Minutes of the regular meeting of the Village of Williamsville Board of Trustees held at Village of Williamsville, 5565 Main Street, Williamsville, NY on Monday, June 8, 2026 at 7:30 p.m.

The Village Board meeting was opened at 7:31pm by Deputy Mayor Celeste.

Pledge of Allegiance led by Attorney Grieco at 7:31pm.

Present:	Jim Celeste, Deputy Mayor Jeffrey Hahn, Trustee Amy Jackson, Trustee Steven Meyer, Trustee
Also present:	Charles Grieco, Bond, Schoeneck & King, PLLC Nick McCormick, Administrator/Clerk-Treasurer Kathryn Rappleye, Deputy Clerk
Absent:	Christine Hunt, Mayor Ben Vilonen, Crew Chief

ON MOTION by Deputy Mayor Celeste, seconded by Trustee Jackson, it was moved at 7:34pm to approve the minutes from the May 26, 2026 meeting as amended.

Unanimously carried

Deputy Mayor Celeste gave a synopsis of the Rules of Procedure for public meetings.

ON MOTION by Deputy Mayor Celeste, seconded by Trustee Jackson, it was moved to open the public participation portion of the meeting at 7:37pm.

Unanimously carried

Member(s) of the audience who addressed the Board and their comment(s) [*Board of Trustees' comments are in italics*]:

1. **Dan Gagliardo – Village Business Owner**

- Respectfully urge Board to reject proposed historical designation at 13 South Cayuga.
- This is not an argument against historic preservation. The Village has many historic buildings that deserve that distinction. This one does not meet the criteria.
- 13 South Cayuga is an ordinary, commercial building that has had significant alterations have been made. Many features that would constitute to the historic integrity have been changed.
- Historic designation should be reserved for properties that retain the characteristics that make them historically significant.
- Multiple surveys have been commissioned by the Village over the last several decades. None of those surveys identified this particular building as historically significant.
- Property owner has commissioned his own experts. The results are clear, it does not meet the criteria.

- Granting would establish a precedent. Designation does not simply recognition, it creates permanent restrictions on private property. Many approvals required for improvements. This can effect property values, business operations, and investment decisions.
- None of these professionals identified this particular building as historically significant or recommended for landmark designation.
- Historic preservation is most effective when it is applied carefully, objectively and consistently. When standards to the preservation process is weakened and the credibility of the future landmark designation is put at risk.
- I respectfully ask the Board to uphold the clear and consistent standard protect the integrity of the Village Preservation Program and vote against the designation of 13 South Cayuga.
- During the work session we talked about financials and what this does to a building. I bought my building - it was designated after I bought the building and we had done all kinds of work to it. It cost me $10,000 for an awning on my building. It does create hardship. That should always be looked at prior to doing these designations.

2. **Cheryl Meyer - Village Resident**
   - We were looking at the wall on Garrison and looking at bricks on another street.
   - Agree with Mr. Gagliardo.
   - HPC adds between 23% and 47% to the cost of the building.
   - Many communities in New England that designated buildings regret it now.
   - Adds tremendous cost.

3. **James LoVallo – Village Business**
   - Has been to Fogel building.
   - It is a block, brick building. No architectural appeal.
   - If the Board designates this building as historic, it will be a burden for Dan.
   - Historic designation on a building devalues the building considerably.
   - Urges the Board to put thought to the hardship this puts on Dan.
   - *[Trustee Hahn – Do you have a professional estimate on the reduction of value a designate will bring?] Mr. Zaepfel in the past, when marketed, less potential for a sale.]*

4. **Jim Nau – Village Resident & Business Owner**
   - Agrees with Dan Gagliardo.
   - Disagrees with the HPC and its nomination of the Fogel building.
   - Understand the process of building and renovating in the Village.
   - Using the nomination in this way causes the Village to lose credibility.
   - Does not add to the character of the Village.
   - If you are not happy with the way things can or should be improved, changed or renovated change the building code or design standards but do not use the HPC process.

5. **James Zaepfel – Village Property Owner**
   - Would like to ask the Board to reject the historical designation of 13 South Cayuga.
   - To clarify, Dan Fogel owns the Fogel building.
   - Landmarking gives the owner nothing in return.
   - You are putting a lasting restriction on the owner as to what he can do with his property.
   - The commission needs to prove the building qualifies, not the owner.
   - Almost nothing original left in this building
   - Village commissioned experts on (3) occasions. None of the experts named this building Historic.
   - Radio station (UFO) was in that building for approximately 6 years in the 1960s after which it moved to Lasalle Ave where it was home for 45 years. Nothing left of the UFO stations presence or history.
   - HPC justification has changed (3) times. First was architecture, then it was the radio history and now a new report.
   - If this building is historic then anything can be.
   - Without new revenue taxes will go up.

6. **Steve Blake – Town of Amherst Resident**
   - This is a mediocre building.
   - Handcuffing owner by implementing very restrictive improvement capabilities. Putting lipstick on it doesn't change it.
   - It's the old story you can put lipstick on it doesn't change in fact.
   - Character is created by raising the bar and removing those shackles and allowing the design elements of a careful and sincere and thoughtful development to mark something that truly meets the demands of our Village creates character for the betterment of our entire community versus taking what is in my opinion the easy way out and lowering the bar for preserving.
   - New development can add richer character to this community. 13 South Cayuga's purpose and relevance have long since faded.
   - Don't lower the bar and force us to accept mediocrity; that's not a good look and it only further paralyzes our community.
   - We will continue to fall further and further behind those that continue to progress instead raise the bar and demand excellence in design. Our community deserves nothing less

7. **David Schmidt – Village Resident**
   - Would like to discuss a parking situation. During Music on Main it was noticed that cars were illegally parked delaying first responders.

8. **Thomas Frank – Village Resident**
   - Glen Park Joint Board is the lead agency.
   - Lehigh Valley abatement phase 3.
   - Would like Board to pass a resolution to upgrade Glen Park Joint Board with the Town of Amherst to upgrade the asbestos contaminated Boiler House in the Amherst State Park.
   - Intermunicipal Cooperation Agreement with Town of Amherst.
   - Advocating on behalf of the Glen Park Joint Board.
   - Include the 2015 Comprehensive Plan.
   - Discussion of Niagara Power Project

9. **Dan Rider – Village Resident**
   - Attended the Village Traffic & Safety Committee Meeting. Parking was the topic.
   - Stated that the Village cannot issue hand written parking tickets with a Parking Enforcement Officer.
   - According to AI, Yes, you can have a Parking Enforcement Officer hand write parking tickets.
   - Parking has been neglected by the Village for years.
   - Believes the Village should hire a Parking Enforcement Officer.
   - *[Trustee Jackson inquired as the Section of the law the information is taken from. Mr. Rider stated that the Village Attorney can look it up. Attorney Grieco stated that the Village did have a Parking Enforcement Officer for many years and that the position was eliminated by the prior Village Board.]*
   - Now the illegal parking is rampant in the Village and no way to enforce it.
   - *[Trustee Hahn – You are absolutely right.]*
   - *[Deputy Mayor Celeste – stated that he was at that meeting and he does not recall it being stated that the Village of Williamsville nor the Town of Amherst who is the law enforcement agency for the Village of Williamsville, for that matter, cannot write paper tickets. As a matter of fact, it is believed that the Amherst Police Department still writes paper tickets. What was discussed was the previous method of writing times of chalk on tires which is not legal in New York State any longer.*

- *[Question from audience-Is it general information how much money the Village of Williamsville collects on these tickets?]*
- *[Deputy Mayor Celeste stated that it varies from year to year, the frequency of activity and it is believed to be public record.]*
- *[Trustee Hahn stated that the Village has not had an officer since 2019.]*
- *[Deputy Mayor Celeste indicated that that information is correct. It was a decision under a previous Board and Mayor.]*
- Mr. Rider asked if the Board was in favor of illegal parking.
- *[Deputy Mayor Celeste disagreed with Mr. Rider and stated that it is actually quit the opposite as stated at the meeting attended by Mr. Rider, everyone on the Board is in favor of having a Parking Enforcement Officer but there is some criteria that needs to be met before that is put into effect based on some of the things that took place and reasoning that the previous position was dissolved.]*
- Mr. Rider stated that he is aware of hi-tech is being pushed.

10. Tom Hughes – Village Resident

- Loves the Village, Music on Main and the Farmer's Market. Loves the sense of community.
- Not against historic preservation. Believes that Williamsville has many landmarks and they should be protected, however, a community needs to grow and change in order to survive.
- Goal should be to remember our history not to freeze an ordinary building just because it is old.
- Has lived all over Buffalo and traveled. You can find this type of building everywhere. It is not special.

Trustee Hahn stated that there will be a public hearing and hoped that all concerned attend.

Reports & Resolutions – Deputy Mayor Celeste

ON MOTION by Deputy Mayor Celeste, seconded by Trustee Jackson, the following resolution was adopted.

BE IT RESOLVED, that payroll and vouchers in the amount of **$337,427.85** covering the period from **5/18/2026** through **6/01/2026** are hereby approved as follows:

PAYROLL COVERING 5/18/26-5/31/2026	**$**	**48,581.74**
VOUCHERS COVERING 5/31/2026-6/01/2026		
GENERAL FUND	$	74,528.46
SEWER FUND	$	2,259.08
TRUST & AGENCY	$	3,308.08
SEWER CONSOLIDATION PROJECT	$	17,697.09
SEWER SLIP LINING PROJECT	$	2,755.20
VILLAGE HALL RENOVATIONS	$	188,298.20
	$	**288,846.11**
GRAND TOTAL	**$**	**337,427.85**

Unanimously carried

ON MOTION by Deputy Mayor Celeste, seconded by Trustee Jackson, the following resolution was adopted.

BE IT RESOLVED, that the Village of Williamsville, location code 40330, hereby establishes the following as standard work days for its employees and will report days worked to the New York State and Local Employees' Retirement System based on the time keeping system or the record of activities maintained and submitted by these members to the clerk of this body:

Title	Standard Work Day (Hrs/day)
Administrator/Clerk-Treasurer	8
Deputy Clerk	7.5
Deputy Treasurer	7.5
Building Clerk	7.5
Community Development Aide	7.5
Secretary to the Mayor	7.5

Unanimously carried

ON MOTION by Deputy Mayor Celeste, seconded by Trustee Hahn, the following resolution was adopted as amended.

WHEREAS, on February 20, 2023, a motor vehicle struck the commercial building located at 22 Evans Street ("Subject Property"); and

WHEREAS, the Subject Property has remained unoccupied since February 21, 2023; and

WHEREAS, the Code Enforcement Officer of the Village of Williamsville has inspected the Subject Property on multiple occasions, and such inspection has identified substantial structural damage resulting in dangerous and unsafe conditions; and

WHEREAS, the Code Enforcement Officer issued Notices of Violation and Orders to Remedy for significant violations of the Village Code, the New York State Uniform Fire Prevention and Building Code, and the New York State Property Maintenance Code ("Code Violations") on October 31, 2024; November 4, 2024; November 5, 2024; November 6, 2024; November 7, 2024; and November 8, 2024; and

WHEREAS, the record owner of the Subject Property has failed to take any steps to remedy Code Violations or to adequately secure the Subject Property, and has allowed the Subject Property to deteriorate, resulting in conditions that pose a threat to public health, safety, and welfare; and

WHEREAS, on March 15, 2026, following inspection, the Code Enforcement Officer determined that the Subject Property was unfit for human occupancy and issued an Order to Vacate prohibiting the occupancy of the Subject Property; and

WHEREAS, on March 17, 2026, the Subject Property was posted as abandoned and unsafe in accordance with applicable law; and

WHEREAS, to date the record owner has made no attempt to commence abatement of the Code Violations or to otherwise bring the Subject Property into compliance; and

WHEREAS, on March 27, 2026, the Code Enforcement Officer certified that the Subject Property was abandoned pursuant to Real Property Actions and Proceedings Law ("RPAPL") § 1981(1)(b); and

WHEREAS, on April 14, 2026, a copy of the certification of abandonment was served upon the record owner of the Subject Property pursuant to RPAPL § 1982; and

WHEREAS, on May 6, 2026, pursuant to RPAPL § 1982, the Village again served on the record owner of the Subject Property a copy of the certification of abandonment along with a notice that a proceeding pursuant to RPAPL Article 19-B may be instituted unless the owner makes a showing that the conditions upon which the findings in such certification of abandonment are based do not exist or have been corrected ("Notice"); and

WHEREAS, the record owner of the Subject Property failed to demonstrate, within thirty days of service of the Notice, either that the conditions upon which the findings in such certification of abandonment are based do not exist or have been corrected;

NOW THEREFORE, BE IT RESOLVED, that the Village Board of Trustees hereby authorizes and directs the Village Attorneys of Record to commence a proceeding in New York State Supreme Court pursuant to RPAPL § 1983 for an order and judgment declaring the Subject Property abandoned and vesting title to the Subject Property in the Village, and to take all further necessary steps to prosecute such proceeding in the name of the Village.

Unanimously carried

Reports & Resolutions – Trustee Jackson

* *Suggesting a monthly voluntary event to help clean up the parks in the Village. This will be the 3rd Saturday of the month from 9am to 11am. We will be meeting at the Noll Nature Building in Glen Park. We have beautiful parks with many visitors requiring help maintaining the beauty of these areas.*
* *This is a great opportunity for community service as well as an opportunity to meet your neighbors.*
* *June 20th will be our first event. Hope to see you there.*

ON MOTION by Trustee Jackson, seconded by Trustee Hahn, the following resolution was adopted.

RESOLVED, that ***Lucy Voelkl*** of Williamsville, New York is hereby appointed ***Seasonal Recreation Supervisor*** for the ***2026*** summer season for Garrison Park wading pool at a salary of $20 per hour effective immediately.

Unanimously carried

Reports & Resolutions – Trustee Hahn

* *Successful first Music on Main last Thursday.*
* *Retail strip worked out well.*
* *Beautification Committee is rolling and everything looks great.*

ON MOTION by Trustee Hahn, seconded by Trustee Jackson, the following resolution was adopted.

RESOLVED, that, ***Ethan Percy*** of Buffalo, New York, is hereby appointed as ***DPW Seasonal Employee*** at a salary of $16.00 per hour, effective June 11, 2026.

Unanimously carried

Reports & Resolutions – Trustee Meyer

* *Would like to congratulate Environmental Advisory Council on a very successful Earth Day/Arbor Day event this past weekend as well as the Tree Board and anyone else who helped. In particular I'd like to thank chair Jane Vohwinkel and former Deputy Mayor Eileen Torre for all the work they put into that event. It was a really great opportunity for the Village to come together in the spirit of being environmental stewards. Thank you to all those who are involved.*

ON MOTION by Trustee Meyer, seconded by Trustee Hahn, the following resolution was adopted.

WHEREAS, the Village of Williamsville Lehigh Valley Section House Exterior Asbestos Abatement Project Phase 3, was duly advertised, and bids for the project were opened at 10:00 a.m. on May 14, 2026; and

WHEREAS, ONE (1) bid was received for the project;

NOW, THEREFORE, BE IT RESOLVED, that the Contract for the Lehigh Valley Section House Exterior Abatement project is hereby awarded to Arric Corporation of Depew, New York for base bid amount of $2,500; with add Unit Price #1 - $82.40 per lineal foot for the inclusion of the scope related to Unit Price #1 and add Unit Price #2 $82.40 per linear foot for the inclusion of the scope related to Unit Price #2. and;

BE IT FURTHER RESOLVED, that the total project cost is not to exceed $65,000.

Unanimously carried

ON MOTION by Trustee Meyer, seconded by Trustee Jackson, the following resolution was adopted.

BE IT RESOLVED that the Village Administrator is hereby authorized and directed to publish notice of a public hearing to be held on July 13, 2026, at 7:30pm to hear all persons interested in communicating on proposed local landmark nomination of 13 South Cayuga Road.

Unanimously carried

Staff Reports:

Attorney Grieco:	*-None this evening*
Administrator McCormick:	*-Garrison Park Wading Pool-official opening will be posted on our website as well as Facebook.* *-Primary election will be held Tuesday, June 23rd. Check the Erie County website for your polling site.*
Deputy Clerk Rappleye:	*-Nothing to report*

ON MOTION by Deputy Mayor Celeste and seconded by Trustee Meyer, it was moved to adjourn at 8:05pm.

Unanimously carried

ON MOTION by Deputy Mayor Celeste, seconded by Trustee Hahn, it was moved to reopen the Village Board meeting.

Unanimously carried

ON MOTION by Deputy Mayor Celeste, seconded by Trustee Jackson, it was moved to go into Executive Session to discuss employment history of a particular individual.

ON MOTION by Deputy Mayor Celeste, seconded by Trustee Hahn, it was moved to reopen the Village Board meeting.

Unanimously carried

ON MOTION by Deputy Mayor Celeste, seconded by Trustee Hahn, it was moved to close Executive Session at 8:45pm.

Unanimously carried

ON MOTION by Deputy Mayor Celeste, seconded by Trustee Meyer, it was moved to adjourn at 8:45pm.

The next regular Village Board meeting will be held on Monday, June 22, 2026, at Village Hall, 5565 Main Street, Williamsville, NY.

Nick McCormick
Administrator/Clerk-Treasurer

##