

**MAYOR JAMES M. JAROSZYNSKI
TRUSTEE ANTHONY CAVALLARO
TRUSTEE TIMOTHY DUNN
TRUSTEE ALAN GUSTAFSON, JR
TRUSTEE ANNETTE MILLER**

**CINDY CAPESTRANI, VILLAGE CLERK
PAULA SPUNAUGLE, TREASURER**

The special meeting of the Village of Falconer Mayor and Board of Trustees was held on Thursday, June 20, 2024 at 5:00 P.M. in the Falconer Public Library with Mayor James Jaroszynski presiding.

Pledge of Allegiance & Roll:

Trustee Gustafson, Trustee Dunn (excused until 5:30), Trustee Cavallaro, Trustee Miller and Mayor Jaroszynski were all present.

Visitors

Brenda Cavallaro	Diane Powel	Larry Powell	Danielle Marra
Angelo Marra	Brian Nelson	Nina Gustafson	

Presentation by Peak Development Partners for West Main Street Village Property

Lee Crewson, President Peak Development, Craig Marlatt, Pre-construction Manager, and David Doerr, a grant writer that has worked on several projects with Peak, were introduced for the presentation. Lee Crewson started the presentation stating that Paula Blanchard, from Hanna Commercial Reality, had approached Peak Development Partners regarding the village property listed for sale on W. Main Street. Peak Development made a visit to the site, liked the potential in the area and decided to move forward with a project.

The initial plans for the site are for a two building, multi-story/multi-use facility. One building would face Main Street, the second building would face Davis Street. The fronts of the buildings show 5 different faces, to blend in with the character of the village so that it does not stand out and look like it doesn't fit in the area. There would be a court yard styled gathering area in the back that could include a gazebo and fire-pit. There would also be a parking area for the tenants in the back. There would be no hard construction on the easement that runs through the property.

The first floor would be for commercial use (not designated at this time) with 3 stories above housing approximately 54 units for the senior 55 plus community. The village is a very walkable community, with a grocery store, pharmacy, restaurant and bank within walking distance which makes it a great area for senior living apartments. There will be a mix of studio and 1-2-bedroom units. The commercial use area could be divided into multiple spaces or one large space. One potential tenant would be a day care center. Day care facilities are in high demand and NYS has funding for up to 40% towards the cost of day care construction. Another potential tenant that would fit into the area could be a grab-and-go sandwich/deli shop. Currently, Peak Development has not partnered with any potential tenant so if anyone has any interest in a business at this location, they would be willing to talk with them.

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David Doerr spoke briefly about working with the village and CCIDA to secure funding from grants such as the Main Street and NY Forward grants. They are hopeful that Empire State Development will see the need here in the village and provide funding for this project as well.

The space between the proposed new buildings and the current building at 16-19 W. Main Street would have between 5' – 12' of space between them. A variety of options have been looked at for this space, including a small courtyard area or a cobblestone lit alleyway.

Attorney Peterson noted that what is before the board tonight is authorizing the execution of a proposed letter of intent with regards to this presentation. The letter of intent is needed in order to move forward and pursue any grant opportunities. The letter of intent designates the developer, lists the purchase price, and has conditions that have to be met by both parties.

Trustee Gustafson made a motion, seconded by Trustee Cavallaro to enter into executive session concerning the sale of real property at 29-35 West Main and West Everett Street at 5:20 pm. Roll: Gustafson: Aye, Dunn: Aye, Cavallaro: Aye, Miller: Aye, and Jaroszynski: Aye. Nays: None. Carried.

No action was taken in executive session.

Trustee Cavallaro made a motion, seconded by Trustee Miller to exit executive session at 5:48 pm. Ayes: all. Nays: none. Carried.

Trustee Miller made a motion, seconded by Trustee Cavallaro to accept resolution #6-2024 authorizing the mayor to sign the letter of intent agreement between the Village of Falconer, Falconer, NY 14733 and Peak Development Partners, 3083 William Street, Buffalo, NY 14227. Roll: Gustafson: Aye, Dunn: Aye, Cavallaro: Aye, Miller: Aye, and Jaroszynski: Aye. Nays: None. Carried.

Trustee Gustafson made a motion, seconded by Trustee Dunn to adjourn the special meeting at 6:09 pm. Ayes: All, Nays: None. Carried.

*Respectfully submitted,
Cindy Capestrani, Village Clerk*