

**Minutes of the Special Meeting of the Board of Trustees of the Village of  
Williamsville, held in Village Hall, 5565 Main Street, Williamsville, NY on  
Wednesday, December 29, 2004 at 5:30pm.**

The meeting was opened at 5:30pm with the Pledge of Allegiance led by Trustee Frese.

ROLL CALL:

PRESENT: F. Ray Hazlett, Mayor  
Joseph P. Frese, Trustee  
Mary E. Lowther, Trustee  
Joan E. Seamans, Trustee  
Ronald W. Daniels, Trustee

J. Michael Hayes, Village Attorney  
Sally A. Kuzon, Administrator

ALSO PRESENT: Donald Griebner, Real Property Services,  
LLC  
Robert Lannon, R&D Engineering, Inc.  
Jeffrey Adrian, Code Enforcement Officer  
David Sutton – DeanSutton Architects

**Re: 56, 60 and 80 East Spring Street, aka “Williamsville Water Mill Complex”**

Donald Greibner of Real Property Services, LLC presented a real estate appraisal and valuation review for 56, 60 and 80 East Spring Street (see copy attached).

Robert Lannon of R&D Engineering, Inc. presented a structural assessment for the Williamsville Water Mill building only (see copy attached). The structures at 60 & 80 East Spring Street will be evaluated on 12/30/04 with a report to follow the week of January 3, 2005.

Jeffrey Adrian, Village Code Enforcement Officer, discussed the NYS Uniform Building Code and allowable uses for the buildings in the complex ( see copy attached).

David Sutton, of DeanSutton Architects gave an informative discussion/fact finding presentation of possible use/uses of the Williamsville Water Mill Complex (56,60, 80 East Spring Street). He stated the current Village of Williamsville easement, according to the survey, limits the number of parking spaces this complex can utilize. He suggested several alternatives for the existing buildings at 56, 60 and 80 East Spring Street, including office/retail space. He felt the Williamsville Water Mill’s current cider/retail business on the first floor was the best possible scenario as the building stands today. Interior renovations would be costly and may not be in keeping with the historic nature of the building. He suggested a good use of the property may be the addition of a restaurant

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on the vacant land between the Water Mill and 60 East Spring St., thus creating a destination in addition to generating additional revenue for the Water Mill cider/retail business.

ON MOTION by Mayor Hazlett, seconded by Trustee Daniels, it was moved to adjourn to executive session at 7:10 pm.

Unanimously carried.

ON MOTION by Trustee Lowther, seconded by Trustee Frese, it was moved to close the executive session at 8:01 pm.

Unanimously carried.

ON MOTION by Mayor Hazlett, seconded by Trustee Daniels, it was moved to return to the regular agenda at 8:02 pm.

Unanimously carried.

ON MOTION by Trustee Frese, seconded by Trustee Lowther, it was moved to adjourn the regular meeting at 8:03 pm.

Unanimously carried.

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SALLY A. KUZON  
Administrator

