

Minutes of the Special Meeting of the Village of Williamsville Board of Trustees held at Village Hall, 5565 Main Street, Williamsville, New York, on Thursday, October 12, 2017 at 9:54 p.m.

The meeting was opened at 9:54 p.m. with the Pledge of Allegiance led by Trustee Piazza.

Present: Brian J. Kulpa, Mayor
John "Al" Yates, Jr., Trustee
Basil J. Piazza, Trustee
Deborah L. Rogers, Trustee

Also present: Lynda L. Juul, Administrator/Clerk-Treasurer
Charles Grieco, Village Attorney
Maggie Winship, Director of Community Development

Excused: Daniel O. DeLano, Deputy Mayor
Ben Vilonen, DPW Crew Chief
Judith A. Kindron, Deputy Treasurer

ON MOTION by Mayor Kulpa, seconded by Trustee Piazza, the following resolution was adopted:

RESOLVED, that the Board of Trustees of the Village of Williamsville, as Lead Agency, hereby adopts as its determination of significance pursuant to the State Environmental Quality Review Act a Negative Declaration as it pertains to the proposed land swap with Natale Development of approximately 0.45 acres of land in the California Drive/S. Long area and the associated proposed multi-family development on 101 through 151 California Drive for the reasons set forth in Part 3 of the Full Environmental Assessment Form, dated October 12, 2017, incorporated by reference herein.

Motion carried. 4 - 0.

ON MOTION by Mayor Kulpa, seconded by Trustee Piazza, the following resolution was adopted:

WHEREAS, Natale Development, LLC ("Natale") is proposing to construct a multi-family residential development, consisting of apartments and townhomes, on property it owns at 101–151 California Drive in the Village ("Natale Property"); and

WHEREAS, Natale has expressed an interest in acquiring a portion of certain property owned by the Village adjacent to the Natale Property, currently used by the Village Department of Public Works as a side yard ("DPW Side Yard") in connection with its proposed development; and

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WHEREAS, the Village has expressed interest in acquiring a portion of the Natale Project that is adjacent to South Long Park for the purposes of eventually expanding South Long Park, providing a connection to the Lehigh Memory Trail to the south, and ensuring the long term preservation of a historic structure located on the Natale Property commonly known as the Section House; and

WHEREAS, the Village of Williamsville Board of Trustees and Natale have concluded that exchanging identically-sized parcels of approximately 0.452 acres, identified on the Land Conveyance Map, dated September 2017, prepared by Passero Associates (“Land Conveyance Map”) as “Parcel To Be Conveyed by Natale Development” (“Natale Swap Parcel”) and “Parcel To Be Acquired By Natale Development” (“Village Swap Parcel”), is in the best interest of both parties; and

WHEREAS, the Village Board has determined based on professionally prepared appraisals of both properties, that the value of the property to be transferred to the Village is equal to or greater than the value of the land being transferred to Natale Development LLC;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of Trustees hereby declares the Village Swap Parcel as surplus property; and

BE IT FURTHER RESOLVED, that the exchange of the Village Swap Parcel for the Natale Swap Parcel is hereby approved subject to negotiation of a final agreement between the parties and the satisfaction of any conditions or contingencies contained therein.

Roll call:	Trustee Yates	Yes
	Trustee Piazza	Yes
	Trustee Rogers	No
	Mayor Kulpa	Yes

Motion carried. 3 – 1.

ON MOTION by Mayor Kulpa seconded by Trustee Yates, it was moved to adjourn the special meeting at 10:15 p.m.

Motion carried. 4 – 0.

Lynda L. Juul
Administrator/Clerk-Treasurer