

Minutes of the virtually held Village of Williamsville Planning Board meeting of February 1, 2021 at 7:30 p.m.

*This meeting was held via Zoom due to the NYS on Pause Executive Order by Governor Cuomo.

Present: Amy Alexander, Chairperson
Ron Trigilio, Member
Kevin Lester, Member
Walter Pacer, Member
Charles Rizzone, Member
Wesley Stone, Member
Larry Zasowski, Member

Also Present: Deborah A. Habes, P/T Clerk
Charles Grieco, Village Attorney
Tim Masters, CEO
Matthew Etu, Trustee
Matthew Carson, Alternate Member
Ms. Waterman-Kulpa, Alternate Member

2021 FEB - 9 AM 8:56
VILLAGE OF WILLIAMSVILLE
PLANNING BOARD

Chairman Alexander opened the meeting at 7:30 p.m.

ON MOTION by Mr. Lester, seconded by Mr. Stone, it was moved to approve the minutes of the previous meeting held on October 5, 2020, as submitted.

Motion carried. 6 – 0. Mr. Trigilio abstained.

Informal Site Plan Discussion

**Irishman Pub and Eatery
5601 Main Street**

David Sutton, of Sutton Architecture, was present to represent the proposed project.

Mr. Sutton stated he was before the Planning Board to seek their suggestions on his client's proposal for a plan to extend the outdoor rear patio of the establishment. He stated he did not expect to ask or receive any approvals this evening, but rather wanted to get the Board members' opinions and thoughts on the direction they would like to see this proposed project go.

Mr. Sutton explained that this proposed expansion to the Irishman's outdoor seating was inspired by the success of the adjacent Britesmith Brewery's popular outdoor partially covered patio. The Irishman's proposed rear patio extension would include a partially covered patio to provide some protection from the elements to its patrons. The Dumpster would be moved further to the north and a new storage shed would be added to provide storage for outdoor furniture and equipment.

On the south side of the block wall would be a bar facing Island Park and the creek. He will have plan details at the next Planning Board meeting in March. They are not changing any other

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outdoor details; just expanding the patio at the rear. Parking will be 8 spaces during non-patio season and 4 spaces during patio season.

Ms. Alexander – Asked what the material of the patio canopy would be. Mr. Sutton replied that it would be of wood and lower than Britesmith's canopy. It will be a lighter color than the Irishman's front patio cover.

Mr. Stone – Asked about fencing. Mr. Sutton replied that the east wall will be open but they will be using Britesmith's horizontal fence and not adding their own. The Dumpster will be hidden by a unique style of stockade fencing.

Mr. Lester – Likes the Britesmith's style of horizontal fencing using metal and wood. Mr. Sutton stated he could design something similar.

Mr. Stone – Does not want the Dumpster enclosure to look like a regular Dumpster enclosure.

Mr. Trigilio – Asked about the southern double doors. Mr. Sutton replied that they are a security gate. Would prefer an open black iron style of gate. Mr. Trigilio asked about the location for the storage of the grease drums since there have been spills there. Mr. Sutton will check with the manager of the Irishman on that issue. He will make sure there is nothing stored in front of them. He will see if the grease drums could be located inside the Dumpster enclosure but will have to investigate that as to the code. He will have a definite design when he returns in March. With detailed plans for formal review.

Mr. Grieco raised the issue of whether or not this proposal fits into our seasonal seating code; if this area will be used year-round. If this is not seasonal, then parking spaces would be an issue. Mr. Sutton replied they are trying to offer patrons a diverse array of dining experiences. They realize there would be a deficiency in parking spaces but intend to use the generous parking offered in the nearby municipal lot. Mr. Sutton understands that he may have to go to the ZBA for a parking variance. He noted that there have been no complaints regarding parking at either the Irishman or at Britesmith.

Mr. Stone – Voiced his concern regarding the issue of patrons parking in the plastic surgeons' parking lot across the street and crossing Main Street directly in front of Britesmith and The Irishman. Feared that someone will eventually get hit by a car. People ignore the Hawk signaled pedestrian crossing just a few hundred feet to the west. Mr. Sutton offered to work with the owners to establish a game plan or perhaps have it reviewed by Traffic and Safety Committee for suggestions.

Ms. Alexander – Asked if the Irishman had ever considered moving their front covered patio. Mr. Sutton replied that no they had not, since they consider the front covered patio their "window" on Main street, one that provides an energy and a connection to the street scene, which they believe all adds to the desirable walkable pedestrian vibe of the Village.

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Mr. Lester – Raised his concerns about the possible removal of trees for this project. Mr. Sutton will consult with the owner and the manager of The Irishman and come back before the Planning Board.

Ms. Waterman-Kulpa – Had concerns regarding the noise level of outdoor music and whether there would be competition with Britesmith's outdoor music. She has heard complaints about loud Main Street music from residents as far away as Cadman Drive. Mr. Masters replied that that would be covered under outdoor music permits that would have to be applied for. Mr. Grieco added that site plans are required for outdoor music permits. Trustee Etu added he will make a note to discuss this item with the Village Board. Mr. Trigilio stated he didn't think the noise level should be a controlling issue. He thinks it is a design issue. He would hire an acoustic designer if it were his project. Mr. Sutton added they would adhere to any regulations and will consider adding a buffer. Mr. Grieco stated there is no catch-all in the code except for it being done under a special permit (similar to Music on Main).

Mr. Zasowski – Asked if there is any requirement for a minimum distance between patron seating and the Dumpster. Mr. Grieco and Mr. Master replied that it is regulated by NYS Code. Odors? That is a maintenance issue. Mr. Trigilio stated there is a noticeable odor from the Dumpster at Britesmith during the warmer weather. Mr. Masters and Mr. Sutton agreed to look into it.

Ms. Alexander – Asked how tall the wall is between the Dumpster and the bar. Mr. Sutton replied it measures about 12 ft. high.

Without further comments, Mr. Sutton thanked the Planning Board for their comments and suggestions and will return for the March meeting with detailed plans for formal review.

In other business:

Code Revisions and Signage

There was discussion regarding our sign code's ambiguity and discrepancy regarding channel letters in commercial signage. What is the intent? Trustee Etu gave an overview of the history of channel letters. Mr. Grieco asked what kind of channel letters do we want in our code? How to clarify?

Ms. Alexander – Does not want to allow reverse channel letters because they look like neon signs to her.

Mr. Trigilio – Internal lighting can appear to be cartoonish. Ms. Alexander agreed. Just allow externally illuminated signs. Mr. Trigilio added that we should look at the size of letters that are allowed and cited the recent signs approved at 5500 Main Street as examples. Trustee Etu asked Mr. Masters to pull the applications for those signs for reference.

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There was brief discussion regarding ground signs vs monument signs and pillar signs. Mr. Masters requested clarification for the clear open space between grade and the bottom of ground signs. Does he take it from the average of the surrounding grade or from the grade directly below the bottom edge of the sign? It was decided that Mr. Masters will take it from the average grade around it.

Regarding internally lit and channel lettering, it was decided that the code should say "subject to Planning Board discretion". Mr. Masters and Trustee Etu both like this. Mr. Masters will work with Mr. Grieco on this.

There being no other business, Ms. Alexander asked for a motion to adjourn.

ON MOTION by Mr. Trigilio seconded by Mr. Pacer, it was moved to adjourn the meeting at 9:05 p.m.

Unanimously carried.

Submitted by:
Deborah A. Habes, P/T Clerk

The next regularly scheduled Planning Board meeting will be held on:

Monday, March 1, 2021 at 7:30 p.m. (Work Session starts at 7:00 p.m.).

See Village website www.walkablewilliamsville.com for updates.