

The regular meeting of the West Seneca Historical Commission was called to order by Chairperson Lang at 7:00 P.M.

Roll Call: Present - Paul Lang, Chairperson
Ray Ball
Maureen Berbary
Fran D'Amico
Michael Siuta

Motion by Mr. Ball, seconded by Ms. D'Amico, to waive the reading and approve the meeting minutes of December 5, 2024.

Ayes: All

Noes: None

Motion: Carried

OLD BUSINESS

1. Review of CLG Grant – Survey Status

Chairperson Lang stated Preservation Studios has received payment from the town and submitted the survey to SHPO noting the regional reviewer is out on leave and Preservation Studios was following up. The Historical Commission has requested to review the survey prior to formal nomination and approval of NYS.

The Historical Commission is waiting for the Town Board to move forward with recommendations provided in 2024.

NEW BUSINESS

1. Chairperson's Report: Town Board Presentation Summary

Chairperson Lang attended a Town Board Meeting and went through the Historical Commissions recommendations. Town Board members had questions related to the demolition ordinance and rules regarding the impact on the development process. Town Attorney Trapp advised that he would review the information. Ms. D'Amico and Mr. Suita agreed Chairperson Lang's presentation was well received by the Town Board.

Ms. Berbary commented that the demolition that occurred after the meeting was handled quickly. Chairperson Lang agreed and stated Code Enforcement Officer Scheiber immediately notifies the Historic Preservation Commission of these requests. Further, Mr. Scheiber has added him to Planning Board notification emails to keep him informed.

2. 1425 Orchard Park Road

Chairperson Lang stated 1425 is an empty parcel. Ms. Berbary and Mr. Ball believe there is a very old home on this site. The commission members discussed whether the house is still there.

Chairperson Lang stated he understands the house is no longer there. Secretary Martin advised the 2025 Town and County tax bill is for residential vacant land. The commission members discussed the proximity of the proposed apartments to the cemetery.

Chairperson Lang stated Mr. Scheiber advised him that the same owners have purchased 1475 Orchard Park Road which is the parcel with St. Peter's Church but is not aware of the new owner's intentions for this property.

3. 2544 Clinton Street

Chairperson Lang stated the project will be returning to the Town Board for a rezone and special use permit with no significant changes to the original plans. Mr. Ball asked what objection the Town Board had to the project. Secretary Martin stated the Town Board meeting minutes will reflect the comments and recalls hesitation over the electric grid's capacity and concern about low income and ADA compliance. Chairperson Lang recalled infrastructure concerns including the electrical grid, sewer capacity, density, and fire truck access. Mr. Ball recalled a similar concern about emergency vehicle access for the Ebenezer Landing development with an older population.

Ms. D'Amico questioned if the Native American ground was discussed. Secretary Martin recalls the conclusion was that many attempts have been made to seek a response from Seneca Nation but no response has been received; the interpretation of no response is that Seneca Nation agrees with SHPO.

Bellwood School property

Mr. Ball stated he understands Bellwood School is being transformed into apartments. Chairperson Lang stated the property was recently purchased by a new owner and Preservation Studios is researching the possibility of historic tax credits. Ms. Berbary stated the older part of the building is to the front. Chairperson Lang stated the integrity of how much of the school fabric is left and still identifiable and there is no character or defining features on the inside.

Ms. Berbary referred to 68 Penhurst Park in Buffalo as an example of the outside façade of the house being maintained while the inside is now ultra-modern. Mr. Ball stated The Hub in Buffalo is the same situation.

ISSUES OF THE PUBLIC / COMMUNICATIONS BY BOARD MEMBERS

No comments were received.

ADJOURNMENT

Motion by Mr. Ball, seconded by Mr. Lang, to adjourn the meeting at 7:05 P.M.

Ayes: All

Noes: None

Motion: Carried