



**MINUTES  
TOWN OF AMHERST  
HISTORIC PRESERVATION COMMISSION MEETING  
August 12, 2025  
7:00 PM**

**ROLL CALL**

| <b>Attendee Name</b>     | <b>Organization</b> | <b>Title</b>      | <b>Status</b> | <b>Arrived</b> |
|--------------------------|---------------------|-------------------|---------------|----------------|
| Catherine Waterman-Kulpa | Town of Amherst     | Vice Chairman     | Late          | 7:04 PM        |
| 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            | Absent        |                |
| 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       |                |
| Dan Howard               | Town of Amherst     | Planning Director | Late          | 7:01 PM        |

**MINUTES APPROVAL**

June 10, 2025 Minutes

Ms. Kensy made a motion to approve the June 10, 2025 minutes. The motion was seconded by Ms. Wright and carried. Ayes 4, Noes 0, Absent 3 (Waterman-Kulpa - late, Mancuso, Hirschey).

|                  |                                                  |
|------------------|--------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                      |
| <b>MOVER:</b>    | Jennifer D. Kensy, Member                        |
| <b>SECONDER:</b> | Hallie Wright, Member                            |
| <b>AYES:</b>     | Waterman-Kulpa, Kensy, Swartz, Amplement, Wright |
| <b>ABSENT:</b>   | Mancuso, Hirschey                                |

**NEW BUSINESS**

1. DEMOLITION REFERRAL - 6350 MAIN STREET

The Commission reviewed information regarding the proposed demolition of a building and garage towards the middle of the Gateway Longview campus at 6350 Main Street. The Commission made plans to form a working group to complete research before making a decision.

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 5, Noes 0, Absent 2 (Mancuso, Hirschey).

**RESULT: ADJOURNED**

**Next: 9/9/2025 7:00 PM**

## **OLD BUSINESS**

### 2. PRESERVATION DAY 2025

The Commission discussed possibly changing some Preservation Day details for next year, such as moving it from the summer and exploring other options for advertising.

**RESULT: NO ACTION**

### 3. TAX EXEMPTION LAW

Ms. Wright presented information regarding Section 175 Article VIII of Town Code (Exemption for Historic Property Alterations and Rehabilitation) and the Commission discussed. Mr. Howard suggested compiling a list of questions to submit to the Assessor's Office. He also suggested the HPC present their priorities during upcoming discussions regarding updating the Town's Comprehensive Plan.

**RESULT: NO ACTION**

### 4. TRAINING & WEBSITE

The Commission discussed upcoming training opportunities.

**RESULT: NO ACTION**

## **MISCELLANEOUS**

### 5. BUDGET

The Commission discussed how to use the remaining \$1300 of their budget, including \$150 NAPC membership and maximum of \$200 for fall roundtable.

**RESULT: NO ACTION**

## **ADJOURNMENT**

Tom Frank, 5403 Main Street, addressed the Commission regarding Niagara River Greenway funding despite there being no public comment. The Historic Preservation Commission meeting of August 12, 2025 was adjourned at 8:25pm.



**MINUTES  
TOWN OF AMHERST  
HISTORIC PRESERVATION COMMISSION MEETING  
June 10, 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     | Late    | 7:10 PM |
| Bryan Fadel              | Town of Amherst | Sr. Clerk Typist  | Present |         |
| James Quinn              | Town of Amherst | Assistant Planner | Present |         |
| Dan Howard               | Town of Amherst | Planning Director | Present |         |

**MINUTES APPROVAL**

May 6, 2025 Minutes

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

**NEW BUSINESS**

- BUDGET EXPENDITURE FOR PRESERVATION DAY ADVERTISING**  
Mr. Swartz presented advertising options with Buffalo Rising, but wanted to check on their current budget before making any decisions.

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

Ms. Waterman-Kulpa made a motion to reopen New Business item #1. The motion was seconded by Mr. Swartz and carried. Ayes 7, Noes 0.

The Commission reviewed the advertising options working with their remaining budget balance of \$2,750.

Ms. Waterman-Kulpa made a motion to approve \$1450 expenditure for Preservation Day advertising with Buffalo Rising. The motion was seconded by Ms. Mancuso and carried. Ayes 7, Noes 0.

|                  |                                                                     |
|------------------|---------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                                         |
| <b>MOVER:</b>    | Catherine Waterman-Kulpa, Vice Chairman                             |
| <b>SECONDER:</b> | Mary Lou Mancuso, Member                                            |
| <b>AYES:</b>     | Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey, Amplement, Wright |

## **OLD BUSINESS**

### 2. 30132 : 4511-4521 MAIN STREET March 11, 2025

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 Jarrot, 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. (*NOTE: adjournment date was later rescheduled to May 6*)

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

### **May 6, 2025**

Ms. Waterman-Kulpa made a motion to open the public hearing. The motion was seconded by Ms. Mancuso and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Wright).

Mr. Swartz introduced the proposed designation.

Tom Lewin, 4519 Main Street LLC, spoke in opposition of the designation. He asked if the Town were to designate the building, that they only designate the front, but not the side and back.

Jane Cox, 4584 Harlem Road, spoke in favor of the designation and asked for the Town to work with the owners.

Mr. Swartz made a motion to close the public hearing. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Wright).

### **June 10, 2025**



During discussion regarding the property's owner request to have only the front of the building designated, it was mentioned that the designation would be for the whole building as opposed to just the facade, just as it has been with other properties. It was also mentioned that only alterations to items that require a building permit would be brought to the attention of the HPC.

Mr. Swartz made a motion to recommend 4511-4521 Main Street for local landmark designation. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 1 (Amplement).

|                  |                                                          |
|------------------|----------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [6 TO 1]</b>                                 |
| <b>MOVER:</b>    | Brian Swartz, Chairman                                   |
| <b>SECONDER:</b> | Catherine Waterman-Kulpa, Vice Chairman                  |
| <b>AYES:</b>     | Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey, Wright |
| <b>NAYS:</b>     | Amplement                                                |

3. 46-58 GETZVILLE ROAD (ARTHUR E. HEDSTROM ESTATE) - LOCAL LANDMARK NOMINATION  
April 8, 2025

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

Mr. Swartz provided a summary of the local landmark nomination and Ms. Wright provided additional details on the background of the property.

Linda Wright, 47 Amherstdale Rd., spoke in favor of the nomination.

Mr. Swartz made a motion to close the public hearing. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0, Absent 1 (Mancuso).

May 6, 2025

Mr. Swartz made a motion to adjourn to June 10. The motion was seconded by Mr. Amplement and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Wright).

June 10, 2025

The Commission reviewed information on the property and mentioned that the entire parcel is blue-rated, although the buildings on the parcel surrounding Hedstrom Manor are non-contributing to the nomination.

Mr. Swartz made a motion to recommend 46-58 Getzville Road, the Arthur E. Hedstrom Estate, for local landmark designation. The motion was seconded by Ms. Wright and carried. Ayes 7, Noes 0.

|                  |                                                                     |
|------------------|---------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                                         |
| <b>MOVER:</b>    | Brian Swartz, Chairman                                              |
| <b>SECONDER:</b> | Catherine Waterman-Kulpa, Vice Chairman                             |
| <b>AYES:</b>     | Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey, Amplement, Wright |

4. TAX EXEMPTION LAW

Ms. Wright said that building owners can't take advantage of tax credits since Snyder isn't within a qualifying census tract, so a tax exemption law would be an incentive for locally landmarking a building. Mr. Howard offered guidance on how to propose such a program to the Town Board. Ms. Marinucci offered encouragement for the concept and provided insight on questions that had recently come up with other town programs.

5. PRESERVATION DAY 2025

The Commission discussed general details for Preservation Day.

6. TRAINING & WEBSITE

Members discussed the success of the Spring roundtable, as well as the Commission's general role based on the Preservation statute.

**MISCELLANEOUS****ADJOURNMENT**

The Historic Preservation Commission meeting of June 10, 2025 was adjourned at 8:10pm.

OFFICE USE Address: 6350 MAIN ST APPL. #: AB-2025-2405  
 Type: DEMO - House + GARAGE Date Rec'd: 7/2/25  
☐ Rolled Plans

Town of

**AMHERST  
BUILDING  
DEPARTMENT**  
 "Building Safety is No Accident"

## 2025 BUILDING PERMIT APPLICATION

MAKE CHECKS PAYABLE TO: TOWN OF AMHERST  
 AMHERST BUILDING DEPARTMENT / 5583 MAIN ST. / WILLIAMSVILLE, NY 14221  
 Phone: (716) 631-7080 Fax: (716) 631-7192 <https://www.amherst.ny.us>  
 PERMIT MUST BE PROCESSED PRIOR TO STARTING WORK

### FILL OUT ALL APPLICABLE AREAS OF APPLICATION

Project Address: 6350 Main Street Rear House + Garage  
 Applicant (Petitioner): Junk Escape + Demolition  
 Applicant Address (No. & Street): 877 George Urban Blvd  
 Applicant (City & Zip Code): Chicktown NY 14225  
 Applicant Phone: 716-339-9723  
 Applicant Email: JunkEscapeanddemo@gmail.com  
 Property Owner Name: Gateway United Methodist School + Church  
 Property Owner Address: 6350 Main Street  
 (If different than Project Address)  
 Property Owner Phone:  
 Property Owner Email:  
 Estimated Value of Work (Exclusive of Land): \$ 12,000.00  
 Description of Proposed Work: Demolition

### CONTRACTORS

NYS WORKERS COMPENSATION & DISABILITY BENEFITS INSURANCES ON FILE? YES ☒ NO ☐

Junk Escape + Demolition  
 GENERAL CONTRACTOR

877 George Urban Blvd  
 ADDRESS

PLUMBING CONTRACTOR

ADDRESS

ELECTRICAL CONTRACTOR

ADDRESS

HEATING, VENTILATING & AC CONTRACTOR

ADDRESS

FIRE PROTECTION CONTRACTOR

ADDRESS

**PLUMBING** – If any Plumbing work is planned a separate Plumbing Permit is required (see reverse)

**ELECTRICAL INFORMATION** Power Co: ☐ National Grid ☐ NYSEG ESR# \_\_\_\_\_

ELEC SUBCONTRACTOR STATEMENT SUBMITTED ☐ SERVICE SIZE \_\_\_\_\_ # of METERS \_\_\_\_\_

### PROPERTY INFORMATION:

BUILDING ADDRESS: \_\_\_\_\_ SBL#: \_\_\_\_\_ Occupancy Classification: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_ Map Cover#: \_\_\_\_\_ Sub Lot#: \_\_\_\_\_

### TOWN CLERK - RECEIPT OF FILING FEE:

FEE:

BP Filing Fee: \$ \_\_\_\_\_ BP Fee: \$ 350

Elec Filing Fee: \$ \_\_\_\_\_ Elec Fee: \$ \_\_\_\_\_

Submit information to:

Commissioner of Building, Municipal Building  
**MAKE CHECKS PAYABLE TO: TOWN OF AMHERST**  
**AMHERST BUILDING DEPARTMENT / 5583 MAIN ST. / WILLIAMSVILLE, NY 14221**  
 Phone: (716) 631-7080 Fax: (716) 631-7192 <https://www.amherst.ny.us>  
**PERMIT MUST BE PROCESSED PRIOR TO STARTING WORK**

**EACH APPLICATION MUST BE ACCOMPANIED WITH THE FOLLOWING:**

**RESIDENTIAL BUILDINGS:**

- 1) Three complete sets of working plans drawn to scale (preferably 1/4" to 1")  
 Additions must show abutting rooms with window sizes.
- 2) Three plot plans including building location on property showing front, rear and side yards;  
 building dimensions, parking area and sidewalks, and flood plain information.  
 Note: a property survey may be required for an irregular shaped lot.
- 3) Two sets of complete specifications (May be incorporated onto plans).
- 4) Energy Code calculations.
- 5) Geotechnical Analysis (which includes a Soil Bearing test)
- 6) Curb cut permit and initial cut approval from Highway Department.
- 7) Filing Fee equal to 1/2 the Building Permit fee

**OTHER THAN RESIDENTIAL:**

- 1) Three sets of plans as stated above.
- 2) One copy of complete specifications.
- 3) One copy of energy code calculations, structural calculations, etc. (depending on circumstances).
- 4) Statement of Special Inspections in accordance with Section 1704.1 of the Building Code of New York State.
- 5) Filing Fee equal to 1/2 the Building Permit fee

**NOTE:** All plans and specifications must be imprinted with the seal and signature of an Architect or Professional Engineer, registered and licensed in the State of New York, in accordance with NYS Education Law. Submit one set with original seal; others may be copies.

**PLUMBING:** All plumbing performed within the Town of Amherst must have a plumbing permit and must be inspected, regardless of who performs the work.  
 Homeowners may perform plumbing on a one or two family residence owned and occupied by him/her provided that the plumbing and drainage board grants permission and files appropriate plans and pays applicable fees.  
 Plumbers working in the Town must be licensed by the Town of Amherst. For information contact the Plumbing Division at (716) 631-7090.

**PLANS MUST BE FILED, APPROVED AND THE PERMIT ISSUED PRIOR TO THE START OF ANY WORK, INCLUDING EXCAVATION.**

**WORK COMMENCED WITHOUT A PERMIT WILL BE PROSECUTED AS PROVIDED BY LAW**

**CURB CUTS & DRIVEWAY CULVERTS:**

|                 |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|
| Town Highways   | Superintendent of Highways, 1042 North Forest Rd. (716) 631-7117                             |
| County Highways | (716) 759-8328 - for areas north of Main St.<br>(716) 683-4272 - for areas south of Main St. |
| State Highways  | (716) 847-3272 - Regional Permit Eng, NYSDOT, General Donovan Bldg.                          |

**ZONING:** Check with Building Department for proper zoning

**CONSTRUCTION SITE:** Must have sign bearing building number, builder's name and phone number.

**APPLICABLE CODES:** Town of Amherst Zoning Ordinance  
 Town of Amherst Building Construction Administration Ordinance

New York State Building Code  
 New York State Energy Conservation Code  
 New York State Existing Building Code  
 New York State Fire Code  
 New York State Fuel Gas Code  
 New York State Mechanical Code  
 New York State Plumbing Code  
 New York State Property Maintenance Code  
 New York State Residential Code

New York State Highway Law  
 Note: Other Federal, State and Local Laws or Ordinances may be applicable.



















