



MINUTES
VILLAGE OF WILLIAMSVILLE
COMPREHENSIVE PLAN UPDATE COMMITTEE MEETING
February 26, 2026 – 6:30 PM

COMMITTEE MEMBERS

Name	Committee/Organization (if applicable)	Title	Status
Andrews, Rick	Zoning Board, Williamsville Fire Department, Resident	Member	Absent
Balbierz, Lauren	Owner/George's Market, WBA Member, Resident	Member	Present
Buscaglia, Michael	Board Member, Williamsville Central Schools	Member	Absent
Cadmus, Tara	Owner/Sweet Jenny's, Resident	Member	Absent
Dave Chiazza	Executive VP, Iskalo Development	Member	Absent
DeLano, Dan	Tree Board, Zoning Board, CPC Technical Advisory Committee, Resident	Member	Present
German, Tim	Planner/Erie County Environment & Planning	Member	Absent
Howard, Dan	Director of Planning/Town of Amherst, Technical Advisory Committee	Member	Remote
Kerr, Cassandra	Branch Manager, Canal Bank, WBA Member	Member	Present
Kevin Kirk	Director of Planning & Design, Uniland Development	Member	Present
Leiker, Colleen	Planning & Architectural Review Board, Resident	Member	Absent
Licht, Jennifer	Beautification Committee, Resident	Member	Absent
Mary Lowther	Village Historian, Resident	Member	Present
Nau, Jim	Owner/RationAles, WBA Member, Resident	Member	Absent
Pacer, Wally	Planning & Architectural Review Board, Traffic & Safety Committee, CPC Technical Advisory Committee, Resident	Chair	Present
Petrocelli, Tom	Planning & Architectural Review Board, Traffic & Safety Committee, CPC Technical Advisory Committee, Resident	Vice-Chair	Present
Roth, Nick	Tree Board, Traffic & Safety Committee, Ellicott Creek Outreach Committee, Resident	Member	Remote
Ryan, Kelsey	Owner, Snyder Track & Field, WBA Member	Member	Absent
St. George, Rimme	Tree Board, Resident	Member	Absent
Staebell, Beth	Librarian/Williamsville Branch, Amherst Public Library	Member	Present
Stearns, Jessica	Resident	Member	Present
Stone, Wes	Planning & Architectural Review Board, Resident	Member	Absent
Torre, Eileen	Environmental Advisory Council, Resident	Member	Present
Vitka, David	Planning & Architectural Review Board, CPC Technical Advisory Committee, Resident	Member	Present
Waterman-Kulpa, Catherine	Historic Preservation Commission, Planning & Architectural Review Board, CPC Technical Advisory Committee, Resident	Vice-Chair	Present

Quorum Achieved: 14 of 25

NON-MEMBERS/PARTICIPANTS

Name	Committee/Organization (if applicable)	Title	Status
Picone, Vito	Director, Zaepfel Development	NA	Present
Zaepfel, James	CEO, Zaepfel Development	NA	Present

OTHER ATTENDEES

Name	Organization	Title	Status
Canell, Sue	Village of Williamsville	Account Clerk	Present
Rappoccio, Roberta	Town of Amherst, Technical Advisory Committee	Associate Planner	Present
Gaudioso, Molly	Colliers Engineering & Design	Project Manager, Planning	Present
Steinmetz, John	Colliers Engineering & Design	Principal Planner, Planning	Present

Meeting opened at 6:44 p.m. Welcomed members. Passed around sign-in sheet to track attendance.

Presentation by Vice-Chairwoman Waterman-Kulpa

“Village of Williamsville Land Use History 2010-2026”

- Original conceptual land use map from 2010 was only used for 18 months
- New form-based zoning and conceptual land use map adopted in 2011 which we currently use today
- Added mixed-use zones, overview of Main Street zones and their characteristics
- Overview of MU design objectives and building/area requirements
- Changes over last 16 years: height standards, FAR/lot coverage, Main becoming one MU zone

Presentation by Molly Gaudioso of Colliers Engineering & Design

“Village of Williamsville Comprehensive Plan Update”

- Comprehensive Plan process update
- Land use and zoning history
- What is a future land use (FLU) plan
- Existing land use and zoning, desired goals
- Future land use informs zoning
- Land use in Williamsville/Transect
- Current FLU approach, previous FLU approach, proposed FLU approach

2026 Future Land Use Plan/Residential:

- Single-family residential, low density residential, single family & low density residential
- Mixed residential – design vs. scale
- Potential infill opportunities
- Discussion points by character area

Broke out into two groups for discussion:

Table 1: (John S.)

- Set parameters for type of housing
- Low density is not just single family
- Historic housing areas (N. Ellicott)

Table 2: (Molly G.)

- Categorize mixed residential (1-2 family, ADUs, etc.)
- Connectivity of neighborhoods to services/green spaces
- North/South connections, connectivity/crosswalks
- Leave residential as is/add doubles as needed
- Mixed to residential needs to be better defined (single family vs. R-3 in SE quadrant)
- Physical boundaries, landscaping to distinguish

2026 Future Land Use Plan/Mixed Use, Village Core, Main Street:

- Neighborhood mixed use existing conditions and goals
- Old plan, current concept, proposed approach
- Village core existing conditions and goals
- Main Street mixed use existing conditions and goals, design preferences
- Discussion points by character area

Broke into two groups for discussion:

Table 1: (John S.)

- Create rhythm along Main St frontage
- Extend Village core to California
- Design preference

Table 2: (Molly G.)

- Large scale too close to road
- Scale of structures matter
- Extend MU to California, maybe further along S Union

2026 Future Land Use Plan/Other Areas: General Considerations

- Parks, open space & natural areas
- Light industry/regional commerce – outside Village character, but valuable
- Zoning implications – gaps, revisions

Next Steps

- Colliers to refine future land use map, detail context of areas
- Begin community development strategy
- Finalize Chapters 1-3

The Comprehensive Plan Advisory Committee meeting of February 26, 2026, ended at 8:46pm.

The next meeting will be Wednesday, March 25, 2026, at 6:30pm in Town of Amherst Council Chambers.