



Meeting Minutes

Meeting Date: Wednesday, January 8, 2020

Time: 6:15 p.m.

Place: Village Hall, 571 Main St., East Aurora, NY, Basement Conference Room

Ms. Mary Ann Colopy called the meeting to order at 6:20 pm and noted that there was a quorum present.

- Present: Mary Ann Colopy, Michael Lennon, Chuck Case, Linda Ulrich-Hagner, Daniel Sheff, Michelle Schoeneman (Village Board liaison)
- Excused: Saxon Deck, Patrick Capruso, Maggie Lindstrom

Old Business:

- December 18, 2019 meeting minutes. Motion to approve the minutes by Linda Ulrich-Hagner, with correction on attachment #2: last date should be 12/3/2019. Seconded by Chuck Case. Motion approved (6-0).
- Lydell Properties
Mary Ann sent email to Liz Cassidy, CEO, requesting the HPC be kept apprised regarding inspection of Lydell property, the Mayor was copied on the email. No reply yet.
Once inspections are completed, the HPC will be notified, along with the Mayor and Michelle Schoeneman.
The process begins with the inspection, when it is complete, a friendly letter sent with results of inspection.
- St. Matthias Episcopal Church
Chuck - reached out to Barb Ulrich at St. Matthias, regarding local designation of historic landmark. He referred Barb to the national registrar application available online. Chuck emailed Barb and will call if he doesn't hear back from her.
- Chapel
Mike - drafted a letter regarding the condition of the Chapel building. Copies were distributed for HPC member review. A discussion ensued regarding how to start the process. Ken from RCC was in the Chapel in November and told Mike of the disrepair. The roof appears to be leaking where it meets the roof. The HPC can request the COE inspect the building based on notification from individuals who have seen it. A letter to the Wendt Foundation notifying them of the disrepair with a copy to Mr. Kramer and the Village Board. The Roycroft Inn's maintenance staff is responsible for the Chapel. Chuck will write letter using Mike's draft, for HPC review and then a motion can be passed in February meeting to send.
- Mike Lennon - stated the Roycroft is going forward with the \$100,000 Erie County grant project for the Copper Shop.
- Linda Ulrich-Hagner - attended Erie County Executive, Mark Poloncarz's inauguration, there were many grant recipients in attendance, but no one from the Roycroft. Perhaps a suggestion should be made to the Roycroft that they should consider attending in the future.



New Business:

➤ A Review of 2019

Mary Ann and members reviewed activities of the HPC throughout the 2019 calendar year.

- January - invitation offered to Boyce Lydell to attend February HPC meeting, part of the ongoing issue with the Lydell properties all year. The process is proceeding for resolution.
- New Members – Pat and Maggie joined in February; Chuck joined in the summer.
- Trainings – Oct 2018 was Landmarking 101 and May 2019 was Landmarking 201, and training for the East Aurora HPC in April 2019 by Preservation Buffalo Niagara; Oct 2019 was HPC training by National Association; Dan went to realtor training by Preservation Buffalo Niagara; Saxon and Mary Ann attended meetings of local preservation commissions in Clarence.
- Three demolition applications: 41 Hamlin, 741 Ellis Place, 273 Girard
- St. Matthias, a new listing on the National Historic Register
- Two Certificate of Appropriateness, one for the Roycroft and one for the Mandala
- Improved communication between the Village Board and the HPC
- Thank you to Dan for the minute taking service during the year, and the business cards
- Started review and update of HPC model law

➤ Discussion regarding the HPC items being listed on the Village website.

Michelle emailed Cathie Thomas, Village Administrator to inquire on the status of the HPC minutes and agenda uploads on the website. Cathie responded; the minutes can be uploaded after they are approved.

➤ Grant Proposal to Village Board

Mary Ann spoke with SHPO, the notice of the grant cycle occurs in January, but the information was not online yet. The criteria that is currently online is from 2009, but SHPO said it is basically the same. Eligible uses of grant funding include Commission training, public education, survey and designation, demonstration products on critical statewide issues, and municipal initiatives, capacity building. Discussion ensued of being in census districts to allow possible tax credits for property owners who receive a National Landmark designation.

Mary Ann spoke with two consultants, each had different viewpoints:

Tom Yates, from Preservation Studios has been involved in historic preservation for many years. After visiting the Village, he suggested East Main Street with the beautiful big homes. Tom believes if East Main receives designation, other residents will be encouraged to become designated as well. Mr. Yates does offer the service of writing the grant application.

Kerry Traynor, from KTA Preservation Specialists, suggested Main St and Roycroft and South of Main St, focus on development of area due to Roycroft providing jobs. Ms. Traynor does not write the grant applications, but recommended Darren Cotton, who did the University District. Kerry will do presentation to Village Board and will review application before presentation to SHPO and offer tax credit workshops. Kerry does not feel an intensive level survey is needed, because this has been completed already. Cost for service is \$15,000-\$20,000. Mary Ann contacted Jennifer Wilkowski requested her opinion and suggestion.

Mike mentioned concern with skipping intensive survey because SHPO can be difficult if they feel you didn't do homework. SHPO is very process oriented and they seem to favor contiguous sites. Keep in mind if property owner gets the grant, in the next year the grant funds become federally taxable, it is regarded as income for private homeowners.

Mary Ann – asked HPC to consider suggestions, this item will be tabled until Ms. Wilkowski has responded. Prepare answers to Cathie Thomas's questions as to pros and cons for grant recipients.



➤ January 25th meeting

The Red Room is available for the meeting from 9:00 am through 11:30 am. There is no Wi-Fi available in the Red Room. However, if someone has internet on their device, using their data, it is accessible.

Discussion for subject matter for meeting ensued. Items to be discussed include:

Village Code - Finishing review of model law and any changes, using the spreadsheet that has been developed, to have it ready for submittal and presentation to Village Board.

Kitty Award – Review candidates for this year, if HPC wants to award this year.

Community Outreach – Review ideas to accomplish this, local paper articles, training sessions for community, etc. One goal is to allay anxiety of property owners who receive the Landmark status.

Perhaps invite current Landmark status property owner who has had a positive experience to speak with potential owners. For example, the Mr. Paul McDonald, who owns a bungalow in Buffalo and has been through this process. Mike can approach Mr. McDonald and ask him to share his experience. Another is to become more transparent and share HPC knowledge with residents. Perhaps find property owners who would benefit from designation and invite them to outreach event. Find locations suitable for these types of outreach programs, for example at the Library's public presentation night. Discuss ways to encourage residents to attend meeting and/or trainings regarding the Historical Preservation Commission, the Commission's work and benefits of having a historic designation.

Other items, as needed, can be added to the items for discussion at the meeting.

Chuck Case made a motion to adjourn the meeting at 7:35 PM. Seconded by Daniel Sheff and passed unanimously (5-0).