

Minutes of the Informational Public Hearing of the Board of Trustees of the Village of Williamsville held in the Williamsville Village Hall, 5565 Main Street, Williamsville, New York on Monday, November 24, 1997 at 7:33 P.M.

Present: Basil J. Piazza, Mayor
Joseph Frese - Trustees
Richard Langenfeld
Barbara Schofield
William A. Wutz

Patrick Kelly, Attorney
Theresa L. Cummins, Admin./Clerk-Treas.
Sally A. Kuzon, Deputy Clerk-Treasurer
John Anstett - Working Crew Chief-D.P.W.

The Village Administrator read the Notice of Public Hearing being held for the purpose of hearing all persons interested in discussing the proposed Master Plan for the Village of Williamsville.

ON MOTION by Mayor Piazza, seconded by Trustee Frese, it was moved to open the public hearing at 7:33 P.M.

Unanimously carried.

Attorney Kelly stated that this is the first public hearing we will have. He envisions three hearings. This first one is a fact gathering meeting to see where the people would like this to go. We will call for another hearing at the 1st meeting in January when we will have a proposed document available to disseminate to anyone who is interested, and ask for comments on that specific document. We will, then, have a final hearing prior to its adoption, either the second meeting in January or the 1st meeting in February, so we can stay within our 90 day moratorium.

Attorney Kelly stated that the Village developed right in the area of the Mill and then grew from there. Over time, the Village developed into 7 different neighborhoods. There are three or four district areas in the commercial district. Because we are basically fully developed, our residential and commercial districts are already set. The Master Plan will be more of a fine tuning of that so we can take the areas of the Village that need help and direct our help to them. We don't really envision any real changes in our residential districts but it will be more how we can protect and preserve what's already here. In our commercial areas, we will have to focus on what type of reuses can come into the Village.

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In discussing the residential areas, Attorney Kelly outlined the seven residential districts:

1) The Southeast quadrant (the Cadman Area) - an area of single family homes which were built in the 50's and are primarily owner occupied. Our focus will have to be on how can we keep that a very beautiful residential area and have the residents keep up their properties.

2) The East-Central Area - (Highland, Monroe & Hirschfield) - Most of that area was developed in the 1930's and 40's and consist mostly of single family homes. Some have been converted to doubles and the pressure to this area comes from the development in the area of Amherst immediately adjacent to this area. This area needs help and direction from the Village because more and more homes are being converted to home offices and doubles and size of the properties may not fit the uses.

3) The Northeast neighborhood - This consists of the area behind the high school. That quadrant has some significant problems that the Village has to focus on. It's a very mixed use area. The Lake Ledge-Farber area is single family homes with large lots while the area near Main Street has suffered from the push of the commercial areas along Main Street and has a mixed usage. We have to spend some time to determine what is the best usage of this area and try to protect it as best as we can.

4) The area just east of Ellicott Creek and the Glen Park area - This is basically our oldest neighborhood which developed first and it has many historical structures. This area is also suffering from the many pressures of traffic. The northern portion of the area also has some 1940-50 single family homes. The Village has concentrated quite a bit of infrastructure work in that area in recent years.

5) The South-Central Section - The area of Cayuga, S. Ellicott streets. It contains a large number of older single family homes of the 1910-1930's vintage. We have done a historical survey of the Village and this area lends itself to a whole historical district.

6) The Southwest portion (California, S. Long, Pasadena area) also needs help from the Village. This contains a pocket of very old houses as well as our low income housing where we can get grants to update that area.

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7) The Northwest portion is a fairly strong residential area with a number of historical residences in the N. Long and Reist Street area. Our historic preservation can help in keeping the historic buildings and dams that are found in this area.

Attorney Kelly stated he did not think we would have a problem dealing with the residential areas in the Master Plan. They developed naturally and we need to recognize the areas having the problems and try to focus our time, attention and money into those areas.

Attorney Kelly then discussed the five Village parks - Island Park, Glen Park, Garrison Park, So. Long Street Ballpark and the Lehigh Memory Trail. He described the current uses of the parks and stated he does not think anyone wants to change how these parks are used.

The Commercial Area, Attorney Kelly explained covers the area around Main. The area from Union to Los Robles started out as a commercial retailing strip with auto dealers and some shopping plazas and over time has developed into a large mixture of offices, commercial developments and car dealers. This is an area where we would like to see input from the public as to what they would like to see there. The area from Los Robles to the Creek has over time developed into office and small retail business locations. This is the area where some of the buildings have parking in the front of them near Main Street and we believe this is not aesthetically pleasing. We hope to introduce some discussion as to what we think is important along Main Street, whether they be facades, parking issues or set back issues. This is when the input from the public is going to come.

The last two commercial areas consists of one area from Oakgrove to Evans where there are homes used as commercial buildings. Those can be preserved under existing Zoning laws so they can be kept as Doctor's offices, Insurance offices and small business offices. From Evans and Garrison out to the Village line, you return to a more commercial district again which houses a variety of types of businesses.

Attorney Kelly listed the Village's objectives as we start working on the Master Plan:

- 1) To control the amount, the location, and the type of commercial uses by coordinated zoning.
- 2) To encourage compatible commercial development (offices next to offices, small shops next to small shops)
- 3) To strengthen the existing core areas.

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- 4) To discourage spot or strip zoning.
- 5) To insure that all the commercial areas are located in such a way that they provide convenient and safe access for the customers, for the pedestrians and for the neighborhood.
- 6) To encourage neighborhood commercial sectors.
- 7) To encourage consolidation of the Village commercial core into a viable pedestrian oriented area.
- 8) To protect the commercial areas from undesirable and incompatible uses and provide adequate buffers between the commercial and residential areas.
- 9) To avoid "strip mall" type development (moving buildings away from the street and putting parking in the front).
- 10) To eliminate projects that are too large for the size of the community.
- 11) To improve and coordinate the facades along Main Street.
- 12) To maintain some sort of adequate traffic flow.
- 13) To try to preserve and protect the Village properties with historical significance.

Harmon Whipple, 51 Garden Parkway, believes that the parking lots should be to the rear and the major stores should be to the front. Buildings along Main Street where the parking lot is to the front are an eyesore.

Mary Lowther, 120 N. Ellicott Street, stated that the Village should consider a maximum square footage for new commercial buildings or reused buildings. She also believes a height restriction should be imposed. This would eliminate hideous high rises like those that were built in the 1970's. She also thinks we should work on Historic Preservation. She wonders whether the whole Village could be made into a Historical District. There are places all over the Village that can and should be protected. We should also work with the Business Association to give some attention to the business owners in the Business District. We also should give them any measure of encouragement that we can.

Michael Laurie, 5456 Main Street, stated he agrees with what has been said so far. He believes that Main Street needs some attention and needs to be softened, perhaps with some greenspace. He also wondered if parking could be placed on the side of the building, possibly with some greenspace, on either side. He is also interested in some kind of program that would help existing buildings. This would encourage businesses that are here to do some kind of upgrades to their facades, etc.

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Chuck Rizzone, 136 Los Robles, asked that the following questions be considered before our January meeting.

- 1) If a new building is going to be built, will there be neighborhood input. If so, to what extent?
- 2) What traffic and safety studies would be required? If a building currently exists on the property and there is access from Main Street for parking, would that remain?
- 3) Is an environmental impact study necessary? Will it deal with hazardous waste materials? If so, will the neighbors be informed and what safety precautions will be taken?
- 4) What is the current distance between a commercial property line and a residential structure? If it is 10 feet, that is too narrow and not adequate in his estimation. Also if we need parking space, So. Long would be a good place to put additional parking.
- 5) What role does the historical nature of a building or property play in the preservation or demolition of a building. Are there scales that one goes by to determine the value of the property?

Attorney Kelly stated that a Master Plan does not address every single question. It is meant to be an overview of what we envision the Village to be and where we want to go in the future. The Village Code would address a number of the questions but it also needs to be strengthened in different areas and we will be working on that. But, he pointed out that neither this Village Board nor any Board can stop an owner from doing something to their property. We can restrict them from doing some things, which is the reason for the Master Plan. On the other hand, if you have property that is zoned a certain way already, if we were to change the zoning to become more restrictive, they have a right to bring an action against us for, in reality, condemning their property. Regarding historic preservation, this will take a long time to implement because at present we do not have any designated historic districts.

Trustee Frese thanked the residents who participated and thanked Attorney Kelly for his presentation.

ON MOTION By Mayor Piazza, seconded by Trustee Wutz, it was moved to close the public hearing at 8:30 P.M.

Unanimously carried.

Theresa L. Cummins
Administrator/Clerk-Treasurer

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**Minutes of the Regular Board Meeting of the Village of
Williamsville held in the Williamsville Village Hall, 5565 Main
Street, Williamsville, New York on November 24, 1997 at 7:30 P.M.**

Present: Basil Piazza, Mayor
Joseph Frese - Trustees
Richard Langenfeld
Barbara Schofield
William Wutz

Theresa L. Cummins-Admin./Vllg. Clerk-Treas.
Sally A. Kuzon, Deputy Clerk-Treasurer
Patrick Kelly, Village Attorney
John Anstett - Crew Chief - D.P.W.

Mayor Piazza opened the meeting at 7:30 P.M. with the Pledge of Allegiance.

Mayor Piazza presented a Certificate of Appreciation to Albert Roth in thanks for the renovation work to his building on S. Long Street.

ON MOTION By Mayor Piazza, seconded by Trustee Frese, the minutes of the regular meeting of November 10, 1997 were approved.

Unanimously carried.

ON MOTION By Mayor Piazza, seconded by Trustee Frese, it was moved at 7:33 P.M. to open a public hearing being held for the purpose of discussing the proposed Master Plan for the Village. (The public hearing was closed at 8:30 P.M.)

Unanimously carried.

ON MOTION By Mayor Piazza, seconded by Trustee Frese, it was moved to suspend rules for public participation.

Unanimously carried.

No one from the public spoke.

ON MOTION By Mayor Piazza, seconded by Trustee Wutz, it was moved to return to the regular agenda.

Unanimously carried.

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Williamsville held in the Williamsville Village Hall, 5565 Main
Street, Williamsville, New York on November 24, 1997 at 7:30 P.M.**

Mayor Piazza reported on the following items:

- 1) His appointment to the Town of Amherst De-regulation Committee which has scheduled their first meeting for Tuesday, December 2, 1997. He also noted there will be a Public Service Commission meeting on Wednesday, December 3rd at Williamsville South High School to discuss Niagara Mohawk Power Choice program.
- 2) The televising of the Village's Sanitary Sewers by the Town of Amherst will be postponed until the early Spring due to the weather turning cold.
- 3) The Williamsville Business Association Holiday walk will be December 6th & 7th.
- 4) A public meeting to discuss the Erie County Public Libraries will be held Wednesday, December 3, 1997 at the Audubon Library on John James Audubon Parkway.
- 5) The Town Vision Summit will be held at the Hutchinson Hose Fire Company on Thursday, December 4, 1997 from 7-9 P.M.
- 6) Mayor Piazza reported on the Grand Opening of the Riverside Men's Shop and Laurie Jewelers.
- 7) The Mayor will be attending the STAR meeting (school property tax cut plan) next week and will report back to the Board. All residents 65 years or older may apply by filling out forms at the Town of Amherst Assessor's Office.

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

Vouchers in the amount of \$97,981.99 covering the period from November 7, 1997 - November 20, 1997 are as follows:

Payroll fund w/e 11/10/97	\$ 27,701.88
General Fund	33,755.03
Water Fund	2,624.45
Sewer Fund	6,772.73
Glen Park	646.59
Trust & Agency Fund	7,112.64
Community Development	-0-
Capital	19,369.01
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Grand Total	\$ 97,981.99
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Large Vouchers:

O'Brien & Gere Engineers, Inc.	\$ 25,385.74
American Ref-fuel of Niagara	\$ 12,571.90

Unanimously carried.

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Street, Williamsville, New York on November 24, 1997 at 7:30 P.M.**

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

RESOLVED that John Anstett, Working Crew Chief, be given a salary adjustment of \$1667.46 for the months of October and November for assuming extra responsibilities in the Department of Public Works.

Unanimously carried.

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

RESOLVED that the only meeting in December will be held on Monday, December 15, 1997 at 7:30 P.M. in the Village Hall Auditorium.

Unanimously carried.

Trustee Langenfeld had no report.

Trustee Schofield thanked the audience for attending the Master Plan Informational meeting tonight and reported on the following items:

- 1) The annual Holiday Caroling party will be held Sunday, December 7th, 7-8:30 P.M. on Island Park, which will include a Bon Fire, Caroling and refreshments.
- 2) Trustee Schofield wished everyone a Happy and Blessed Thanksgiving.

Trustee Wutz had no report tonight.

ON MOTION By Trustee Wutz, seconded by Trustee Frese, the following resolution was adopted:

RESOLVED that the Mayor is hereby authorized to sign Change Order #1 to Contract #3, Infrastructure Improvements in the amount of \$80,000.00. The work will include construction of the Island Park Pumping Station and the Chalmers Street Sanitary Sewer Improvements in accordance with Contract Drawings G-11 dated October 24, 1997, G-12 dated October 24, 1997 and G-13 dated October 27, 1997.

Unanimously carried.

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Street, Williamsville, New York on November 24, 1997 at 7:30 P.M.**

Trustee Frese reported December 1st will be the next Planning Board meeting and December 3rd is the Zoning Board of Appeals meeting. The Zoning Board will hear a petition from the Williamsville Towers concerning a special use permit for the installation of 12 telecommunication towers and equipment shelter on the roof of the Building.

He thanked Mr. Laurie for the improvements he made to his new building.

Trustee Frese has contacted Mr. Walsh, Administrator of the St. Francis Home regarding the traffic generated on Howard Avenue due to deliveries and construction vehicles using the back entrance to the Home. Mr. Walsh will make every effort possible to re-route this traffic to Reist Street, thus alleviating the congestion on Howard Avenue.

Trustee Frese has requested the Board to send a letter to the New York State Dept. of Transportation requesting them to re-set the timing of the traffic lights along Main Street to the setting before construction began. This will allow the pedestrian traffic more time to cross at intersections. He also would like to request that the state reduce the speed limit on Main Street from 35 MPH to 30 MPH.

The Building Dept. has issued 67 permits as opposed to 92 at the same time last year.

Administrator Cummins reported there is a copy of the Village of Williamsville Annual Financial Report available to the Village Board and the public for their review.

John Anstett, Department of Public Works, reported that leaf pick-up is behind due to the snow we received November 14, 1997. The Christmas decorations along Main Street will be put up on November 23, 1997. Due to the Thanksgiving Holiday on Thursday, garbage will be delayed 1 day.

ON MOTION By Mayor Piazza, seconded by Trustee Frese, it was moved at 8:45 p.m. to move to Executive Session to discuss contract negotiations.

Unanimously carried.

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Street, Williamsville, New York on November 24, 1997 at 7:30 P.M.

ON MOTION By Mayor Piazza, seconded by Trustee Frese, it was moved
at 10:00 P.M. to return to the regular agenda.

Unanimously carried.

ON MOTION By Trustee Frese, seconded by Trustee Schofield, the
meeting was adjourned at 10:01 P.M.

Unanimously carried.

Theresa L. Cummins
Administrator/Clerk-Treasurer