LANDMARK if they:

____ 1. Recommendations for designation must be accompanied by such historical and architectural information as is required by the commission to make an informed recommendation concerning the application.

C. PROPERTY DESCRIPTION

1. Building	____ clapboard	____ stone	____ stucco
material(s):	____ shingles	____ cobblestone	____ board and batten
	X brick	____ logs	____ other: _____
2. Structural	____ wood frame: heavy timber	____ plank	
system:	____ wood frame: light members	____ metal (explain): _____	
(if known)	____ masonry load-bearing walls	_____	
	____ log	____ other: _____	
3. Condition/ integrity	_X_ excellent	____ deteriorated	Check one: Check one:
	____ good	____ ruins	_X_ unaltered _X_ original site
	____ fair	____ unexposed	____ altered ____ moved
			date: _____

Attachment: Packet - 4467 Main Street (30131 : PH - 4467 Main Street)

LD

List major alterations and dates (if known): _____

1998 – Drive-in window _____

1982 – 24-hour window teller

Source of this information: The Town of Amherst Property Record Online System ("PROS")_____

4. Threats to X none known X development deterioration

building: ___ zoning ___ roads ___ fire

____ other/comments: _____

5. Related ___ barn ___ carriage house ___ shop ___ well

outbuildings ___ garage ___ greenhouse ___ gardens ___ other

and property: ___ shed ___ privy ___ stables _____

Landscape feature: _____

Other: _____

6. Surroundings: (check all that apply)

☐ Open Land	☐ Densely built-up	☐ Other
☐ woodland	☒ commercial	:
☐ Scattered buildings	☐ Industrial	
	☒ Residential	

LD

Interrelationship of building and surroundings: Provides the makeup of the 4 corners of Main & Harlem, a highly visible intersection in Amherst. To the north are newer commercial properties, to the South is the Beck Store, original to Snyder (moved from original location), next to Sunoco Gas Station and an extraordinarily large parking lot to the South. Built right up to the SW corner, which is inline with modern zoning codes in a village setting.

7. Other notable features of building and site (i.e. style, details, interior features if known): _____

8. Period of Significance: 1929

The period of significance is the time period when a historic resource was associated with important events, people, or activities (could be initial construction dates/major alterations.). A period of significance can be a few days, several years, or thousands of years and a property can have multiple periods of significance.

Signature of Applicant

Date

Brian Swartz

Print Name

BRIAN SWARTZ

2/20/25

Two (2) copies of this form and all supporting documents must arrive by 4:00 pm (end of day) two weeks prior to the monthly Historic Preservation Commission meeting. Upon submission of the complete application, one complete PDF shall be emailed to the Town of Amherst. Email address shall be provided at the time of submission.

DO NOT WRITE BELOW THIS LINE

The Town of Amherst Historic Preservation Commission action taken:

LD

Motion _____

Chairpersons Signature _____

Date _____

CRITERIA NARRATIVES AND SUPPORTING DOCUMENTS MUST BE ATTACHED

TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION

Public Hearing for Proposed Local Landmark designation of 4467 Main Street

WHEREAS, the Town of Amherst has many significant historic, architectural and cultural landmarks within its borders; and

WHEREAS, 4467 Main Street meets Local Landmark Criterion 121-6 A(iii): embodies the distinctive characteristics of the early 20th century Georgian Revival style and Local Landmark Criterion 121-6 A(iv): represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic, represents an established and familiar visual feature of the community; and

WHEREAS, built ca. 1929, this property is also associated with the history of suburban development in the Town of Amherst; and

WHEREAS, the property is also identified in the 1998 Intensive Level Survey, 2011 Reconnaissance Survey, and the September 2017 Intensive Level Survey as a significant Amherst property; and

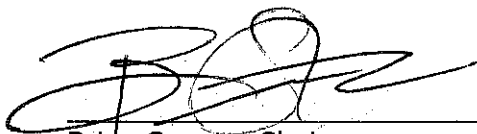
WHEREAS, the property was modified in 1960 but retains a moderate level of integrity of design, materials, craftsmanship and settings; and

WHEREAS, an application for a proposed landmark designation of 4467 Main Street was presented before the Historic Preservation Commission at the December 10, 2024 regular meeting; and

WHEREAS, the proposed designation is further described in the attached documents; now therefore be it

RESOLVED, Pursuant Amherst Code Section 121-6 of the duties of designation by the Historic Preservation Commission, the Commission will file a Notice of Proposed Designation with the Town Clerk for the purpose of holding a public hearing for the proposed designation of the property at 4467 Main Street, in Amherst New York as a local landmark under Local Landmark Criterion 121-6 A(iii) and 121-6 A(iv).

The foregoing resolution was adopted by the Town of Amherst Historic Preservation Commission, December 10, 2024; moved by - Waterman-Kulpa; seconded by - Wright; ayes 6, noes 0, absent 1 (Hirschey).

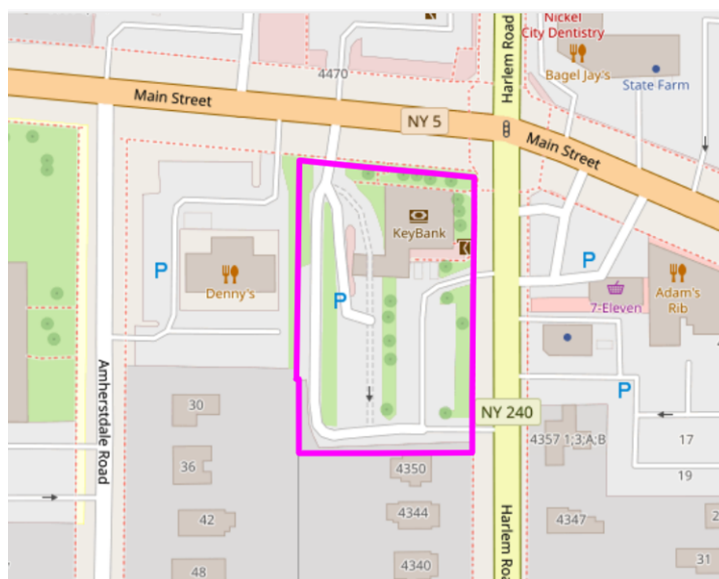
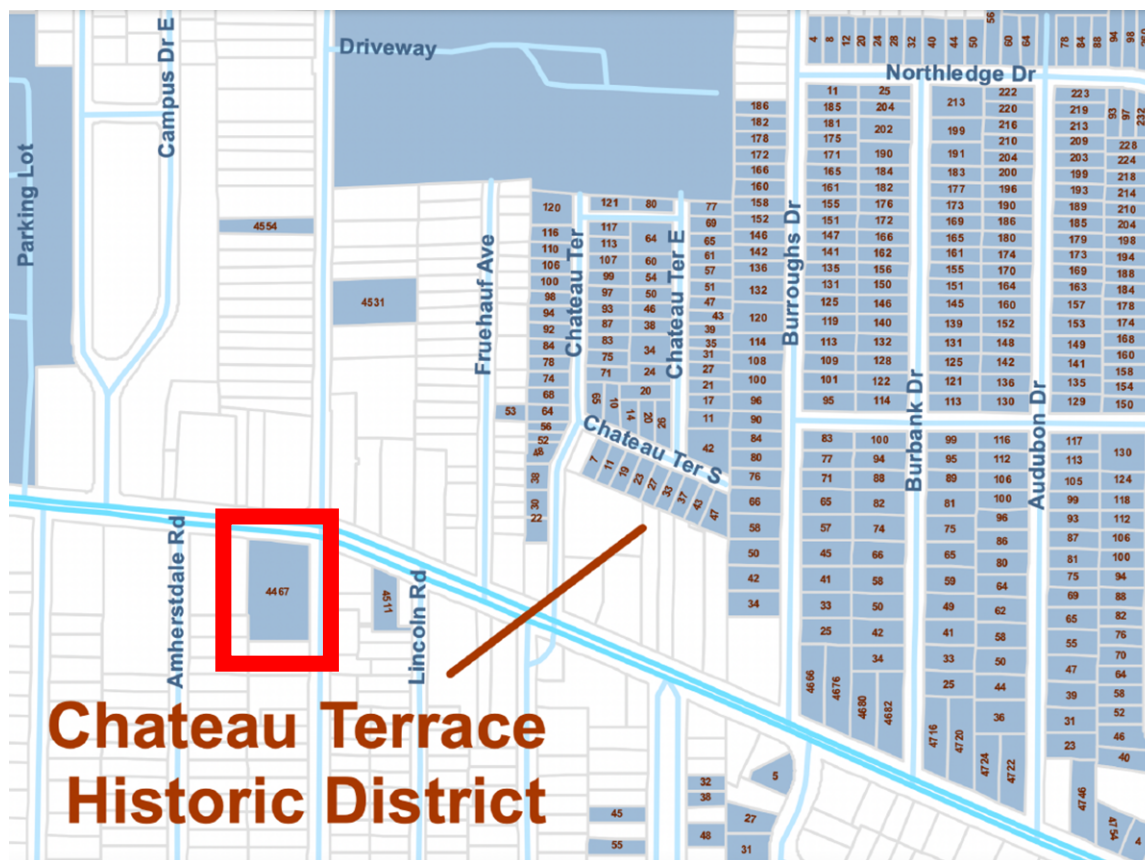


Brian Swartz, Chair

12/16/24
Date

Attachment: Packet - 4467 Main Street (30131 : PH - 4467 Main Street)

KeyBank Snyder Branch
 4467 Main Street, Snyder, NY 14226
 SBL 80.05-5-1



Attachment: Packet - 4467 Main Street (30131 : PH - 4467 Main Street)



AREA 6

6-79. 4467 Main Street,
Present Marine Midland Bank

The building located at 4467 Main Street (ca. 1930; Photo 6-79), at the southwest corner of Harlem, is a single story Georgian Revival tan brick commercial building. The building first appears on the 1932 Sanborn map as a bank, and continues to retain that function as a bank. Not only is the building significant architecturally, it is a rare example of early twentieth-century commercial architecture in Amherst that has maintained the same functional use for over 80-years.

Source: <https://www.amherst.ny.us/pdf/committees/additional/historic/existing.pdf> page 52

Name of Resource/Address

Present KeyBank, 4467 Main Street (southwest corner of Harlem Road)

Approx Date of Construction

ca. 1930

Resource Type/Description

1-story roofed brick clad Georgian Revival commercial building. Entrance on Main Street. Elevation has in-antis Corinthian order columns and a pediment above.

Reason for Inclusion

Georgian Revival commercial architecture. Association with the history of Snyderville. Building was constructed as a bank and has continued that functional use.

Color Code

Blue - Extremely high architectural and/or historic significance. These properties would likely also meet the criteria to be considered National Register eligible. A locally significant district. A resource that is rare and lacks individual distinction. All districts are considered Blue as are most farmsteads.

Source: <https://www.amherst.ny.us/pdf/committees/additional/historic/appendix1.pdf>

Snyder, New York : Background

Nestled within the Town of Amherst, Snyder stands as a testament to the town's rich heritage. As one of Amherst's earliest established areas, Snyder exudes a quaint, village-like charm, boasting a harmonious blend of residential and commercial spaces that encourage pedestrian activity. The area is adorned with a tapestry of local landmarks, including educational institutions, places of worship, and cultural centers, all woven into a classic urban design featuring tree-lined streets and meticulously maintained homes.

Snyder's southern locale within Amherst is framed by Getzville and Brantwood Road to the west, Sheridan Drive to the north, the convergence of I-290 and I-90 to the east, and the boundary with Cheektowaga to the south. The heart of Snyder's revitalization efforts lies along the Main Street corridor, stretching from Campus Drive to Burroughs Drive, which serves as the commercial nucleus of the community.

The historical roots of Snyder trace back to 1804 with Timothy Hopkins' settlement, marking the beginning of its transformation from rural farmland to a bustling community. The arrival of Abraham Snyder in 1823, followed by the establishment of his family's homestead at the crossroads of Main Street and Harlem Road, catalyzed the growth of "Snyderville." The evolution of Snyder continued through the 19th century, with local enterprises catering to the agrarian lifestyle and the influx of stagecoach travelers along the Buffalo-Williamsville thoroughfare.

The dawn of the 20th century heralded a new era for Snyder, shaping its distinctive identity. The introduction of an electric trolley in 1892 linked Snyder to the expanding Buffalo streetcar network, propelling the area into a sought-after residential enclave for the city's affluent. This period also saw the expansion of the business district at Main and Harlem, solidifying its role as the communal hub for the burgeoning suburbs.

In the present day, Snyder's residential zones remain highly coveted, a beacon of stability amidst a static economic landscape. The business district, while evolving, continues to honor its historical significance, transitioning from its pastoral origins to a modern-day haven for exclusive, high-quality merchandise. Snyder's journey from a rural hamlet to a suburban cornerstone and now to a contemporary commercial destination reflects its enduring adaptability and allure.

4467 Main Street: A Historical Narrative

Where Main Street and Harlem intersect in the quaint hamlet of Snyder, New York, stands a testament to the town's communal spirit and architectural heritage: the building at 4467 Main Street. Originally serving as the Bank of Snyder, this structure is

a fine example of Georgian Revival architectural style, characterized by its symmetry, proportion, and adherence to classical design principles.

Constructed in 1929, the Bank of Snyder was more than a financial institution; it was a symbol of local pride and autonomy. On July 2nd, 1929, the Bank of Snyder opened its doors to the public for the first time, with “a capital of \$100,000 and a surplus of \$50,000.”¹ In an era marked by economic optimism before the Great Depression, the residents of Snyder came together to establish their own bank, a move that reflected the town’s growing affluence and self-reliance. According to the Buffalo Courier Express, when the bank was first established in 1929 “150 of the 160 stockholders are residents of Snyder.”² This was a “point of pride” not for the officers and directors of the bank, but for the folks that lived in Snyder as well.

The bank’s establishment coincided with a period of significant growth for Snyder, which had been founded nearly a century earlier in 1837. The town, named after its first postmaster Michael Snyder, grew from a simple crossroads to a vibrant suburb, its identity intertwined with the ebb and flow of the nation’s economy. Once the proud Bank of Snyder, it now operates as a Key Bank branch, but its walls echo a history far richer than its financial legacy. The building’s inception as a bank is immortalized on the 1932 Sanborn map, and remarkably, it has continued to serve this original purpose for over 9 decades.

Over the years, the Bank of Snyder would see the world change around it. The Great Depression, the rise and fall of industries, and the ebb and flow of the town’s fortunes all played out around this steadfast edifice. In 1934, the bank was acquired by the Marine Trust Company of Buffalo, reflecting the broader economic consolidations of the time. The 1920s and 1930s were decades of stark contrast for Snyder, mirroring the broader American experience. The Roaring Twenties brought a wave of optimism, only to be dashed by the Great Depression’s shadow. As the nation grappled with economic turmoil, Snyder was not immune. The once-thriving industries slowed, and the dreams of prosperity were replaced by the stark reality of survival.

Amidst this backdrop, the Marine Trust Company of Buffalo emerged as a beacon of stability. Due to the region’s commercial economy, the bank initially focused on trade finance for the burgeoning grain industry in Buffalo. Founded in 1850, the institution weathered economic storms to become a cornerstone of the Buffalo region’s financial landscape. It transformed into the Marine Trust Company of Buffalo, and by 1929, as part of the Marine Midland Corporation, it extended its reach far beyond the local

¹ The Buffalo News. (July 1, 1929). . Newspapers.com. Retrieved March 26, 2024, from <https://www.newspapers.com/article/the-buffalo-news/144179656/>

² Buffalo Courier Express. (July 2, 1929). . Newspapers.com. Retrieved March 26, 2024, from <https://www.newspapers.com/article/buffalo-courier-express/144179308/>

community. In the early 1960s, Marine Midland Corporation initiated a series of mergers among its network of banks, culminating in the formation of the Marine Trust Company of Western New York. This entity underwent several name changes and expansions, ultimately uniting with nine regional banks in 1976 to establish Marine Midland Bank, boasting assets of \$10.5 billion. At the time, this was the largest bank merger in U.S. History.³ In 1980, the global banking giant HSBC embarked on a strategic expansion into the American market by securing a majority stake of 51% in Marine Midland Banks, Inc. This transition culminated in 1999 when Marine Midland Bank adopted the HSBC brand, emerging as HSBC Bank USA, and signifying a new chapter in its storied history.

Today, as a Key Bank branch, 4467 Main Street continues to serve the financial needs of Snyder's residents, just as it did nearly a century ago. The former Bank of Snyder located at 4467 Main Street is more than a building; it is a narrative woven into the fabric of Snyder. It stands as a testament to the resilience of a town that has seen the pendulum of history swing from prosperity to hardship and back again. It is a monument to the collective spirit of its people, a spirit that endures in the very bricks and mortar of this Georgian Revival masterpiece.

Architectural Summary

Erected in 1929, this Georgian Revival structure is cloaked in brick, its single-story stature exuding the elegance of classical design. Adorned in the Georgian Revival style, the building's symmetrical facade and classical elements reflect a revivalist passion for the grandeur of the past, a nod to the colonial heritage that shaped early American architecture. The significance of 4467 Main Street transcends its architectural merit; it is a rare example of early twentieth-century commercial design within Snyder, one that has steadfastly preserved its functional legacy. The entrance, graced by Corinthian columns set in antis and crowned with a triangular pediment, invites passersby to step into a space where history and commerce intertwine. A Copper clad cornices wrap the length of the building and match with the style of many other century old buildings in Snyder.

Period of Significance: 1929 (original building) and subsequent addition (date unknown)

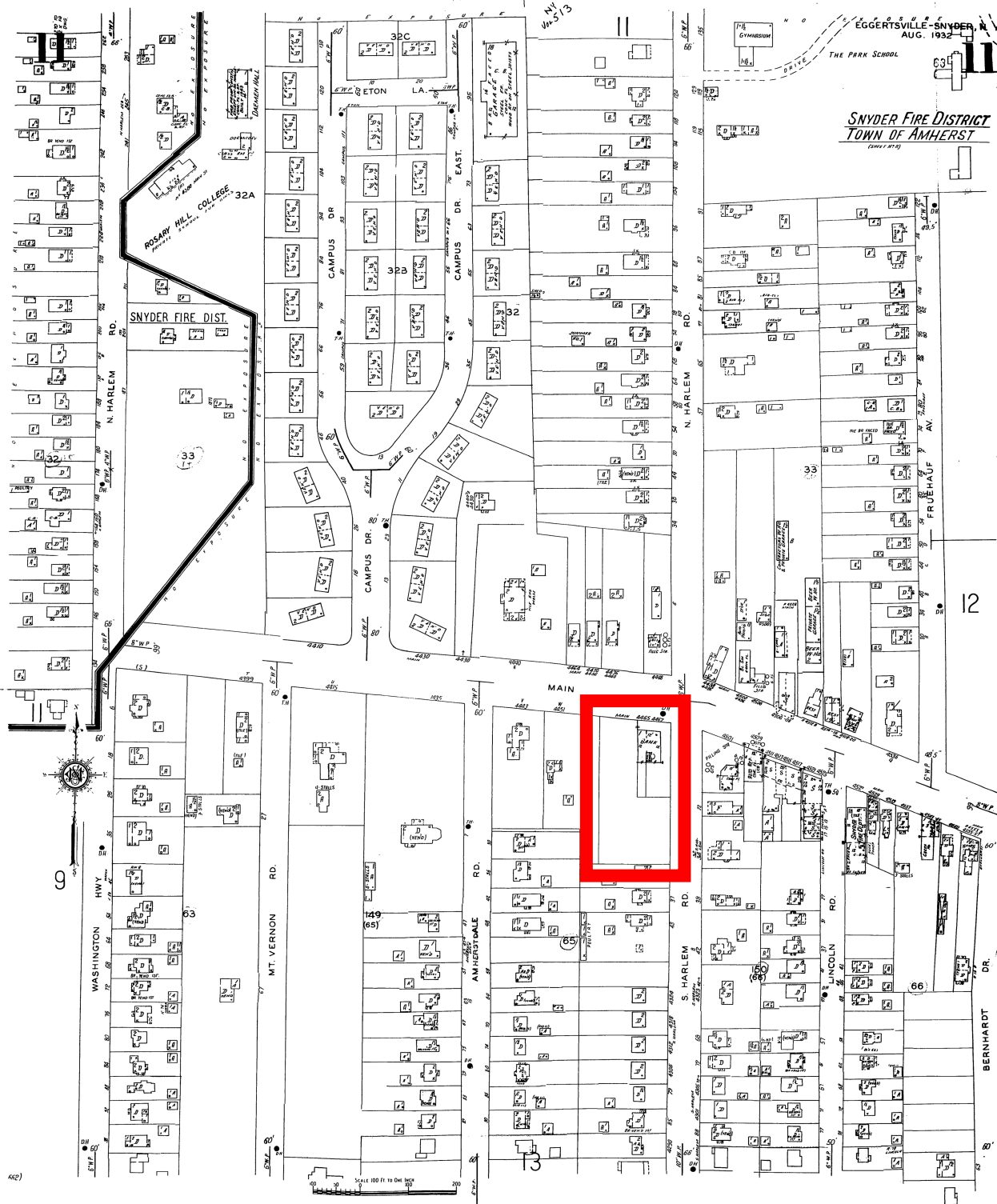
³HSBC Collections, Global Archives - Marine Midland Corp.

<https://history.hsbc.com/collections/global-archives/hsbc-usa-inc-marine-midland-corporation>

Architectural Narrative

The bank building that has stood at the southwest corner of Harlem Road and Main Street in Amherst, NY was constructed in 1929 with additions in 1960 and later (a non-contributing drive-through addition). It is a one-story building in which the brick facade follows the angle of the property lines. The mortar joints in the 1929 portion contain a visible aggregate invoking historic mortar mixes. Brick quoining was introduced in the 1960 addition at each corner, creating a visible queue demarcating the location of the newer building. Limestone coping appears at the top of the parapet wall, although capped in aluminum break-metal as part of a newer roof assembly. This feature carries into the 1960 building as cast stone. A short protruding cornice is visible on the 1929 building that carries over as a cast stone element onto the 1960 building. Similarly, the continuous limestone lintel above the windows carries over into the 1960 building as cast stone at the same width. Limestone (although painted) is prevalent at the window surrounds, and front door surround. The front entry shows 2 Corinthian-style columns holding up a pediment with an entablature wide enough for bank signage. The column caps contain carved acanthus leaves and Doric bracketing. Beyond the columns is a wide band of limestone wrapping the entry door and arched transom window. The wood transom appears to be original, but the original door was replaced with an aluminum storefront material. The windows in the 1929 building appear to be the original wood windows. They are all double-hung 6 over 9 muntin pattern except for the smaller window along the east facing façade that is a double-hung 6 over 6 muntin pattern. The north facing windows are all singularly wrapped in a limestone surround and feature a partial limestone belt course along the sill that continues into the 1960 building as cast stone. The east facing windows are tripled without the limestone surround, but all have a limestone still. The west facing windows in the 1960 building are the same dimension as the north facing windows but are detailed with a spandrel panel that extends through the belt course down to grade. These windows have a 9 over 9 muntin pattern. Lastly, the original chimney appears to be intact in the 1929 building.

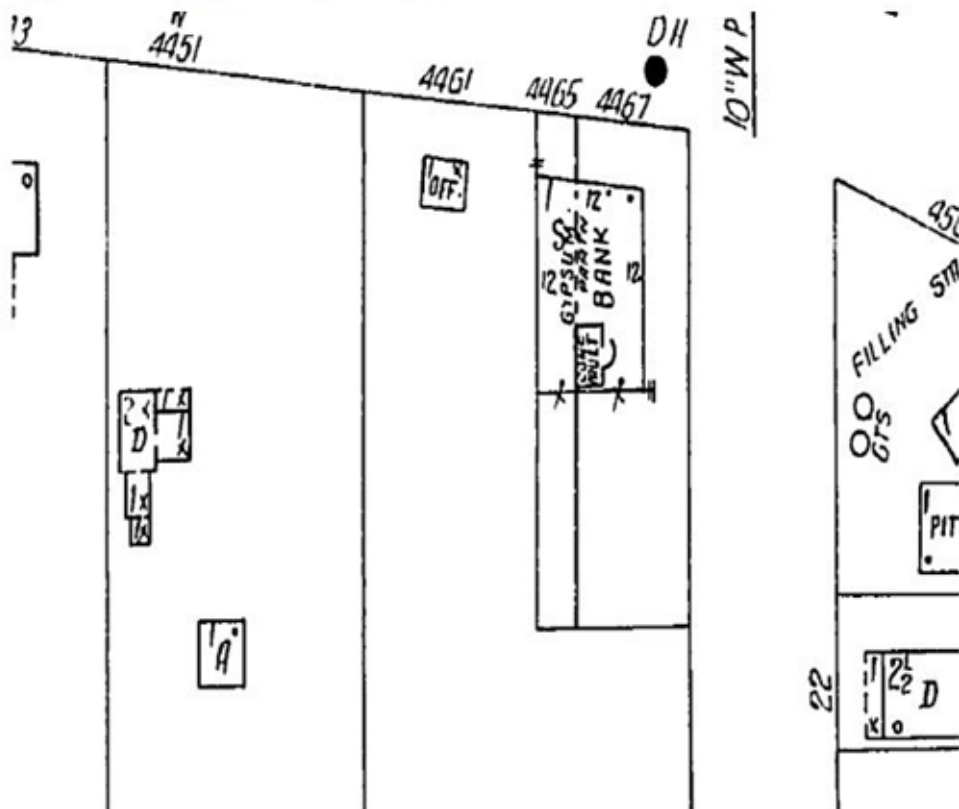
SANBORN MAP, 1932



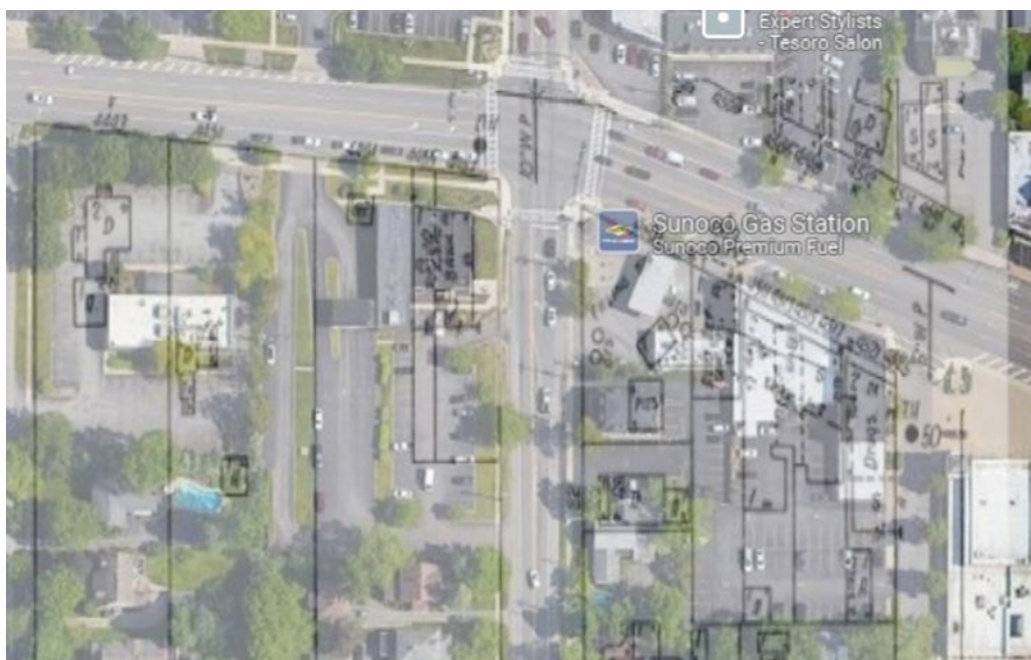
Attachment: Packet - 4467 Main Street (30131 : PH - 4467 Main Street)

ProQuest® Digital Sanborn Maps, 1867-1970

Eggertsville-Snyder Aug. 1932, Sheet 11



Eggertsville-Snyder Aug. 1932 Sheet 11 – Harlem & Main Overlay



NOTICE OF INTENTION TO ORGANIZE THE "BANK OF SNYDER."

WE, THE UNDERSIGNED, DO HEREBY certify and give notice of our intention to organize a state bank under and in pursuance of the laws of the State of New York, as follows:

1. The name by which the State bank is to be known is **"BANK OF SNYDER."**
2. The place where its business is to be transacted is Snyder, Town of Amherst, County of Erie and State of New York.
3. The amount of its capital stock shall be one hundred thousand dollars (\$100,000.00), consisting of two thousand (2,000) shares of the par value of fifty dollars (\$50.00) per share.
4. The names and places of residence of the incorporators are as follows:

Name	Residence
George F. Rand	Buffalo, New York
W. Allan Gardner	Snyder, New York
Joseph Coplon	Snyder, New York
Austin B. Hoolihan	Snyder, New York
Otto B. Schuler	Snyder, New York
Frank P. Ranahan	Snyder, New York
William R. Boocock	Snyder, New York
Nelson W. Cheney	Eden, New York
Franklin F. Schafer	Snyder, New York
F. Warren Mundie	Tonawanda, New York
George F. Bates	Buffalo, New York

We, and each of us, do hereby further certify and declare that he will accept the responsibilities and faithfully discharge the duties of a director in said state bank if elected to act as such when authorized by the provisions of the banking law of the State of New York.

Made and executed at Buffalo, New York, this 28th day of December, 1928.

**GEORGE F. RAND
W. ALLAN GARDNER
JOSEPH COPLON
AUSTIN B. HOOLIHAN
OTTO B. SCHULER
FRANK P. RANAHAN
WILLIAM R. BOOCOCK
NELSON W. CHENEY
FRANKLIN F. SCHAFER
F. WARREN MUNDIE
GEORGE F. BATES**

Jan. 14-21-28 Feb. 4

The Buffalo Times Jan 14, 1929 - Page 19

<https://www.newspapers.com/article/the-buffalo-times/140579100/>

Attachment: Packet - 4467 Main Street (30131 : PH - 4467 Main Street)

BANK HEADS NAMED

F. Warren Mundie chosen president of Snyder institution

Officers of the recently organized Bank of Snyder were elected yesterday at a meeting of the board. The new bank, capitalized at \$100,000, with a \$50,000 surplus, will be headed by F. Warren Mundie, assistant vice-president of the Marine Trust Company. Construction of the bank building, to be erected at Main street and Harlem road, will be started at once and will be completed July 1st.

The vice-presidents of the new bank will be Joseph Coplon and Otto F. Schuler. Herbert J. Vogelsang was elected cashier.

The board of directors is made up of Eugene Warner, W. Allen Gardner, Joseph Coplon, Austin B. Hoolihan, Otto F. Schuler, Frank P. Ranahan, William R. Boocock, Nelson W. Cheney, Franklin F. Schafer, F. Warren Mundie and George F. Bates.

Buffalo Courier Express Apr 4, 1929 - Page 5

<https://www.newspapers.com/article/buffalo-courier-express/140578866/>



F. WARREN MUNDIE. OTTO F. SCHULER. HERBERT J. VOGELSANG.

The new Bank of Snyder will open for business Tuesday at 9 A. M. in its new building at Main street and South Harlem road, Snyder, with a capital of \$100,000 and a surplus of \$50,000.

The bank, which is named for the community it will serve, has 160 stockholders, of whom 150 are residents of the Snyder section.

"We will not be in our own quarters in the building until later in the month, due to certain work which still remains to be completed," said F. Warren Mundie, president of the bank, and assistant vice president of the Marine Trust company of Buffalo, "but we wished to open for the beginning of

the interest period." For the present, the banking quarters will be in a store in the building. Before the end of July, the bank will move to its permanent location in the same building.

Officers are: F. Warren Mundie, president; vice presidents are Joseph Coplon, president of the Select Furniture company of Buffalo; Otto F. Schuler of Schuler Brothers, Snyder. Herbert J. Vogelsang is cashier.

Directors are: George F. Bates, W. Allan Gardner, Frank P. Ranahan, William R. Boocock, Austin B. Hoolihan, Franklin F. Schafer, Nelson W. Cheney, F. Warren Mundie, Otto F. Schuler, Joseph Coplon and Eugene Warner.

The Buffalo News Jul 1, 1929 - Page 40

<https://www.newspapers.com/article/the-buffalo-news/140579285/>

WILLIAMSVILLE.

The Bank of Snyder will open for business Tuesday, at 9 o'clock, in the newly erected building, Main and South Harlem roads, Snyder. The building, a one-story brick and tile structure, will provide quarters for the new bank and also a store. The officers are: President, F. Warren Mundie; vice presidents, Joseph Coplon and Otto F. Schuler; cashier, Herbert J. Vogelsang. The directors include the officers and George F. Bates of Buffalo, William R. Boocock, Joseph Coplon and Eugene Warner of Eggertsville, W. Allen Gardner, Austin B. Hoolihan, Franklin F. Schafer, Frank F. Ranahan and

The Buffalo News Jul 1, 1929 - Page 42

<https://www.newspapers.com/article/the-buffalo-news/140579517/>

NEW **BANK** OF **SNYDER** OPENS; OWNED MOSTLY BY RESIDENTS

The new **Bank** of **Snyder**, situated at Harlem road and Main street, **Snyder**, was opened for business yesterday under the management of F. Warren Mundie, president. The first account in the new **bank** was opened promptly at 9 o'clock by Ray Neal of **Snyder**, when he made deposits for his daughters.

The new institution, for the present, will occupy temporary quarters in the new **bank** building now nearing completion. The permanent quarters will be occupied the latter part of the month.

The **Bank** of **Snyder** was organized several months ago by residents of the village and 150 of the 160 stockholders of the institution are residents of that community.

Buffalo Courier Express Jul 3, 1929

Attachment: Packet - 4467 Main Street (30131 : PH - 4467 Main Street)

All Officers Re-elected.

At a meeting of directors following the stockholders' meeting all officers were re-elected for the coming year.

Directors of the Bank of Snyder a Marine Midland group number, promoted Herbert J. Vogelsang to vice president and cashier. He was also made a director. Mr. Vogelsang has been cashier since the Bank of Snyder opened in 1929. For several years he has been instructor in bank organization and operation at the University of Buffalo. He is a graduate of the American Institute of Banking and a former president.

Other officers elected by the directors were: F. Warren Mundie, president; George F. Bates, chairman of the executive committee; Otto F. Schuler, vice president; Nelson J. Carter, assistant cashier.

Stockholders elected the following board members:

William R. Boocock, Nelson W. Cheney, W. Allen Gardner, Austin B. Hoolihan, Franklin P. Schafer, Eugene Warner, Mr. Bates, Mr. Mundie, Mr. Schuler and Mr. Vogelsang.

The Buffalo News Jan 10, 1934

Opening of four more branches by Marine Midland banks will bring the total number of banking offices in this group system to 75. Branches are to be opened by Marine Midland banks at Avon, Sodus, Webster and Alexandria Bay. Applications have been made to open branches at Middleport, Newark, Mechanicsville, Corinth and Pulaski.

The Bank of Snyder, which now has its own staff of officers and board of directors, is to become a branch of the Marine Trust company, Buffalo.

This is made possible under the recently enacted Stephens bill legalizing branch banking. The conversion of the Bank of Snyder from a unit bank into a branch bank will mark the first time that a bank in Buffalo has opened a branch outside of the city limits.

* * *

The Buffalo News Aug 13, 1934

**NOTICE OF SPECIAL MEETING OF
STOCKHOLDERS OF THE MARINE
TRUST COMPANY OF BUFFALO**

NOTICE IS HEREBY GIVEN that a Special Meeting of the Stockholders of The Marine Trust Company of Buffalo has been called to be held at the head office of the company, No. 237 Main Street, in the City of Buffalo, New York, on Friday, the 28th day of September, 1934, at eleven o'clock in the forenoon, for the purpose of submitting to the stockholders of The Marine Trust Company of Buffalo and obtaining their approval of a merger agreement dated September 4, 1934, between The Marine Trust Company of Buffalo and Bank of Snyder providing for the merger of the Bank of Snyder into The Marine Trust Company of Buffalo under the name of "The Marine Trust Company of Buffalo" and pursuant to the provisions of Article XII of the Banking Law of the State of New York prescribing the terms and conditions of said merger and the mode of carrying the same into effect, and of taking such other, further or different action in respect thereof as to the stockholders represented at such meeting or any adjournment thereof shall seem proper, and of transacting such other and further business as may come before the meeting.

Dated Buffalo, N. Y., September 14, 1934.

By Order of the Board of Directors,

GEORGE F. RAND, President.

HENRY J. BEITZ, Secretary.

Sept. 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27

**NOTICE OF SPECIAL MEETING OF STOCK-
HOLDERS OF BANK OF SNYDER**

NOTICE IS HEREBY GIVEN that a Special Meeting of the Stockholders of Bank of Snyder has been called to be held at the office of the bank in the Town of Amherst, Erie County, New York, on Friday, the 28th day of September, 1934, at two o'clock in the afternoon for the purpose of submitting to the stockholders of the Bank of Snyder and obtaining their approval of a merger agreement dated September 4, 1934, between The Marine Trust Company of Buffalo and Bank of Snyder, providing for the merger of the Bank of Snyder into The Marine Trust Company of Buffalo under the name of "The Marine Trust Company of Buffalo" and pursuant to the provisions of Article XII of the Banking Law of the State of New York, prescribing the terms and conditions of said merger and the mode of carrying the same into effect, and of taking such other, further or different action in respect thereof as to the stockholders represented at such meeting or any adjournment thereof shall seem proper, and of transacting such other and further business as may come before the meeting.

Dated, September 14, 1934.

By Order of the Board of Directors,

F. WARREN MUNDIE, President.

HERBERT J. VOGELSANG,

Vice-President and Cashier.

Sept. 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27

Buffalo Courier Express Sep 17, 1934 - Page 19

<https://www.newspapers.com/article/buffalo-courier-express/140577163/>

Attachment: Packet - 4467 Main Street (30131 : PH - 4467 Main Street)

BANK, SNYDER BECOMES MARINE TRUST BRANCH

The Bank of Snyder, at Main street and Harlem road, today became a branch of the Marine Trust company, operating under the new state law permitting branch banking in district limits. Stockholders of the Bank of Snyder and of the Marine Trust company approved the merger late last week.

Herbert J. Vogelsang, who has been vice president and cashier of the Snyder bank, will now be manager since its conversion into a branch. F. Warren Mundie had been president. He is also an assistant vice president of the Marine Trust company.

The Bank of Snyder was organized in 1929 and since its establishment has been a member of the Marine Midland group.

Bank Of Snyder Becomes Branch Of Marine Trust

Effective today the **Bank of Snyder**, located at the corner of Main Street and Harlem Road, becomes a branch office of the Marine Trust Company. This move marks the first time that a **bank** outside the corporate limits of a city has become a branch office of a large city institution, under the provisions of the Stephens Branch Banking Act.

The **Bank of Snyder** was organized in 1929 and since its establishment has been a member of the Marine Midland group of banks. F. Warren Mundie has been president of the **bank**.

Buffalo Courier Express Oct 8, 1934

Marine Trust Company Takes Over Snyder Bank

The Marine Trust Company yesterday announced the acquisition of the Bank of Snyder which it will operate as a branch. The latter institution has been a unit of the Marine Midland group since 1929.

Buffalo Courier Express Oct 9, 1934 - Page 19

<https://www.newspapers.com/article/buffalo-courier-express/140578118/>

Attachment: Packet - 4467 Main Street (30131 : PH - 4467 Main Street)

Snyder—

Town Selects New Bank Depository

Change Is First Made For Several Years

Amherst's official local banking depository now is the Snyder Branch of the Marine Trust Company, Main Street and Harlem Road. So designated by the Amherst Town Board in the new administration of Supervisor Albert J. Herman, the Snyder bank supplants the Williamsville Branch of the Marine Trust Company.

Supervisor Herman pointed out that tax receipts and other funds received in town offices at the Williamsville Village Hall will be deposited in the Williamsville institution for transfer to the Snyder branch. The change in depositories is the first in several years authorized by the Town Board.

The old Bank of Williamsville was depository for the town before it became a branch of the Marine Trust. Former Supervisor Howard G. Britting, whom Supervisor Herman defeated in the November election, was one of the founders of the Williamsville bank and served as its president, until he became supervisor eight years ago.

City banks which also were designated by the Town Board are the Western Savings, Liberty and Manufacturers & Traders Trust Company.

The Buffalo News Jan 12, 1942 - Page 1

<https://www.newspapers.com/article/the-buffalo-news/140577538/>

Attachment: Packet - 4467 Main Street (30131 : PH - 4467 Main Street)

H. Schall has been appointed chairman of the meeting by Potentate Penn R. Watson, Sr., and Judge George H. Rowe. Schall will be assisted by Raymond G. Hoemke and Nelson L. Hopkins.

Fred J. Hanes, manager of the Marine Trust's Snyder office and chairman of Snyder's Sixth War Loan drive committee, announced that students of Amherst-Central High School will sponsor a War Bond show in the school auditorium next Thursday night. Miss Nancy Marchand, 262 Ruskin Dr., a senior, is in charge of the show.

Buffalo Courier Express Dec 1, 1944

Marine Trust to Hold Two 'Open Houses'

Open house receptions will be held from 7 to 9 o'clock tomorrow evening at the Snyder and Williamsville offices of the Marine Trust Company to observe the completion of the remodeling and expansion programs of these offices.

Vice President Albert H. Meyer of the Williamsville office and Manager Fred J. Hanes of the Snyder office will be hosts to town and village officials and customers and friends of the bank. President Charles H. Diefendorf and other Marine Trust officers will also attend. At each office, carnations will be distributed to guests as favors.

Occupying twice as much space as formerly, the Snyder office has been enlarged at a cost of about \$30,000 to include the entire one-story building at Main St. and Harlem Rd. Modern counters have replaced the old style tellers' cages and the entire office has been re-decorated.

At a cost of \$50,000, the Williamsville office has been completely remodeled and enlarged. Modern counters provide privacy for the customer and teller. The bank's safe-deposit facilities have been expanded with the installation of additional boxes of all sizes and the refurnishing of coupon rooms for greater privacy and convenience.

The Buffalo News Apr 25, 1949

OPEN HOUSE.

*You are cordially invited to attend
TWO RECEPTIONS
on Tuesday Evening, April 26th
from Seven to Nine*

*Our newly-remodeled offices in
THE TOWN of AMHERST
will be open for your inspection.*

Please come... bring your friends!



MARINE TRUST COMPANY

SNYDER OFFICE

WILLIAMSVILLE OFFICE

Buffalo Courier Express Apr 25, 1949

Attachment: Packet - 4467 Main Street (30131 : PH - 4467 Main Street)

Marine Trust Branch Holds Open House



The **Marine** Trust Co. last night held open house from 7 to 9 o'clock at its newly remodeled and expanded branches in Williamsville and **Snyder**. Officers of the **Marine**, including President Charles H. Diefendorf, were on hand to greet guests at both offices during the evening. Mrs. Warren K. Vieth of 23 Hamilton Dr., Snyder, one of the visitors, is shown receiving a souvenir from Fred J. Hanes, manager of the Snyder branch, Main and Harlem, while President Diefendorf looks on.

Buffalo Courier Express Apr 27, 1949

Attachment: Packet - 4467 Main Street (30131 : PH - 4467 Main Street)





Figure 4. Main Street entrance

Figure 5. Southwest Elevation



Figure 6. Southwest Elevation



Figure 7. West Elevation



Figure 8. Window Detail



Figure 9. West Roof Detail



[illegible]

STANLEY C. PODO AND ASSOCIATES • ARCHITECTS

JOHN S. KIM

A-I-A

October 26, 1965

Two of Johnson
Building Consultants
1842 South Forest Road
Williamsville, New York 14221

Enclosure: Attention: Mr. Joseph Kikabashi

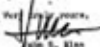
Re: Marine Midland Express-Bank
Square, New York

At the time we submitted plans and made application for the building permits for the above project you informed us that a drive should be installed along the south entrance to Marine Square.

The purpose of this letter being the information of course whether that statement would still serve the pedestrian walk. We would be pleased if you give us your recommendation as to specifically what type of grating should be used in areas this trench.

The reason we bring this to your attention is that we are presently involved in litigation because of a same thing as a result of installing how close to a parking lot trench type drive grating similar to the type you are requesting.

Furthermore, we have reviewed the grades in the parking lot that this drive crosses and note that the majority of surface water will come to the main street side. There is a nine foot (9') drop to this street where a catch basin exists and only one foot (1') to Marine road. In view of this our opinion that a trench type grating may be installed parallel to the pedestrian walk and 5' from curb walk creates a zone around basement greater than the smallest possibility of flooding of water of amounts no greater than those using any other type of the walk.

Very truly yours,

John S. Kim

Enc:
one - Mr. Daniel J. Flinn

POWER OF ATTORNEY
RECEIVED
OCT 29 1965
BUILDING DEPT.

361 DELAWARE AVENUE • BUFFALO, NEW YORK 14205 • 936-7361

82-1132-65

October 20, 1965

Stanley G. Poll and Associates
101 Delaware Avenue
Buffalo, New York 14203

Attn: Mr. John G. Kinn

Re: Marine Midland Drive-In Stand - Buffalo, New York

Dear Sirs:

This is with reference to your communication of October 15, 1965, relative to your water interceptor at the drive in Harlem Road. As discussed over the phone, this office has no objection to the use of a standing cover that the architect as recommended by the New York State Department of Public Works, in fact, however, concerned about any water spilling over the sidewalk with possible hazardous condition to pedestrians in the freezing weather. Any design of the drive eliminating slippery conditions would be acceptable to this firm.

It is suggested that a permit be secured from the Erie County Department of Public Works for any work performed within the State Harlem road right of way.

Yours very truly,

J. B. UNDERHILL
Commissioner of Building

cc: Building Inspector (NYC)
Mayor J. Buchs, Buffalo - Traffic
 & Safety Committee

STANLEY C. PODD AND ASSOCIATES • ARCHITECTS

JOHN E. KIMA


A. S. S.

December 6, 1935

To: Town of Amherst
Building Commissioner
3665 North Forest Road
Williamsville, New York 14221

Enclosure: Attention: Mr. Joseph Sigelwald

Re: Marine Military Drive-In Book
Depot, New York

Enclosed are two copies of Drawing A-101
entitled "Book 10, 1935", showing the
detached garage and new drive for eliminating
water spillage over the sidewalk at the south
entrance of the sidewalk parking. All as
requested by your office.

Very truly yours,

Leon Moskowitz

cc: 



381 DELAWARE AVENUE • BUFFALO, NEW YORK 14202 • 859-3391

Filed



**THE MARINE TRUST COMPANY
OF WESTERN NEW YORK**

301 WALL STREET - BUFFALO, NEW YORK 14203

1122-65

November 17, 1964

Dear Mr. Glavin:

We have been informed by Mr. John G. Elza of the architectural office of Stanley G. Felt and Associates that an area drain at the Borden Road entrance to our Super Service facility possibly will not be required by the Town of Amherst at this time.

It is our understanding that the Building Division of the Town of Amherst will permit the entrance to be installed on the condition that the Marine Midland Trust Company of Western New York does agree to install this area drain at a later date, if, in the judgment of competent engineers such an installation is required.

Please be advised that the Marine Midland Trust Company of Western New York does agree to install the area drain under the terms and conditions stated above.

Thank you for your cooperation.

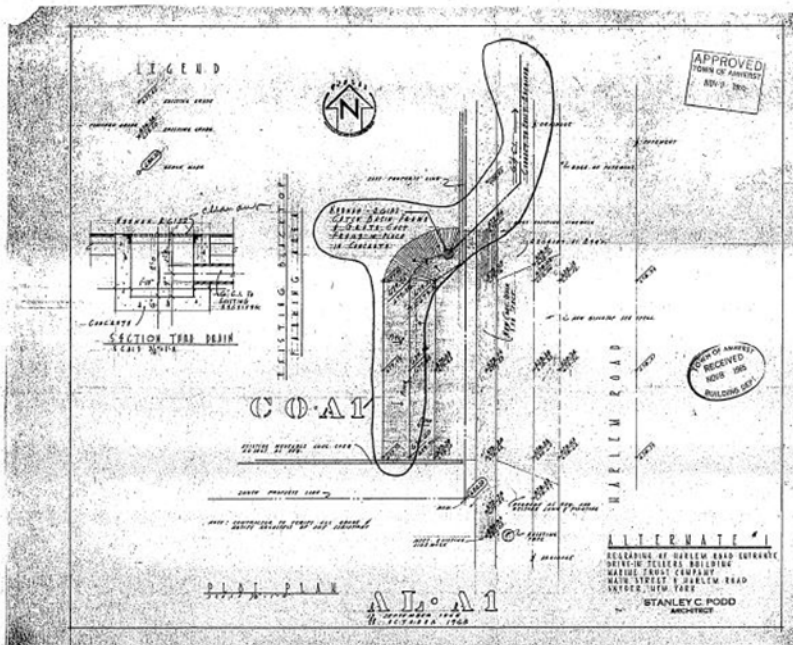
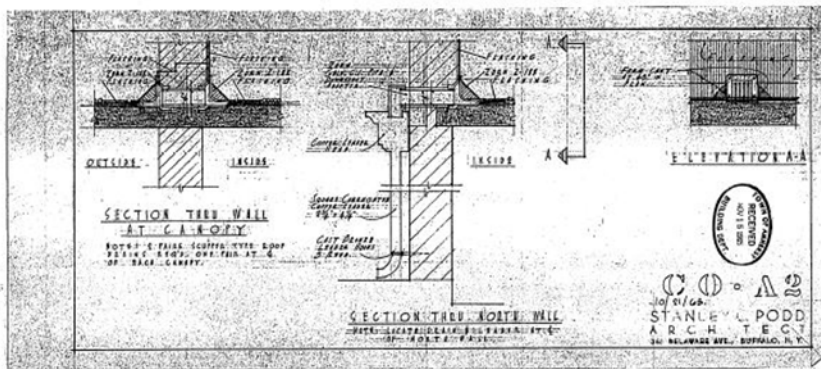
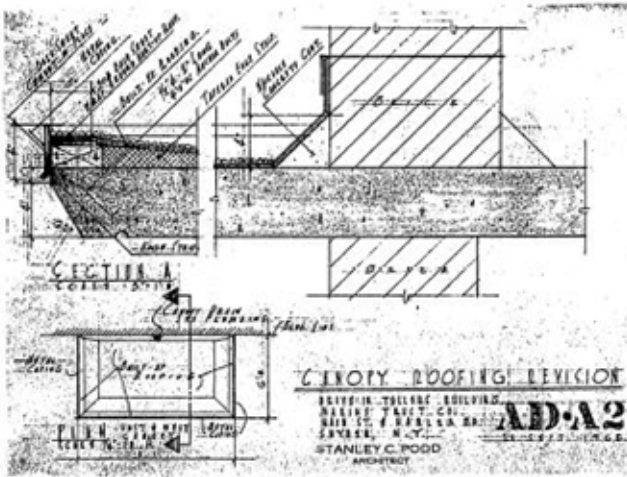
Very truly yours,



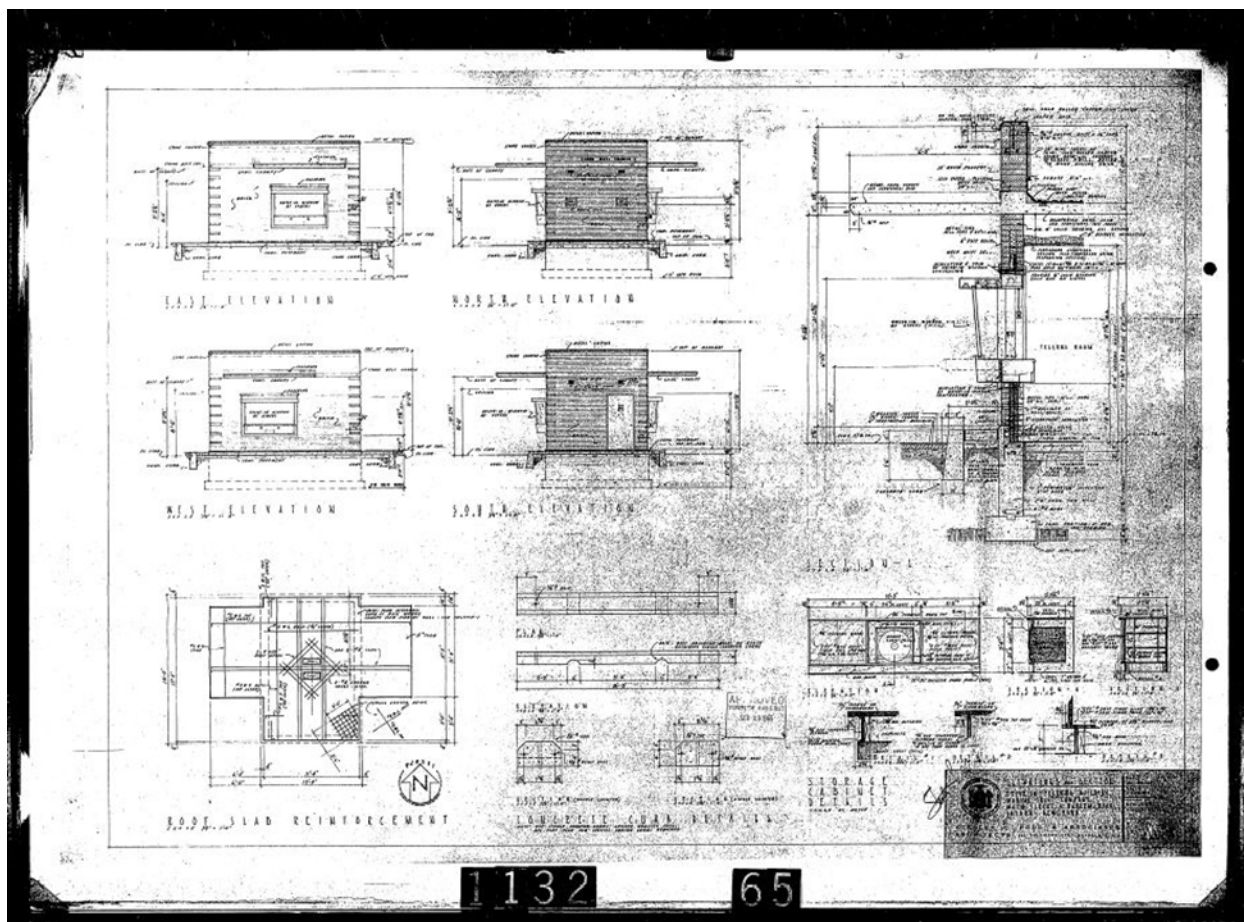
John B. Livingston
Vice President & Comptroller

cc: Mr. [illegible]













WHITEMAN
OSTERMAN
& HANNA LLP

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March 10, 2025

Via E-Mail and Hand Delivery

planningemail@amherst.ny.us

Chairman Swartz and Members of the
Historic Preservation Commission
Town of Amherst
Town Hall
5583 Main Street
Williamsville, NY 14221

**RE: *Proposed Local Historic Designation Nomination
Parcel# 4467 Main Street, Town of Amherst, Erie County, New York***

Dear Chairman Swartz and Members of the Historic Preservation Commission:

Whiteman, Osterman & Hanna LLP represents KeyBank National Association (“**KeyBank**”), the owner of a 1.35-acre parcel of real property located at 4467 Main Street in the Town of Amherst, New York (Tax ID # 80.05-5-1) and all improvements thereon, including a 5,909-square foot 1-story brick building (collectively, the “**Property**”). KeyBank operates a branded bank branch on the Property with a number of drive-through teller lanes, a walk-up teller window and a parking lot.

We write on behalf of KeyBank concerning the third-party nomination presented to Your Honors, the Town of Amherst Historic Preservation Commission (the “**HPC**”), seeking your recommendation to the Amherst Town Board that the subject KeyBank branch building be designated as an historic landmark (a “**Landmark**” or “**Landmark Status**”) as an example of a Georgian Revival building.¹ A public hearing was opened on January 30, 2025, and is being held open until the upcoming meeting on March 11, 2025.

We have reviewed the nomination and file documents provided to us pursuant to New York Freedom of Information Law by Town staff, and respectfully submit that the Property does not

¹ Town Code § 121-6 (J)

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qualify for Landmark Status. Moreover, KeyBank hereby requests that the HPC decline to recommend to the Town Board that the subject building be designated as a “Landmark.”

A review of the record to date reflects that the applicant has requested that the HPC recommend that the Town Board designate the Property as a Landmark based on the mistaken belief that the Property satisfies the following two criteria, Local Landmark Criteria 121-6 (A)(3) and 121-6 (A)(4)

(3) Embodies the distinguishing characteristics of a type, period or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship; or is representative of the work of a designer, architect or builder; or

(4) Represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic, represents an established and familiar visual feature of the community.²

The Property does not meet these criteria and should not be recommended for Landmark Status for the following reasons set forth, not the least of which is that this is a commercial franchise building continuously rebranded through four successive franchise owners starting within four years of its construction. Its current appearance is interchangeable with KeyBank’s other bank branches. **See Attachment 1**, Photos of KeyBank Branches. KeyBank retained Chronicle to prepare the attached report which demonstrates that the building does not meet the qualifications to be a landmark. Highlights of the report are as follows:

- The Property has not been a part of either of the Town’s intensive level historic surveys in 2008 or 2017 as is claimed in the Nomination, only the reconnaissance level surveys. **See Attachment 2**, Chronicle.
- An architect for the building has not been identified and there is no known association with any architect or builder of merit or historical renown. **See Attachment 2**, Chronicle.
- The Property and Building have been continuously upgraded to meet code requirements, accommodate neighborhood growth and respond to consumer needs over the past 95 years through multiple owners, each reconstructing the building and branding the façade as discussed above. **See Attachment 2**, Chronicle.

Criterion 3

With regard to criterion 3, the Nomination relies on statements that the Property is unaltered. This is inaccurate – the Property has been altered, expanded and modernized many times over the years by multiple successive owners to accommodate changing building standards, business needs and consumer expectations, including car size and usage by adding the drive-through lanes and an expanded parking lot.

The subject Property, for a brief period the former Bank of Snyder, has been operated as a bank branch since it was owned by Marine Trust Company (a regional bank) and its successors,

² Town Code § 121-6 (A).
 4919-0669-6740,

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then by HSBC Bank USA National Association (the successor-in-interest to Marine Midland Bank), then by First Niagara Bank National Association, and now by KeyBank (the successor-in-interest to First Niagara Bank). All of these are national banks with limited (in the case of Marine Midland) and no (in the case of HSBC Bank, First Niagara Bank and KeyBank) connection to the original owner, the Bank of Snyder. The building remains useful as a bank branch given its ability to be easily branded by successive banks and because of the size of the real property which has allowed for substantial building expansion and the addition of features such as the exterior teller windows and drive-throughs which are necessary to modern banking.

The subject building is a branch bank rebranded by KeyBank and its many predecessors, altered continuously over the years since it was originally constructed as a store and bank, such that the above criteria do not apply, and the Property no longer stands for an association with the original owners. New construction has changed the Property in a significant manner which would make applying for a Certificate of Appropriateness, a requirement for any other work to be done to the building, pointless as the property cannot be preserved as an example of Georgian Architecture which it is not currently. In fact, this structure is a branded KeyBank branch building as shown in the photographs of the five (5) other branch buildings with very similar appearances and characteristics. **See Attachment 1**, Photos of KeyBank Branches. These buildings are red brick, have red and white accents consistent with the bank logo, and have all of the features required by modern bank branches.

This building has been expanded to accommodate changes in the delivery of banking services to consumers, which has resulted in significant changes to the building shape and exterior appearance with the addition of drive-throughs and an exterior teller window. Georgian Revival is a style that is marked by symmetry, which this building lacks since the building exterior has been altered repeatedly by several additions.

The first addition, constructed in the 1950s, altered the façade such that it is no longer symmetrical. Instead, the door and windows are clustered at the corner while the addition contains no windows or doorways, and the building lacks a mirror of the addition on the opposite side of the building.

The first drive-through window and drive-through lanes were constructed in 1960, then again in 1965, 1994 and 1999, and a walk-up teller window was installed in 1982. **See Attachment 2**, Chronicle. These additions, identifiable by the seam in the brick facing, the different eaves, and the asymmetrical placement of doors and windows in various sizes, result in an irregular, “L-shaped” structure. **See Attachment 3**, Property Record and note that the effective year built is 1996.

The building exterior has been modified over the life of the building to meet New York State Uniform Fire Prevention and Building Code (the “**Uniform Code**”). The continuous upgrading of the building has involved exterior alterations over the decades the building has been in operation that include new doors, heating and cooling upgrades, electrical wiring, roofing, insulation and windows. Parapets of varying heights were installed to obscure the view of equipment on the roof. **See Attachment 4**, Exterior Photo of Mechanicals, Electrical and Plumbing.

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To accommodate Americans with Disabilities Act (“ADA”) metal railing and a concrete ramp were installed in 1992 to improve accessibility. **See Attachment 2**, Chronicle. Front, side and back doors were installed or replaced, and in some instances widened, to facilitate accessibility. These types of modifications have resulted in exterior alterations that reworked the cadence of openings as windows were upgraded and doors added or widened to accommodate new standards. **See Attachment 5**, Building Exterior.

As demonstrated above and as can be seen in comparing this Property to the other KeyBank branches, this is simply a branded franchise building. The building does not inform or connect to the original bank, or any individual associated with the original bank, or yield any information about the history of the bank or any person. Nor does the building retain distinctive characteristics of Georgian Revival due to the rebranding and renovations expanding the structure to accommodate franchise banking.

Criterion 4

In contradiction of criterion 4, any familiarity or visibility of the building attach to the bank branding, not any significant historic events, figures or architecture. As previously discussed, the building remains useful as a commercial bank branch given its location at a high traffic volume intersection, its ability to be easily branded by successive businesses and because the size of the real property enables substantial building alterations and expansions necessary to modernize the provision of consumer services. As shown by the photographs of examples of a number of other KeyBank branches these are very similar to the Amherst KeyBank branch: red brick, commercial in appearance, red and white accents, exterior signage, drive-throughs, exterior teller windows, and parking lots. **See Attachment 1**.

Correspondingly, as criterion 4 is vague it would apply to any structure in situ for a year or more, and as applied here this Property’s visibility and familiarity are a function of its branding. Moreover, since Landmark Status would restrict KeyBank’s property rights, the ambiguous language of criterion 4 should be interpreted in its favor. See *Mamaroneck Beach & Yacht Club, Inc. v. Zoning Board of Appeals of the Village of Mamaroneck*, 53 A.D.3d 491, 862 N.Y.S.2d 81 (2d Dept.), lv. denied, 11 N.Y.3d 712, 872 N.Y.S.2d 74, 900 N.E.2d 557 (2008). [holding that the ambiguous terms of a local restriction on property is to be interpreted in favor of the property owner].

The nomination relies on the building’s continued use as a bank. Notwithstanding that the Property originally contained a store and bank with an office on an adjacent property, this is not a criterion for local landmark designation in the Town Code, Chapter 121. **See Attachment 2**, Chronicle. Any continuity has been hampered by the repeated rebranding and alteration of the building, with the net result a brick commercial bank building that is common throughout the community, the region and the state.

Similarly, the nomination deems the Snyder bank significant, an entity that lasted for four years before Marine Midland purchased the bank, converting the building to a franchise for the first time before being subsequently transferred to HSBC, then First National and most recently, KeyBank. As discussed above the building as altered does not elicit the history of either Snyder

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bank or historical events. Instead, the visual impact is limited to the branding of a recognizable franchise bank.

Visual impact of the Property setting was also altered substantially as the Property has been redeveloped repeatedly over the years to make room for community growth, changing the context of the Property. The Property was subdivided for the store and bank in 1930 with the property to the west later purchased for the first of many expansions of the building and ancillary parking in 1959. **See Attachment 2**, Chronicle. Approximately 35,000 square feet of pavement was installed in 2015 for parking and drive-through lanes. **See Attachment 6**, Aerial GIS map.

Regarding context, the nomination mentions the streetscape at the intersection of Main Street and Harlem Road. KeyBank is surrounded by franchise buildings, a large Sunoco gas station constructed on the opposite side of Harlem Road with a convenience store, and a Denny's adjacent to the KeyBank on Main Street. As franchises these structures, surrounding KeyBank, are their brand's recognizable shape and style, lacking in historic value. **See Attachment 7**, Setting.

We respectfully request that the Commission consider the documentation provided by KeyBank and the basis for KeyBank's objection to imposing Landmark Status on its bank branch. KeyBank has a substantial presence in the Town of Amherst and in the surrounding community area, including branch offices at 3171 and 5173 Sheridan Drive, 3050 Niagara Falls Boulevard, 804 Hopkins Road and 8850 Transit Road.

Based on the foregoing, KeyBank submits that its commercial bank branch does not meet the qualifications for being designated a landmark. As such, KeyBank respectfully requests that the HRC reject the nomination and refuse to recommend that the KeyBank branch located at 4467 Main Street in the Town of Amherst, New York be designated a historic landmark.

Thank you for your consideration and attention to this matter.

Respectfully submitted,

/s/ *Terresa M. Bakner*

Terresa M. Bakner

Cc: Sam Alba, Esq.
 James Quinn

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

ATTACHMENT 1

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

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1.b



Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)







1.b



Attachment: Objection Ltr 3.1.1.25 (30131 : PH - 4467 Main Street)





Attachment: Objection Ltr 3.1.1.25 (30131 : PH - 4467 Main Street)

ATTACHMENT 2

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)



Historic Structure Assessment, KeyBank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York

Christine M. Longiaru, M.A.

Mark A. Steinback, M.A., M.B.A

March 10, 2025

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Historic Structure Assessment

KeyBank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York

Prepared by:

Christine M. Longiaru, M.A.
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March 10, 2025

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Historic Structure Assessment, KeyBank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York

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Appendix A. Photographs

**Historic Structure Assessment, KeyBank at Main Street and Harlem Road, Snyder, Town of
Amherst, Erie County, New York**

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Historic Structure Assessment, KeyBank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York

1 Project Summary



Figure 1. The commercial property at 4467 Main Street, Town of Amherst, Erie County, NY (Chronicle 2025).

Chronicle Heritage (Chronicle) prepared a historic structure assessment for 4467 Main Street in the Town of Amherst, Erie County, New York, under contract to Whiteman Osterman & Hanna LLP, Albany, New York (Figures 1, 2, and 3). This summary report of the circa 1929 commercial building at 4467 Main Street (SBL: 80.05-5-1) has been prepared for submittal to Whiteman Osterman & Hanna LLP, and First Niagara Bank NA (dba KeyBank Snyder Branch). The study included current exterior photographic documentation, historical research, and an architectural investigation of the building. On-site field investigation was conducted on February 24, 2025. Christine M. Longiaru, M.A., served as Principal Investigator and Senior Architectural Historian. Mr. Mark A. Steinback, M.A., Office Principal / Senior Historian, was the Project Director. Ms. Longiaru and Mr. Steinback exceed the professional qualifications requirements (36 CFR 61) for their respective disciplines.

Current State/National Registers Eligibility Status. The commercial building at 4467 Main Street (USN 02902.001201) has not been formally evaluated by the New York State Historic Preservation Office (SHPO) for eligibility to the State and National Registers of Historic Places (New York State Cultural Resources Information System [CRIS] 2025).¹ Further, the subject property has not been previously identified within the boundaries of an existing or potential building district meeting National Register or Local Landmark criteria of the previous reconnaissance and intensive level historic resources surveys undertaken in Amherst.

¹ New York State Office of Parks, Recreation, Historic Preservation [NYS OPRHP] Unique Site Number [USN].

Historic Structure Assessment, KeyBank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York

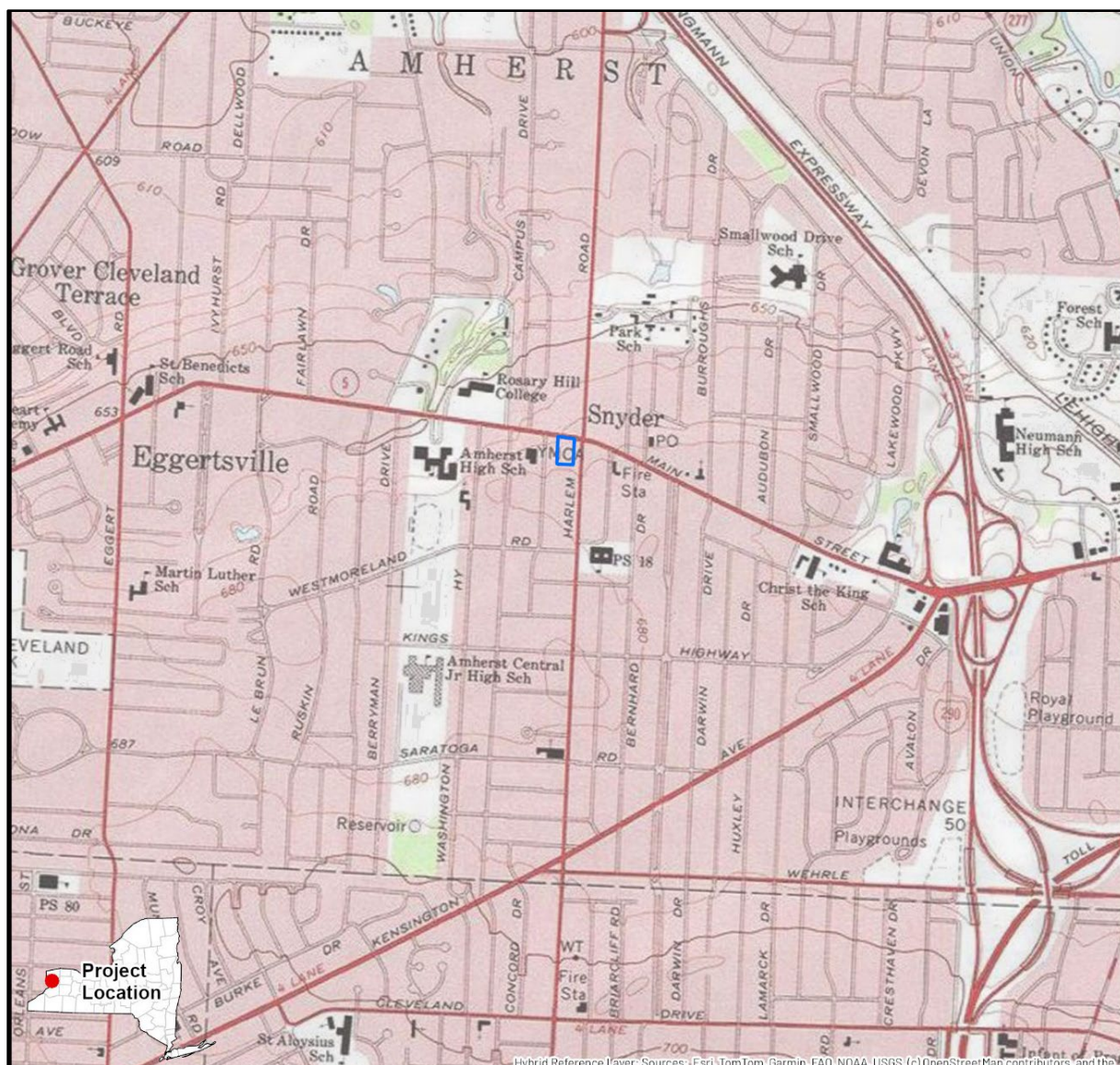


Figure 2. Location of commercial property at 4467 Main Street, Snyder, Town of Amherst, Erie County, New York (USGS Buffalo NE, NY).

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Figure 3. Detail map of 4467 Main Street, Snyder, Town of Amherst, Erie County, New York (ESRI 2024).

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2 Previous Studies and Assessments

Local-level Historic Resources Survey Documentation. The commercial building at 4467 Main Street was first identified as a potential significant historic resource worthy of intensive level survey in the 1997 *Reconnaissance Level Survey of Historic Resources, Town of Amherst* (Bero 1997:Appendix F-24). A rating system was developed to provide a basis of comparison for each property on a town-wide and regional context. Each inventoried resource was evaluated, rated, and assigned a color code (blue, green, or yellow) based on its relative historic and/or architectural context. The 1997 survey assigned a “yellow” color code for 4467 Main Street (Marine Midland Bank), which is the third level of color coding for properties presented in the reconnaissance survey’s Annotated List (Bero 1997: Appendix F-6). A yellow designation represents a property with moderate architectural and/or historical significance (Bero 1997:101). The justification for the building’s inclusion in the survey was based on its Georgian Revival commercial architecture and association with the history of Snyderville (Bero 1997:Appendix F-24). In 2008, the building was not included in the town’s intensive level historic resources survey (Bero 1998).

In 2011, the subject building was re-evaluated in the town’s updated reconnaissance level survey of historic resources (KTA 2011: Area 6-3, Appendix 1-6). The updated reconnaissance study applied the original rating system as established in 1997. The commercial building at 4467 Main Street was reassigned a “blue” color rating, which applies to properties possessing extremely high architectural and/or historic significance (KTA 2011:Appendix 1-16). The 2011 justification for the building’s inclusion as a blue color property was based on additional review of historic maps of Amherst from 1909 through 1950, the town’s suburban development context, and further comparison of architectural styles and building types of the same period. As noted in the 2011 survey report, the building is identified as not only significant architecturally, but as “...a rare example of early twentieth-century commercial architecture in Amherst that has maintained the same functional use for over 80-years” (KTA 2011: Area 6-3). A total of 327 historic resources were included in the 2011 survey, 241 of which were identified as “blue-“rated” properties and 9 resources were categorized as commercial in use (KTA 2011 2011:42-43). The 1997 survey provided a circa 1940s year built date that was revised to circa 1930 in the 2011.

An intensive level historic resources survey of selected resources in Amherst was conducted in 2017 (CBCA 2017). The objectives of the 2017 survey were to advance and update information from the previous 2011 survey on selected historically significant properties to assist with future land use planning and landmark designation (CBCA 2017:1-2). Individual “blue-rated” properties included in the intensive level survey were selected by the town. Though identified as a “blue-rated” property in the 2011 survey, the commercial building at 4467 Main Street was excluded from the 2017 survey.

An application for a proposed landmark designation of 4467 Main Street was presented before the Town of Amherst Historic Preservation Commission at the December 10, 2024, regular meeting (Black 2024). The subject property was recommended as meeting two of the five Town of Amherst Local Landmark criteria for an Individual Landmark under Criteria 2 and 5 on the HPC Designation Application Form (see below). The application includes a historical narrative and an architectural summary of the subject building. The Reason for Inclusion provided on the application includes the subject building’s Georgian Revival commercial architecture, association with the history of Snyder, and continued use as a bank since 1929. The HPC has proposed Local Landmark designation of the building under Local Landmark Criteria 121-6 A(iii) and 121-6 A(iv). Note, the HPC’s resolution passed

Historic Structure Assessment, KeyBank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York

on December 10, 2022, states that 4467 Main Street included in the intensive level historic resources survey of selected resources in Amherst.

HPC Designation Application Form: The HPC may recommend designation of an individual property as a Historic Landmark if it:

- 1) Is associated with the lives of individuals, or of people, or of events significant in the national, state or local history.
- 2) Embodies the distinctive characteristics of a type, a period, or a method of construction.
- 3) Represents the work of a master architect or designer, or possesses high artistic values.
- 4) Represents a significant or distinguished entity whose components may lack individual or special distinction.
- 5) Because of a unique location or singular physical characteristic, it represents an established and familiar visual feature of the neighborhood

§ 121-6. Criteria and Designation of Landmarks, Sites or Historic Districts

- A. Individual Landmark: The commission may recommend an individual property as an individual landmark if it:
- 1) Exemplifies or possesses special character, or historic or aesthetic interest of value as part of the political, economic, or social history of the Town;
 - 2) Is identified with persons or events significant in local, state, or national history;
 - 3) Embodies the distinguishing characteristics of a type, period or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship; or is representative of the work of a designer, architect or builder;
 - 4) Represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic, represents an established and familiar visual feature of the community; or
 - 5) Has yielded or may be likely to yield information important in prehistory or history.

3 Narrative Description

Site. The subject property consists of a 5,909± square foot branch bank facility is situated on a 1.34± acre site (S.B.L. No: 80.50-5-1) on the southwest corner of Main Street (NY Route 5) and Harlem Road (NY Route 240) (Photographs 1-4). The slightly irregular parcel has street frontages of 190± feet on Main Street and 300± feet along Harlem Road. The building's north wall/façade was designed at a slight angle to parallel Main Street's alignment along the west approach to the Harlem Road intersection, where the road turns southeasterly. A driveway at the northwest corner of the property on Main Street extends to the south property line. Two driveways are located on Harlem Road south of the bank building. Three drive-through lanes on the west side of the building are accessed from the south. A 32-space parking lot occupies the area south of the building (Lloyd 2011). Landscape features include a landscaped lawn, concrete sidewalks and walkways, grassy strips, and parking lot islands. The intersection of Main Street and Harlem Road consists of commercial properties at each corner. A commercial property is adjacent to the western property line. Three residential properties

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(4350 Harlem Road; 30 and 36 Amherstdale Road) are adjacent to the southern portion of the property.

Date of Construction. 1929

Description of Exterior. The building at 4467 Main Street is a one-story Georgian Revival style brick commercial building. A one-story addition was constructed on the west side of the building in circa 1960. The building has Flemish Bond masonry, a flat roof with parapet walls, and concrete foundation. Parapet walls have stone coping that are capped in aluminum brake metal. As designed, the original five-bay-wide symmetrical main block fronting Main Street features a pedimented central entrance with an unadorned frieze for signage, in-antis Corinthian columns, and brick pilasters. A single-leaf entrance door and transom are set in a round arch limestone enframingent. Two original light fixtures flank the entrance. Single window openings on the north façade are wood, double-hung six over nine sash. Window openings on the main block have limestone surrounds and limestone sills. A continuous limestone stringcourse above the window openings accents the north and east facades. Windows on the north façade have a partial stone sill course. The north façade's roofline is delineated by a cornice which wraps around the northeast corner of the building. The east façade (Harlem Road) has an entrance in the south bay and three triple windows. Decorative circular stone panels are spaced above the three windows. A smaller window opening with six-over-six sash and a flat arch lintel with stone keystone punctuates the north bay of the east façade. The entrance bay has a replacement metal and glass entrance with full-height side-light and fixed transom. A cornice accents the entrance bay. The south façade has two paired window openings, a single window opening, two basement window wells, and an entrance door with transom. An interior chimney is set on the south edge of the roof. The east bay of the south façade may have originally contained a window opening.

The one-story west addition incorporates stylistic details of the 1929 building. Brick quoins distinguish the north façade of the one-story west addition from the 1929 main block. A cast stone cornice and two continuous stringcourses echo the stylistic treatment of the main block. The north façade was designed without window or door openings. The west façade has a row of five window openings, an entrance door, two single window openings, and a drive-through bank teller window.

4 Building Permit History

The subject property's building permit history was reviewed to assess any changes to the property. There are no original architectural drawings or site plans for both the 1929 building and the ca. 1960 west addition on file with the Town of Amherst. The building footprint does appear on Sanborn Insurance maps from 1932 and 1950 (Figures 6 and 7). At present, nineteen building permits dating from 1958 through 2020 are on file with the Building Permit Department. The earliest building permits from 1958 and 1962 were for the placement of a Marine Trust Co. sign on the lawn in front of the northeast corner of the parcel (Building Permit [BP]-1958-0161; BP-1962-044; BP-1962-0521). A 4 ft-9 in by 5 ft-3 in on a 10-ft-6in post was approved by the town.

In 1965, Marine Trust Co. submitted a commercial construction permit transaction for a brick, one-story bank teller building (Snyder Drive-In facility), driveways, parking area, and drainage system with a cost of \$37,000 (BP 1132-1965). The one-story building was a Type-2B Construction project, a common type of construction for commercial buildings built of non-combustible materials. Project

Historic Structure Assessment, KeyBank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York

plans were designed by the Buffalo architectural firm Stanley C. Podd and Associates. The south side of the 12-ft wide by 18-ft long bank teller building was located 106 ft north of the rear lot line along the west side of the parcel. Drive-in teller windows were on the east and west sides of the building (Figures 4 and 5). A building permit was also submitted to erect two new Marine Midland Bank new steel and frame signs in 1965 (BP 1130-1965).

Changes to the subject property next occurred in the 1990s. A permit was submitted in 1992 to add a concrete access ramp with handrail along the front of the building to Main Street entrance (BP-1992-1279). In 1994, Marine Midland Bank (HSBC Bank) filed a permit for a \$200,000 Branch Refurbishment Program construction project which included interior alterations and drive-through addition (BP 1994-1233). The bank contracted Cannon Architects and Engineers of Grand Island, New York. A permit was also filed for the installation of new signage, including a 30 sq. ft double face internally illuminated pole sign manufactured by Flexlume Sign Corporation of Buffalo. (BP-1994-2246).

Marine Midland Bank filed a permit in 1999 to expand the bank operations with a 756 sq ft drive-thru addition the existing bank building (BP 1998-1744). The permit included minor alterations to the existing building. Minor improvements were made to the property in the early twentieth century which included replacement of signage (HSBC, First National Bank, KeyBank).

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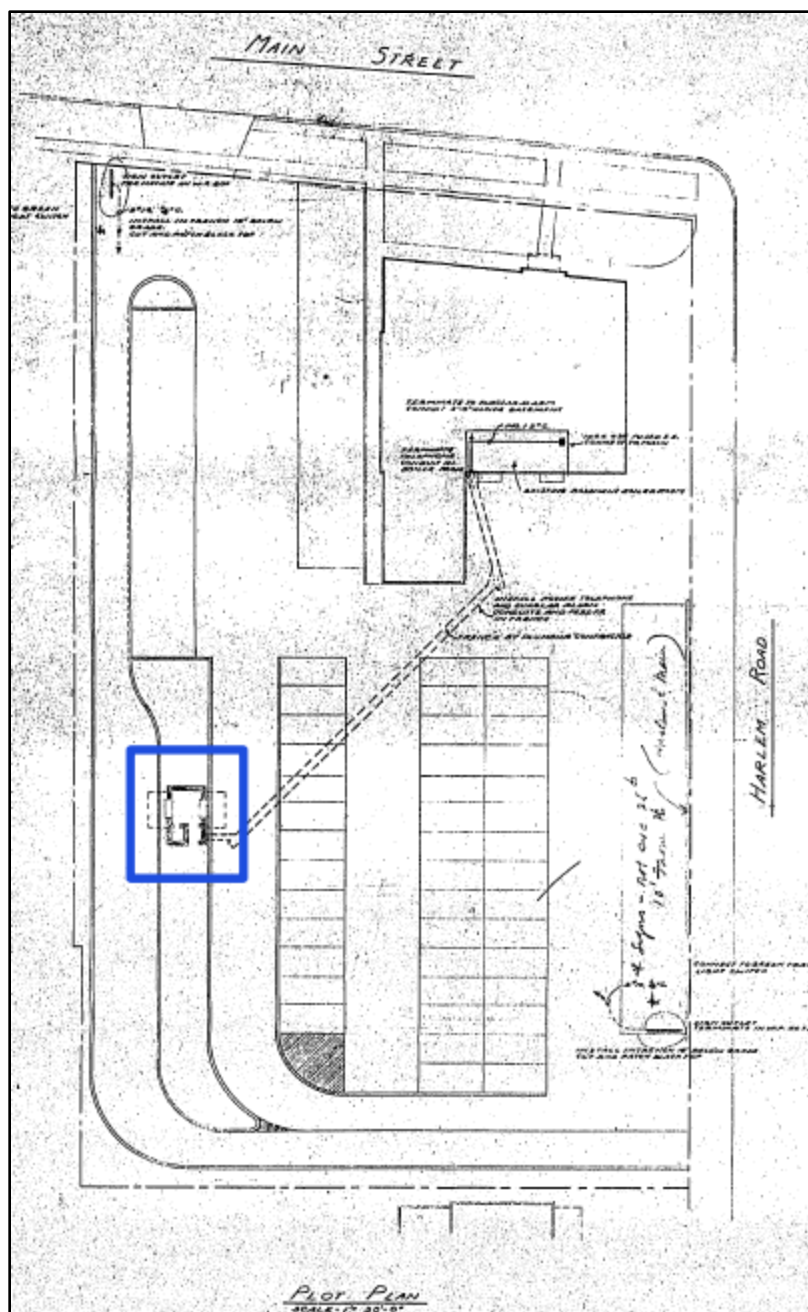


Figure 4. Location of former Snyder Drive-In facility (blue outline) depicted on a 1965 plot plan (Reproduced from BP 1132-1965, Stanley C. Podd and Associates)

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Historic Structure Assessment, KeyBank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York

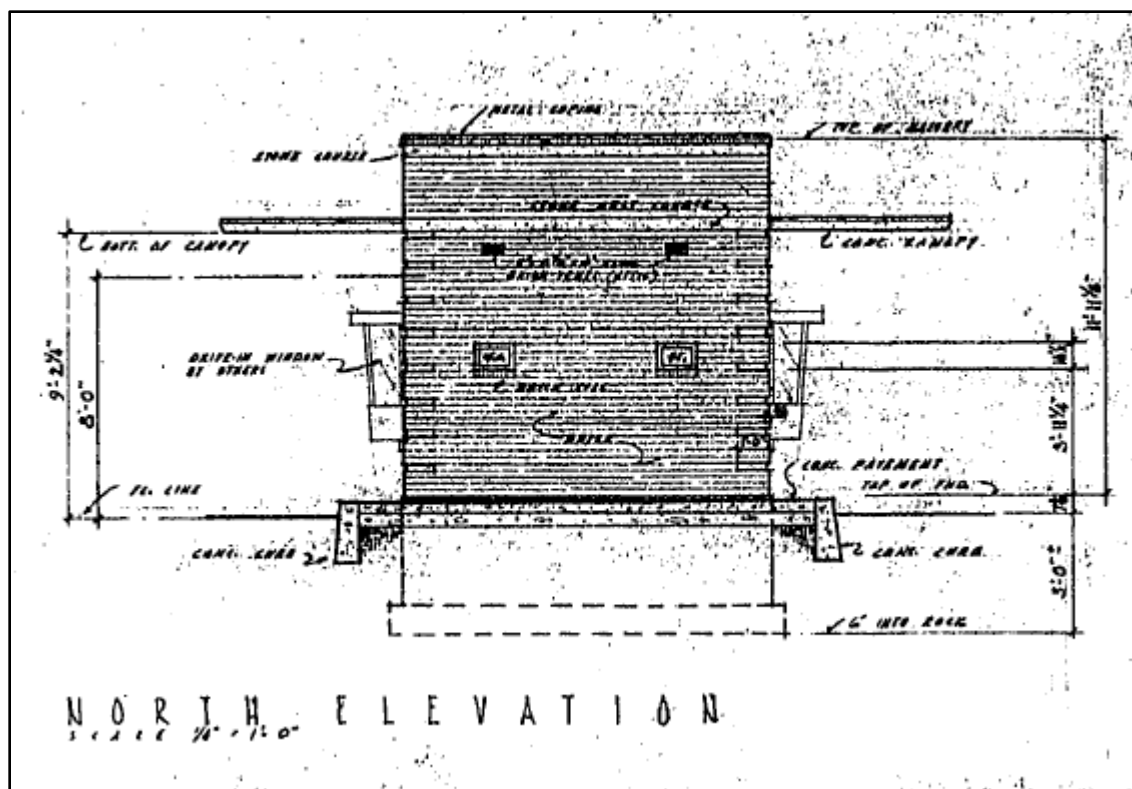
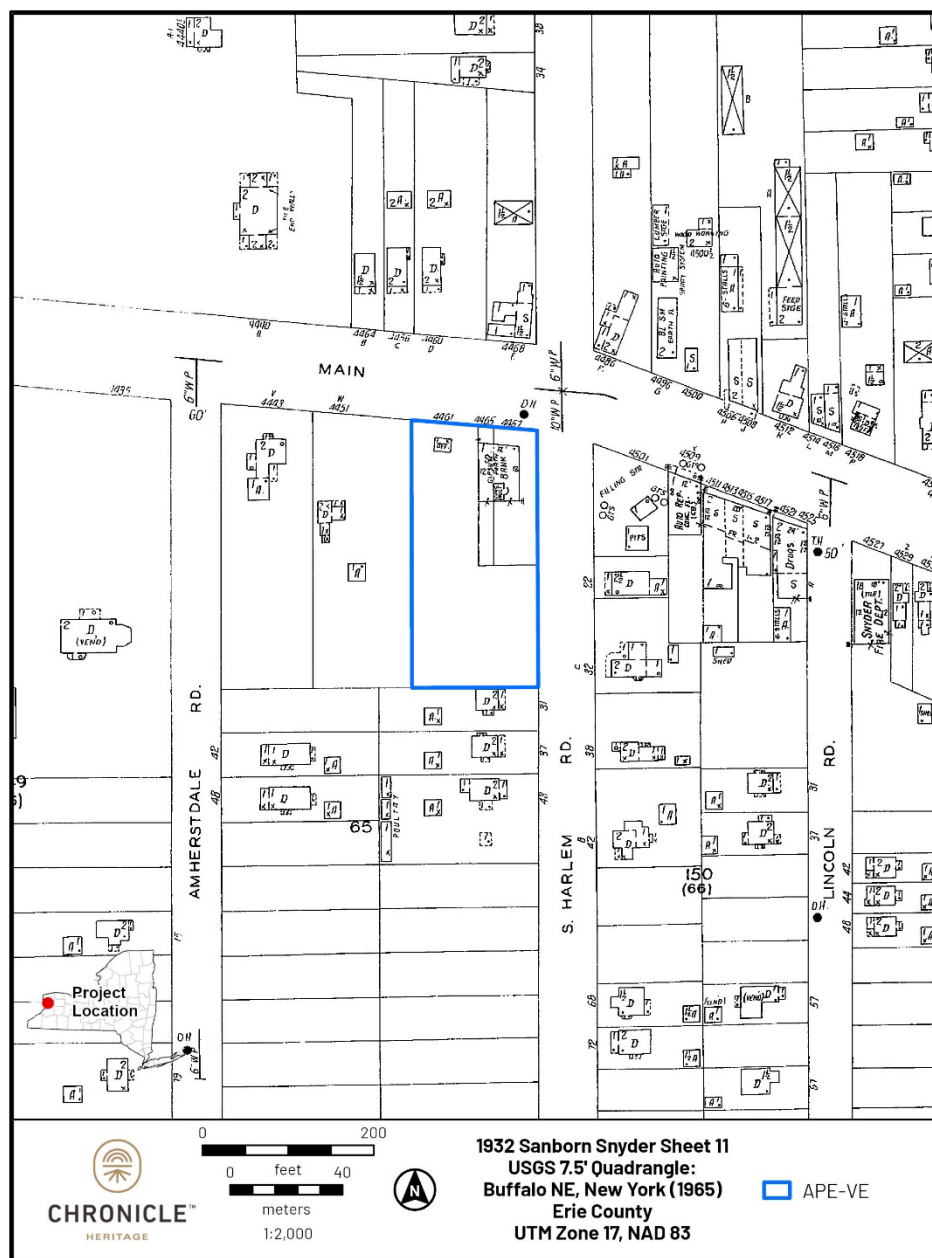


Figure 5. North elevation of the former bank teller building at 4467 Main Street (Reproduced from BP 1132-1965, Stanley C. Podd and Associates).

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Historic Structure Assessment, KeyBank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York

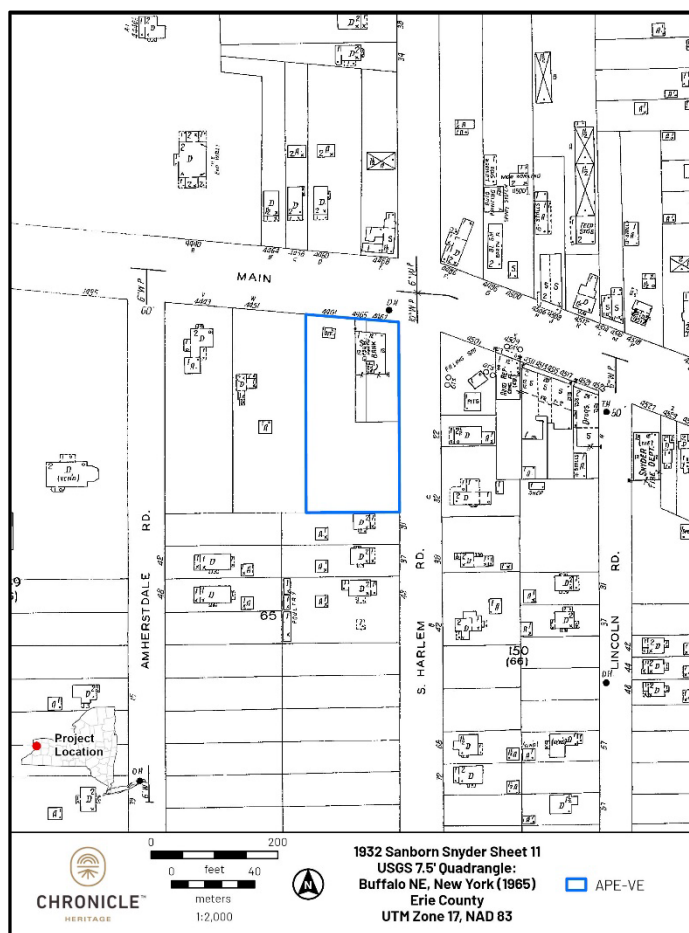


Figure 7 4467 Main Street on the 1932 Sanborn revised to 1950 (Sanborn 1950).

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5 Conclusions

Chronicle does not concur with the proposed landmark designation of the commercial building at 4467 Main Street. After extensive review of the documentation of the building's alterations and extensive expansion, we do not believe it retains sufficient integrity to meet the local landmark eligibility criteria. The commercial building appears to lack sufficient historic and architectural integrity for individual designation. The 1929 main block is claimed to incorporate common elements associated with the Georgian Revival Style. However, Georgian Revival is a style that is marked by symmetry, which this building lacks since the building exterior has been altered to create a drive-thru window and drive-thru lanes constructed in 1998, and a walk-up teller window in 1982.

After 30 years in operation, the building was expanded to improve bank operations and provide a larger updated facility for the community. The circa 1960 west addition enlarged the footprint of the building by changed the original rectangular plan to an L-shaped plan. As noted in the building permit history summary, other alterations and modifications have been made to the building's exterior and site. Further, the parcel has been redeveloped repeatedly over the years to make room for community growth. Originally, the property stretched from Main Street to Westmoreland Road ca. 1930. Currently, the parcel is a fraction of the original size to accommodate residential growth along Harlem and commercial development along Main Street. Approximately 35,000 square feet of pavement was installed in 2015 for parking and drive-thru lanes. The commercial setting of the property includes a gas station along Harlem Road to the east and a Denny's on the west along Main Street.

As a result of these extensive modifications, the building does not retain sufficient historical integrity to meet the local landmark eligibility criteria. Further, the extensive alterations also undermine its eligibility for the New York State and or National Registers of Historic Places.

Historic Structure Assessment, KeyBank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York

6 References Cited

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- 1950 *Sanborn Fire Insurance Map from Eggertsville-Snyder, Erie County, New York* [revised 1932 edition].

**Historic Structure Assessment, KeyBank at Main Street and Harlem Road, Snyder, Town of
Amherst, Erie County, New York**

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Appendix A. Photographs

Attachment: Objection Ltr 3.1.1.25 (30131 : PH - 4467 Main Street)

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Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York



Attachment: Objection Ltr 3.1.1.25 (30131 : PH - 4467 Main Street)

Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York



Photograph 1. Setting view of 4467 Main Street, facing southwest.



Photograph 2. Setting view of 4467 Main Street, facing southeast.

Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York



Photograph 3. Setting view of 4467 Main Street, facing northwest.



Photograph 4. Setting view of 4467 Main Street, facing north.

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York



Photograph 5. South façade, 4467 Main Street, facing south.



Photograph 6. Detail of south façade, 4467 Main Street, facing south.

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York



Photograph 7. East and north facades, 4467 Main Street, facing southwest.



Photograph 8. East façade, 4467 Main Street, facing west.

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Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York



Photograph 9. Oblique view of 4467 Main Street, facing west-northwest.



Photograph 10. South and east facades, 4467 Main Street, facing northwest.

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York



Photograph 11. Detail of south façade, 4467 Main Street, facing north.



Photograph 12. East façade of addition and south façade of main block, 4467 Main Street, facing west.

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York



Photograph 13. South and east façades of addition, 4467 Main Street, facing west.



Photograph 14. Drive-through canopy addition west façade, 4467 Main Street, facing northeast.

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York



Photograph 15. Drive-through canopy addition west façade, 4467 Main Street, facing west.



Photograph 16. West façade, 4467 Main Street, facing east-southeast.

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York



Photograph 17. Oblique view of 4467 Main Street, facing southeast.

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

**Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of
Amherst, Erie County, New York**



Photograph 18. Detail of north entrance, 4457 Main Street, facing south.

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of
Amherst, Erie County, New York



Photograph 19. Detail of north entrance, 4467 Main Street, facing southeast.

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Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York



Photograph 20. Detail of north facade, 4467 Main Street, facing south.

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**Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of
Amherst, Erie County, New York**



Photograph 21. Detail of east window opening and cornice, 4467 Main Street, facing west.

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

**Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of
Amherst, Erie County, New York**



Photograph 22. Detail of east façade, 4447 Main Street, facing west.

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

**Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of
Amherst, Erie County, New York**



Photograph 23. Detail of east entrance, 4467 Main Street, facing west.

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York



Photograph 24. Detail of basement window well along south façade, 4467 Main Street, facing west.

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York



Photograph 25. Detail of addition and main block, 4467 Main Street, facing northwest.

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Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of Amherst, Erie County, New York



Photograph 16. Drive-through lane with bank teller window, 4467 Main Street, facing northeast.

**Historic Structure Assessment, Key Bank at Main Street and Harlem Road, Snyder, Town of
Amherst, Erie County, New York**

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Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

**For General Inquiries:**

T: (716) 821-1650

T: (602) 254-6280

info@chronicleheritage.com

ATTACHMENT 3

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Property Description Report For: 4467 Main St, Municipality of Town of Amherst



Status: Active
Roll Section: Taxable
Swis: 142289
Tax Map ID #: 80.05-5-1
Property Class: 462 - Branch bank
Site: COM 1
In Ag. District: No
Site Property Class: 462 - Branch bank
Zoning Code: -
Neighborhood Code: 00003 - Vill&ComTersiar
School District: Amherst
Total Assessment: 2017 - \$1,280,000
 2016 - \$1,230,000
Property Desc:
Deed Page: 3243
Grid North: 1079616

Total Acreage/Size: 1.30
Land Assessment: 2017 - \$245,000
 2016 - \$189,800
Full Market Value: 2017 - \$1,280,000
 2016 - \$1,351,600
Equalization Rate: ----
Deed Book: 11223
Grid East: 1094452

Owners

First Niagara Bank NA
 P.O. Box 428
 Buffalo NY 14231

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
5/18/2012	\$895,000	461 - Bank	Land & Building	HSBC Bank USA	Yes	Yes	No	11223/3243

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	1996	Overall Condition:	Normal
Overall Grade:	Average	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
100	0	0	0	Unfinished	1996	Normal	Average	5909	1

Site Uses

1.b

Use	Rentable Area (sqft)	Total Units
Branch bank	5,909	0
Non-contrib	3,283	0

Improvements

Structure	Size	Grade	Condition	Year
Pavng-asphlt	35,000.00 sq ft	Average	Normal	2015
Drv-in windw	1 × 0	Average	Normal	1998
24hr wu tllr	1 × 0	Average	Normal	1982

Land Types

Type	Size
Primary	1.35 acres

Special Districts for 2017

Description	Units	Percent	Type	Value
22021-Snyder FD 7	0	0%		0
22573-Cons Sewer A/CSSD	0	0%		0
22574-Cons Sewer A/CSSD	0	0%		0
22745-Cons Drain Dist/CDD	0	0%		0
22911-Central Alarm	0	0%		0
22600-Pre Treat Surchg	6	0%		0

Special Districts for 2016

Description	Units	Percent	Type	Value
22021-Snyder FD 7	0	0%		0
22573-Cons Sewer A/CSSD	0	0%		0
22574-Cons Sewer A/CSSD	0	0%		0
22745-Cons Drain Dist/CDD	0	0%		0
22911-Central Alarm	0	0%		0
22600-Pre Treat Surchg	6	0%		0

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

ATTACHMENT 4

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Google Street View

Sep 2017



Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)



ATTACHMENT 5

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Buffalo, New York

Google Street View

Jul 2023 [See more dates](#)



Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

Google

Buffalo, New York

Google Street View

Jul 2023 See more dates

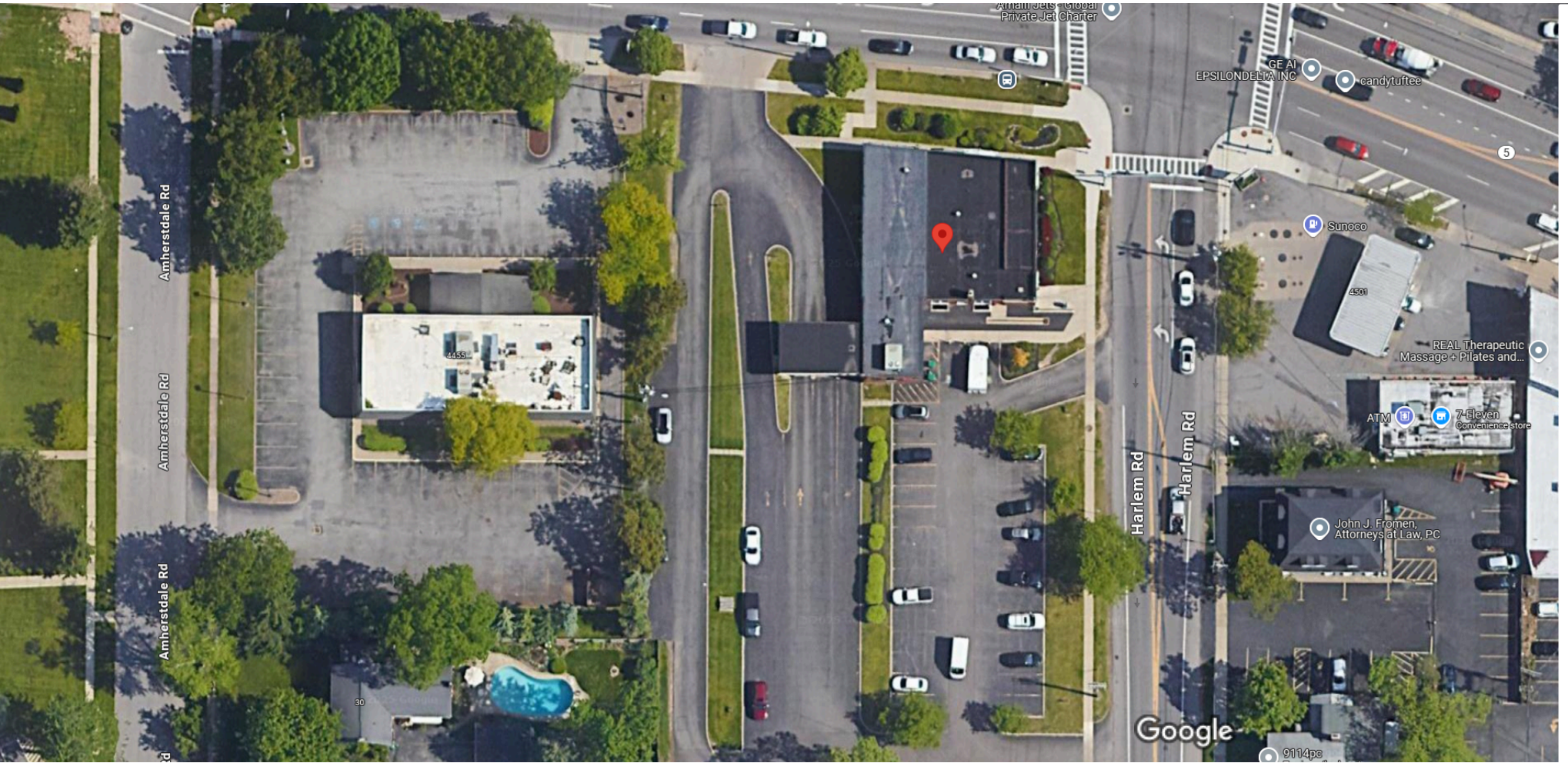


Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)



ATTACHMENT 6

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

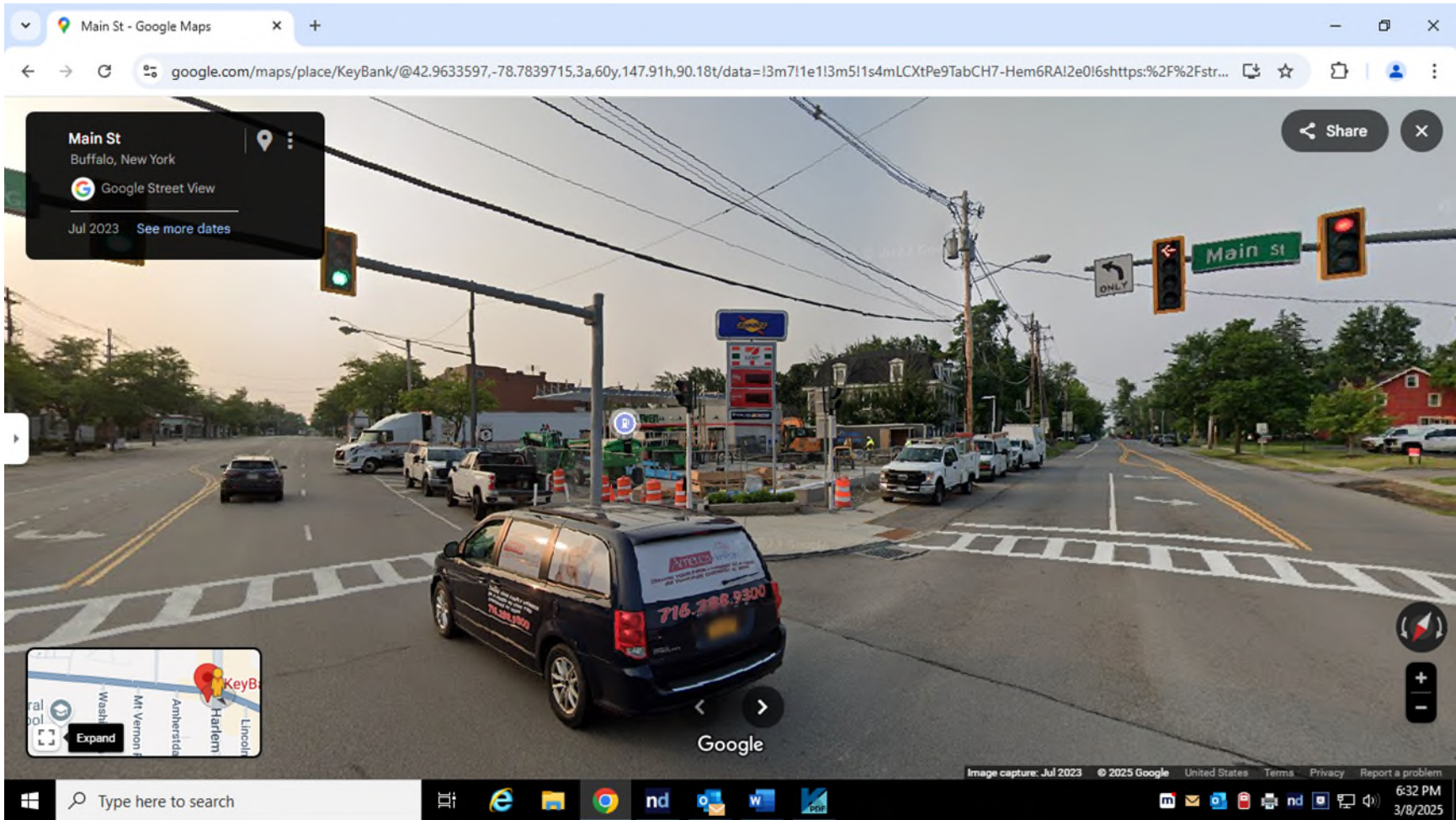


Imagery ©2025 Airbus, Map data ©2025 Google 20 ft

Attachment: Objection Ltr 3.1.1.25 (30131 : PH - 4467 Main Street)

ATTACHMENT 7

Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)



Attachment: Objection Ltr 3.1.1.25 (30131 : PH - 4467 Main Street)

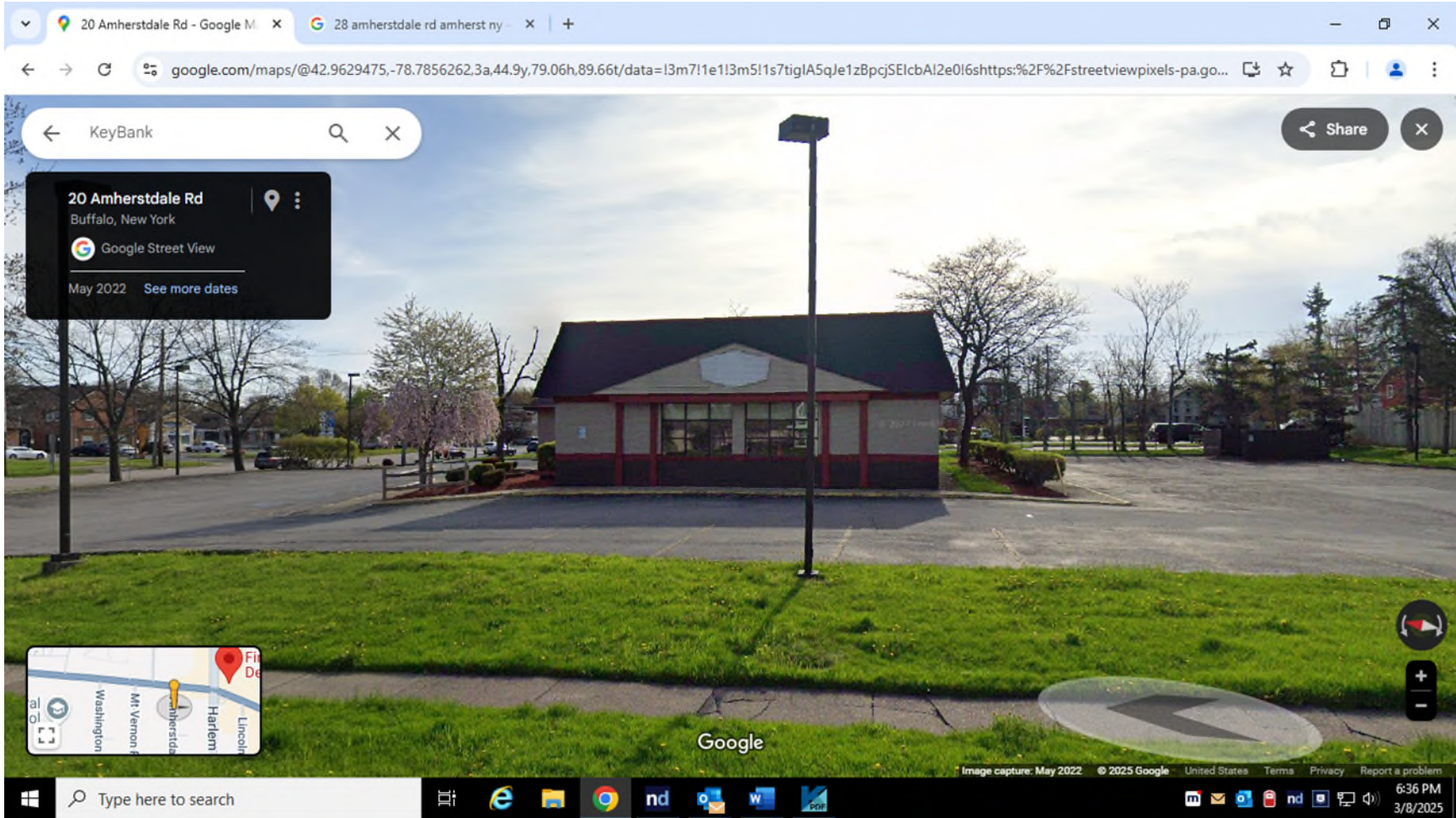
Buffalo, New York

Google Street View

Jul 2023 See more dates



Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)



Attachment: Objection Ltr 3.11.25 (30131 : PH - 4467 Main Street)

TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION

Town Board Recommendation for local landmark designation of 4467 Main Street

WHEREAS, the Town of Amherst has many significant historic, architectural and cultural landmarks within its borders; and

WHEREAS, 4467 Main Street meets Local Landmark Criterion 121-6 A(iii): embodies the distinctive characteristics of the early 20th century Georgian Revival style; and Local Landmark Criterion 121-6 A (iv): represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic of the community; and

WHEREAS, the property represents an established and familiar visual feature of the Snyder neighborhood as a bank institution on the southwestern corner of Mains Street and Harlem Road since 1929 as shown on a 1930 Sanborn Map; and

WHEREAS, the property is also identified in the 1998 Reconnaissance Level Survey and 2011 Reconnaissance Survey as a significant Amherst property; and

WHEREAS, the original portion of the building was built ca. 1929, this property is also associated with the history of suburban development in the Town of Amherst, specifically Snydererville; and

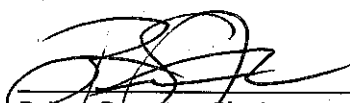
WHEREAS, the property was sensitively and appropriately modified/enlarged in 1949 and 1960 and retains a moderate level of integrity of design, materials, craftsmanship, and settings as they relate to the exterior of the building; and

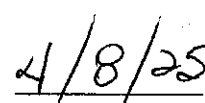
WHEREAS, an application for a proposed landmark designation of 4467 Main Street was presented before the Historic Preservation Commission at the December 10, 2024 regular meeting and a public hearing held on March 11, 2025; and

WHEREAS, the proposed designation is further described in the attached documents including The Amherst Historic Preservation Commission Application for Landmark Designation updated April 8, 2025, March 11, 2025 Historic Preservation Commission Special Meeting Minutes, document from Whiteman Osterman & Hanna dated March 10, 2025, January 30, 2025 Historic Preservation Commission Regular Meeting Minutes which provides a synopsis of all prior meetings, excerpts from the 1998 Reconnaissance Level Survey and 2011 Reconnaissance Level Survey; and now therefore be it

RESOLVED, Pursuant Amherst Code Section 121-6 of the duties of designation by the Historic Preservation Commission, the Commission would like to recommend for designation the property at 4467 Main Street, in Amherst New York as a local landmark under Local Landmark Criterion A(iii) and A(iv).

The foregoing resolution was adopted by the Town of Amherst Historic Preservation Commission, April 8, 2025; moved by – Catherine Waterman-Kulpa; seconded by – Hallie Wright; ayes 5, noes 1 (Amplement), Absent 1 (Mancuso).


Brian Swartz, Chair


Date