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, July 13, 2026 at 7:30 p.m.

The Village Board meeting was opened at 7:30pm by Mayor Hunt.

Pledge of Allegiance led by Eli Hunt at 7:31pm.

Present:	Christine Hunt, Mayor James 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 Ben Vilonen, Crew Chief

ON MOTION by Mayor Hunt, seconded by Trustee Jackson, it was moved at 7:33pm to approve the minutes from the June 22, 2026 meeting.

Unanimously carried

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

ON MOTION by Mayor Hunt, seconded by Trustee Hahn, it was moved to open the public participation portion of the meeting at 7:35pm.

Unanimously carried

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

1. **Eugene Richards – Village Resident**
   - Looking for list of outstanding items for Asher Crossing Apartments to be provided to concerned residents.

2. **Jim Nau - Village Resident/Property Owner**
   - Inquiring about plan for second half of Orchard Street drainage project - plan for curbs? (From Franklin St. down.)
   - Trees have been cleared from planter box at 5444 Main Street. Please advise the next step to removing the box. RationAles willing to pay for the removal. *[Mayor Hunt requested that Mr. Nau send an email to herself, Attorney Grieco and Village Zoning Enforcement Officer, Gary Palumbo.]*

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3. **Thomas Frank – Village Resident**
   - Ellicott Creek CFA & REDC deadline July 21st.
   - Demonstration project tied into Google maps.
   - New York State Parks and Historic Preservation
   - In LWRP as well as Comprehensive Plan in 2005

ON MOTION by Mayor Hunt, seconded by Deputy Mayor Celeste it was moved to close the public participation portion of the meeting at 7:43pm.

Unanimously carried

ON MOTION by Mayor Hunt, seconded by Trustee Jackson it was moved to open the public hearing on 13 South Cayuga – Proposed Historical Local Landmark at 7:43pm.

Full comments available on Village of Williamsville YouTube channel.

1. **Michael Straight – Amherst Resident**
   - Opposed to historic designation of 13 South Cayuga Rd.
   - Request that the Board should examine the facts as presented.
   - Believes property does not have historical relevance.
   - Establishing as historic would affect family owned businesses.

2. **Susan Fenster – Village Resident/Chair Historic Preservation Commission**
   - In favor of historic designation of 13 South Cayuga Rd.
   - After months of research, the Historical Preservation Commission decided that this property has met several criteria. As a certified local government, the designation carries an obligation by the Village to identify and protect significant historic resources using documented evidence rather than opinion.
   - The Commission researched the property, verified historical resources, evaluated its architectural integrity and prepared a nomination based upon Chapter 47.
   - On March 17, 2026, Ms. Fenster personally met with Sheila Brown, owner of WUFO since 2013. After explaining the Historic Preservation project, she expressed her enthusiastic support for these efforts and allowed full access to the WUFO museum attached to the radio station as well as requesting the radio station be included in her next book about Harry Altman.

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3. **Patrice Hannotte – Village Resident/Historic Preservation Commission Member**
   - In favor of historic designation of 13 South Cayuga Rd.
   - The Board has received a letter from Sheila Brown CEO of WUFO stating that WUFO does not operate here today and hasn't for nearly 60 years; Ms. Brown is right but chapter 47-118 does not require present day operation. It doesn't lose its place in history because the business moved on.
   - In 1962 a building on S Cayuga Rd. gave Buffalo's black community a voice on the radio for the first time. That is significant to the social history of this community and is significant to the history of this region and suggests it is significant to the National History of black oriented broadcasting.
   - Four (4) criteria met for preservation.

4. **Members of the HPC unable to attend meeting (as read by Patrice Hannotte)**
   - Not asking you to like this building, asking you to follow the standard that the Village adopted.
   - Criteria A3 – this building shows what a particular kind of building looked like in a particular moment. This building meets the criteria.
   - Our code defines historical integrity as containing significant aspects to convey significance.
   - Nomination did not claim criterion A4 but the Preservation Studios did. Preservation Studios was hired to evaluate the building near the corner of South Cayuga and Main Street to see if any of them met the criteria in the code.
   - Preservation Studios stated that this property met the criteria A1, A2, A3 and A4.
   - Noted that this property anchors the Main St. and South Cayuga corner.
   - Bridge between commercial Main Street corridor and residential S. Cayuga.

5. **Dennis Hoban – Village Resident**
   - Opposed to historic designation of 13 South Cayuga Rd.
   - 13 South Cayuga has zero aesthetic value.
   - So many buildings in the Village that need to be preserved. This is not one.
   - Owner doesn't want designation.

6. **Ray Herman – Village Resident/HPC Member**
   - In favor of historic designation of 13 South Cayuga Rd.
   - 13 South Criteria fits the criteria of A3 for landmark status.
   - Remarkably unchanged.
   - Character of the building has been preserved.
   - Landmark designation is not a burden.

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7. Dan Fogel – Owner Fogel Insurance

- Opposed to historic designation of 13 South Cayuga Rd.
- Fogel Insurance business is historic – the building is not.
- Truly historic buildings should be protected – this is not.
- Entered this process with an open mind and hired one of the areas most experienced and well-respected preservation specialists to independently evaluate.
- Three (3) historic resource surveys conducted by the Village through the years. None concluded that the property was historically significant or recommended it for landmark designation.
- This process should be fair, objective and based on the facts.
- Respectfully ask that the Village standards be applied fairly, consistently and decline to designate 13 South Cayuga as a local historic landmark.

8. Eileen Torre – Village Resident

- In favor of historic designation of 13 South Cayuga Rd.
- Historic Preservation is not about stopping progress, it is about making thoughtful decisions about what we choose to carry forward.
- Once a place like this is gone, that story and that character can never be recreated. A new building may be attractive but it cannot replace the authenticity, the craftmanship and the connection to our community's past.
- Preservation is an investment in sustainability.
- Honor the past with respecting our future.
- Preservation and growth do not need to take opposing sides. European communities incorporate thoughtful development. New buildings are designed around existing structures creating places that are vibrant, economically successful and memorable because of their character.

9. Corey Auerbach – Attorney for Dan Fogel, Property Owner

- Opposed to historic designation of 13 South Cayuga Rd.
- Historic Preservation Commission is the applicant, not the owner.
- Claims Historic Preservation Commission conspired together to make this recommendation for landmarking that they submit to themselves.
  [Trustee Hahn: Submission of applications is one of the duties of the Historic Preservation Commission.]
- Historic Preservation Commission did some level of diligence in the process prior to submission of application.
- Historic Preservation Commission has changed criteria.
- WUFO respectfully asks to not have their name associated with the designation.

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10. Jim Nau – Village Resident/Village Business Owner

- Opposed to historic designation of 13 South Cayuga Rd.
- Feels it will create a burden placed on the owner, Dan Fogel.
- Building does not need to be preserved.

11. Cheryl Meyer – Village Resident

- Opposed to historic designation of 13 South Cayuga Rd.
- Questioned the real reason that this building is in consideration.

12. Kate Waterman Kulpa – Village Resident/Chairperson Historic Preservation Commission

- In favor of historic designation of 13 South Cayuga Rd.
- Williamsville has already lost too much.
- You are being asked if the building meets the criteria that has already been adopted – not if you like the building.
- Two (2) independent evaluations state that it does.
- The South Cayuga and Main St. Historic Resource Evaluations Report was not prepared by the applicant (HPC), it was prepared by a nationally recognized historic preservation consulting firm; it was commissioned by the Village of Williamsville and funded entirely by the Village of Williamsville. Six properties were evaluated against four (4) criteria. Only one property met all four (4) criteria. That property is 13 South Cayuga.
- The Village of Williamsville is a certified local government. Certification carries responsibility.
- Per our code, if you deny this designation, you must supply your reasons in writing.

[Mayor Hunt – this Board did receive a binder, a document record, of local landmark nomination for 13 South Cayuga with information up to and including our announcement in the Amherst Bee of our public hearing on 6/18/2026 that is what we have been reading and reviewing as a Board individually for the past couple of weeks. The South Cayuga & Main Historic Resource Evaluation came in later - it's not included in their, but it will be. That is the reason we're going to keep this hearing open. We have not had time to fully read this so it would not be fair to anybody involved. I am submitting the following documents into the record that we received via e-mail:

- *Name of Document: Fogel Insurance Building. This was received as an e-mail from former mayor of Williamsville and President of the Village of Williamsville Historical Society, Mary Lowther, dated June 23rd, 2026.*
- *Name of Document: Fogel Agency Building Letter, a letter submitted by James Tommaro of 113 North Long St. dated July 2nd, 2026.*
- *Name of Document: Uniland Letter, revision II, letter submitted by Sheila L Brown of WUFO, dated July 8th, 2026 and received by Nick McCormick on July 10th, 2026 at 5:00pm; another one that was a last minute submission that really didn't have time to review and was not included but will be included in the in the record. We will be submitting notes.]*

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ON MOTION by Mayor Hunt, seconded by Trustee Hahn it was moved to keep this public hearing on 13 South Cayuga, Proposed Historical Landmark Designation, open until August 10, 2026.

Unanimously carried

Reports & Resolutions – Mayor Hunt

- *We are moving forward with lightning speed with our grants due to Community Development Aide Obstarczyk and DPW Crew Chief Vilonen as well as the Rotellas, our Grant Writers. All have done an outstanding job in getting us where we need to be.*

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

BE IT RESOLVED, that payroll and vouchers in the amount of **$596,422.50** covering the period from **6/15/2026** through **7/10/2026** are hereby approved as follows:

PAYROLL COVERING 6/15/2026-6/28/2026	$ 55,118.65
TOTAL PAYROLL	**$ 55,118.65**
VOUCHERS COVERING 5/27/2026-5/27/2026	**$ 8,818.04**
GENERAL FUND	6,329.04
SEWER FUND	1,865.00
GLEN PARK FUND	624.00
TOTAL	**$ 8,818.04**
VOUCHERS COVERING 7/06/2026-7/10/2026	
GENERAL FUND	$ 107,638.07
SEWER FUND	2,393.14
GLEN PARK FUND	239.14
TRUST & AGENCY	9,252.01
SEWER SLIP LINING PROJECT	329,860.90
VILLAGE HALL RENOVATIONS	91,920.59
	$ 541,303.85
GRAND TOTAL	**$ 605,240.54**

Unanimously carried

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

WHEREAS, the Village of Williamsville, herein called the "Municipality," after thorough consideration of the various aspects of the problem and study of available data, has determined that certain work, as described in WQIP Sewer Improvement Project its application and attachments, herein called the "Project," is desirable, is in the public interest, and is required in order to implement the Project; and

WHEREAS, the State of New York authorizes State assistance to municipalities for water quality improvement projects by means of a contract, and the Municipality deems it to be in the public interest and benefit under this law to enter into such a contract;

NOW, THEREFORE, BE IT RESOLVED by the Village of Williamsville Village Board, that Mayor Christine L. Hunt, or such person's successor in office, is the representative authorized to act on behalf of the Municipality's governing body in all matters related to State assistance under ECL Articles 17, 51 and 56 and/or any applicable federal grant provisions. The representative is also authorized to make application, execute the State Assistance Contract, submit Project documentation, and otherwise act for the Municipality's governing body in all matters related to the Project and to State assistance.

BE IT FURTHER RESOLVED, that the Municipality agrees that it will fund its portion of the cost of the Project and that funds will be available to initiate the Project's field work within twelve (12) months of written approval of its application by the Department of Environmental Conservation. Total project cost is $14,635,000.00, with a maximum grant request of $10,000,000.00 and a local match of $4,635,000.00 (which exceeds the required 25% match).

BE IT FURTHER RESOLVED, that one (1) certified copy of this Resolution be prepared and sent to the Albany office of the New York State Department of Environmental Conservation.

BE IT FURTHER RESOLVED, that this Resolution take effect immediately.

Unanimously carried

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

WHEREAS, the Village of Williamsville, herein called the "Municipality," after thorough consideration of the various aspects of the proposed project and study of available data, has determined that preparation of the Glen Park Master Plan, as identified in the Village's approved Local Waterfront Revitalization Program, is desirable, in the public interest, and necessary to advance future waterfront planning, environmental stewardship, recreation, and economic development; and

WHEREAS, the New York State Department of State administers the Environmental Protection Fund Local Waterfront Revitalization Program, which provides financial assistance to eligible municipalities for waterfront planning and implementation projects; and

WHEREAS, the Municipality deems it to be in the public interest to submit an application for funding under the Environmental Protection Fund Local Waterfront Revitalization Program for the Glen Park Master Plan;

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NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Williamsville, that Mayor Christine L. Hunt, or such person's successor in office, is hereby authorized and directed to act on behalf of the Municipality in all matters related to the Environmental Protection Fund Local Waterfront Revitalization Program grant application, including the submission of the application, execution of any grant agreements, certifications, assurances, amendments, and any other documents necessary to carry out the Project.

BE IT FURTHER RESOLVED, that the Municipality agrees that it will fund its required local share of the Project and that funds will be available to initiate the Project. The total project cost shall not exceed Two Hundred Thousand Dollars ($200,000), with a maximum grant request of One Hundred Fifty Thousand Dollars ($150,000) and a required local match of Fifty Thousand Dollars ($50,000), representing twenty-five percent (25%) of the total eligible project cost. The Village acknowledges that this resolution may be amended, if necessary, to reflect the final project budget. That one (1) certified copy of this Resolution be prepared and submitted as part of the Municipality's application to the New York State Department of State.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Unanimously carried

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

WHEREAS, the Village of Williamsville has determined that the restoration and enhancement of Glen Park and the Ellicott Creek corridor is in the public interest and will provide long-term environmental and community benefits; and

WHEREAS, the Village of Williamsville desires to serve as the lead applicant for funding through the Western New York Great Lakes Restoration Grant Program (WNYGLRGP) for the Glen Park–Ellicott Creek Habitat Restoration Initiative, with a total estimated project cost of $485,900.00; and

WHEREAS, the Western New York Great Lakes Restoration Grant Program provides reimbursement of up to one hundred percent (100%) of eligible project costs, and the Village acknowledges that project costs must initially be advanced by the Village, with reimbursement requested in accordance with the terms and conditions of the grant award; and

WHEREAS, the Board of Trustees commits to making available funds, as necessary, in an amount not to exceed $485,900.00 to undertake the project, with the understanding that eligible project costs will be reimbursed through the grant program; and

WHEREAS, Glen Park is jointly owned by the Village of Williamsville and the Town of Amherst pursuant to the Glen Park Charter, and the Town of Amherst has provided formal landowner authorization and a partnership commitment supporting the Village's implementation of the project, including property access, coordination during implementation, and long-term stewardship of completed restoration activities; and

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NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Williamsville hereby authorizes the submission of an application to the Western New York Great Lakes Restoration Grant Program for the Glen Park–Ellicott Creek Habitat Restoration Initiative; and

BE IT FURTHER RESOLVED, that Mayor Christine L. Hunt is hereby authorized and directed to execute all applications, grant agreements, certifications, assurances, contracts, reimbursement requests, and any other documents necessary to apply for, accept, administer, and close out funding under the Western New York Great Lakes Restoration Grant Program, and to undertake all actions necessary to implement the project in accordance with the grant award and all applicable federal, state, and local laws, regulations, and procurement requirements.

Unanimously carried

Reports & Resolutions – Deputy Mayor Celeste

-Although Traffic & safety did not meet this month, that doesn't preclude us from addressing issues that are brought to our attention in communication with the committee chairperson and other members of the Village government to make resolve where effective and necessary and immediate. We do not shut the door because we did not physically meet.

Reports & Resolutions – Trustee Hahn

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

WHEREAS, the Village of Williamsville recognizes the importance of maintaining and enhancing its urban forest as critical public infrastructure that provides environmental, economic, and quality-of-life benefits to residents; and

WHEREAS, the New York State Department of Environmental Conservation has announced funding through the Urban and Community Forestry Grant Program to support municipal tree inventories, urban forest management planning, and related activities; and

WHEREAS, the Village desires to undertake a Smart Tree Management Inventory and Community Forest Management Planning project to inventory public trees, identify future planting locations, develop a comprehensive Community Forest Management Plan, and implement a modern tree management system to support the long-term stewardship of the Village's urban forest; and

WHEREAS, the total estimated project cost is $125,000.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of Trustees hereby authorizes the submission of an application to the New York State Department of Environmental Conservation Urban and Community Forestry Grant Program for funding of the Smart Tree Management Inventory and Community Forest Management Planning project; and

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BE IT FURTHER RESOLVED, that the Village of Williamsville acknowledges that no local matching funds are required under the Urban and Community Forestry Grant Program and that the project is 100% grant funded. The Village further acknowledges that grant funds are provided on a reimbursement basis and therefore authorizes making available up to $125,000.00 to complete the project, with the understanding that all eligible project costs will be fully reimbursed by the New York State Department of Environmental Conservation in accordance with the terms and conditions of the grant award.

BE IT FURTHER RESOLVED, that Mayor Christine L. Hunt is hereby authorized to execute the grant application and all agreements, certifications, reimbursement requests, and any other documents necessary to implement and administer the project and to take all actions necessary to carry out the intent of this resolution.

Unanimously carried

Reports & Resolutions – Trustee Jackson

-Parks Committee has moved its meeting from Tuesday, July 21, 2026 to Monday, July 20, 2026 at 7:00pm at Garrison Park.

Reports & Resolutions – Trustee Meyer

-Fun week ahead with Old Home Days in the Village.
-A great big thank you to our first responders as this will be a busy week.

Staff Reports:

Attorney Grieco:	*-None this evening*
Administrator McCormick:	*-Attended a Capital Planning seminar with the goal to establish a financial master plan and a capital project plan. Will be a great help during budget prep.*
Deputy Clerk Rappleye:	*-Nothing to report at this time.*

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Crew Chief Vilonen:	*-Locking restrooms. Damage caused by vandals. Would like to lock restrooms every evening. Looking to have electronic locking device/mechanism to be used at Island Park as well as South Long Park. Retrofitting at this point. (5) restrooms in question. Estimate is approximately $14,000 per door. Will request an updated quote and present at next meeting.*

ON MOTION by Mayor Hunt, seconded by Trustee Jackson, it was moved to adjourn at 9:30pm.

The next regular Village Board meeting will be held on Monday, August 10, 2026, at Village Hall, 5565 Main Street, Williamsville, NY.

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Nick McCormick
Administrator/Clerk-Treasurer

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