

A Meeting of the Mayor and Board of Trustees of the Village of Sloan was held on December 27, 2023, 5:30pm at the Village Municipal Building, 425 Reiman Street, Village of Sloan, County of Erie, and State of New York. Meeting called to order at 5:30pm.

Roll Call: Mayor Thomas Ferrucci
Trustee Paula Bruscani
Trustee Michele Kramarsyck
Trustee Suzanne Tofthagen

Approval of Abstract 015 of the 2023/2024 General Fund Budget, vouchers 265 through 281 for a total payment of \$14,621.26.

Motion by Trustee Tofthagen, Second by Trustee Kramarsyck

Ayes: Mayor Ferrucci, Trustee Bruscani, Trustee Kramarsyck, Trustee Tofthagen

Nays: None

Resolution

2024-33 Sophie Avenue (tabled at the December 12, 2023 meeting)

Whereas, at the October 10, 2023, meeting of the Village of Sloan Board of Trustees, a Resolution was put forth, pursuant to Section 6-612 of Village Law, and approved for the abandonment and discontinuance of Lovejoy Street lot, commonly known as Sophie Avenue Paper Street; and

Whereas, the Village of Sloan has received a request from CSS Central Land Development, LLC of 23 Stratford Road, Buffalo, NY 14216, to purchase a portion of Sophie Avenue Paper Street herein described (Parcel A):

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Sloan, Town of Cheektowaga, County of Erie and State of New York, being part of Lot No. 32, Township 11, Range 7 of the Holland Land Company's Survey and being more particularly bounded and described as follows:

BEGINNING at a point on the north line of Lovejoy Street (50' wide) at its intersection with the west line of Sophie Avenue (50' wide), said point being the southeast corner of Subdivision Lot No. 25, Block J, as shown a map filed in the Erie County Clerk's Office under Map Cover 298;

Thence northerly along the said west line of Sophie Avenue, and along the east line of Subdivision Lot Nos. 25, 24 and 23 as shown on said Map Cover 298, a distance of 203.65 feet to the northwest corner of said Sophie Avenue and the northeast corner of said Subdivision Lot No. 23;

Thence easterly at an interior angle of 89° 57' 00" along the north line of said Sophie Avenue, and the easterly extension of the north line of said Sublot No. 23, a distance of 25.00 feet to a point on the centerline of said Sophie Avenue.

Thence southerly at an interior angle of 90° 03' 00" along the said centerline of Sophie Avenue, a distance of 209.81 feet to a point on the southwesterly extension of the said north line of Lovejoy Street;

Thence southwesterly at an interior angle of 111° 05' 58" along the said southwesterly extension of the north line of Lovejoy Street, a distance of 4.45 feet to an angle point:

Thence northwesterly at an interior angle of 138° 25' 11" along the southeasterly extension of the said north line of Lovejoy Street, a distance of 22.25 to the POINT OR PLACE OF BEGINNING, containing 5,201 square feet or 0.119 acre of land, more or less; and

Whereas, the Village of Sloan has received a further request from Ideal Concrete, Inc of 400 Kennedy Road, Cheektowaga, NY 14227 to purchase a portion of Sophie Avenue Paper Street herein described (Parcel B):

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Sloan, Town of Cheektowaga, County of Erie and State of New York, being part of Lot No. 32, Township 11, Range 7 of the Holland Land Company's Survey and being more particularly bounded and described as follows:

BEGINNING at a point on the north line of Lovejoy Street (50' wide) at its intersection with the east line of Sophie Avenue (50' wide), said point being the southwest corner of Subdivision Lot No. 123, as shown a map filed in the Erie County Clerk's Office under Map Cover 1275;

Thence northerly along the said east line of Sophie Avenue, and along the west line of Subdivision Lot Nos. 123, 105 and 104 as shown on said Map Cover 1275, a distance of 200.14 feet to the northeast corner of said Sophie Avenue;

Thence westerly at an interior angle of 90° 03' 00" along the north line of said Sophie Avenue, and the easterly extension of the north line of Subdivision Lot No. 23, Block J, as shown on a map filed in the Erie County Clerk's Office under Map Cover 298, a distance of 25.00 feet to a point on the centerline of said Sophie Avenue.

Thence southerly at an interior angle of 89° 57' 00" along the said centerline of Sophie Avenue, a distance of 209.81 feet to a point on the southwesterly extension of the said north line of Lovejoy Street;

Thence northeasterly at an interior angle of 68° 54' 02" along the said southwesterly extension of the north line of Lovejoy Street, a distance of 26.80 feet to the POINT OR PLACE OF BEGINNING, containing 5,124 square feet or 0.118 acre of land, more or less; and

Whereas, Parcel A and Parcel B described above are shown on the Floyd Albert Associates Boundary Survey Drawing No. 230001.10 dated November 27, 2023, a copy of a portion which is attached to this resolution; and

Whereas, the Village of Sloan has obtained a certified appraisal of the Lovejoy Street lot, commonly known as Sophie Avenue Paper Street, valuing the property encompassing Parcel A and Parcel B at \$17,000.00; and

Whereas, the Board of the Village of Sloan has received a proposal to purchase Parcel A from CSS Central Land Development, LLC of 23 Stratford Road, Buffalo, NY 14216, for a purchase price of \$8,500.00; and

Whereas, the Board of the Village of Sloan has received a proposal to purchase Parcel B from Ideal Concrete, Inc of 400 Kennedy Road, Cheektowaga, NY 14227, for a purchase price of \$8,500.00; and Now, Therefore Be It

Resolved, that the Board does hereby accept the offer for Parcel A in the amount of \$8,500.00 from CSS Central Land Development, LLC; and Further

Resolved, that the Board does hereby accept the offer for Parcel B in the amount of \$8,500.00 from Ideal Concrete Inc.; and Further

Resolved, that Paula Bruscani, Deputy Mayor of the Village of Sloan, is hereby authorized, upon receipt by the Village of the respective purchase prices specified above, to: (a) execute and deliver a deed on behalf of the Village to CSS Central Land Development, LLC conveying Parcel A; (b) execute and deliver a deed on behalf of the Village to Ideal Concrete Inc. conveying Parcel B; and (c) take such actions and execute such additional documents and instruments, in the name of and on behalf of the Village, as are necessary or appropriate to consummate the sale of Parcel A and Parcel B in accordance with these resolutions, all such documents and instruments to contain such terms and conditions as the officer executing the same, with advice of counsel, deems to be in the best interests of the Village.

Motion by Trustee Kramarsyck, Second by Bruscani

Ayes: Trustee Bruscani, Trustee Kramarsyck, Trustee Tofthagen

Nays: None

Abstain: Mayor Ferrucci

2023-35 Schedule Public Hearing

Whereas, the Village of Sloan has received a request from the owner of 333 Reiman Street for Re-zoning, and

Whereas, the property is currently located in the R Residential District on the Official Zoning Map of the Village of Sloan, and

Whereas, said application is requesting a Zoning District Change to RA Apartment Multifamily District, Now Therefore Be It

Resolved, that a Public Hearing shall be held at the Village of Sloan Municipal Building, 425 Reiman Street, on January 9, 2024, at 7:00pm, to accept comments and consider the Rezoning request of 333 Reiman Street, and Further

Resolved, that the Board of the Village of Sloan hereby directs the Village Clerk to prepare notice of such statutory hearing, and cause the same to be published in the newspaper of general circulation and posted in a manner provided by law.

Motion by Mayor Ferrucci, Second by Trustee Kramarsyck

Ayes: Mayor Ferrucci, Trustee Bruscani, Trustee Kramarsyck, Trustee Tofthagen

Nays: None

Appointment

Motion by Mayor Ferrucci, Second by Trustee Tofthagen to appoint Twan Evans as a Trustee of the Board of the Village of Sloan, at a wage set forth in the annual budget, to a term beginning January 1, 2024 until April 1, 2024 at which time the remaining term (one year) will be filled by the results of the March 19, 2024 Special Election.

Ayes: Mayor Ferrucci, Trustee Bruscani, Trustee Kramarsyck, Trustee Tofthagen

Nays: None

Work Session

OSC Audit update

Youth Recreation Time Clock

Farmers Market

Six Junkyard approvals by CEO

Medical Insurance tentative increase in premiums

Community Center lighting

Adjournment

Motion by Mayor Ferrucci, Second by Trustee Bruscani to adjourn meeting at 6:02pm.

Ayes: Mayor Ferrucci, Trustee Bruscani, Trustee Kramarsyck, Trustee Tofthagen

Nays: None

Respectfully Submitted,

Debra M. Smith
Village Clerk/Treasurer