

Minutes of the Village of Williamsville Planning Board meeting of February 7, 2022, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m., and via Zoom.

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

Also Present: Ms. Waterman-Kulpa, Alternate Member
Deborah A. Habes, P/T Clerk (via Zoom)
Charles Grieco, Village Attorney
Tim Masters, CEO
Matthew Carson, Trustee Liaison to 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 December 6, 2021, as submitted.

Motion carried. 5 – 0. (Mr. Pacer and Ms. Alexander abstained)

**Note: No meeting was held in January 2022.*

Old Business

Log #2021-PB-04a & 04b

5877 Main St., Mixed Use

New Construction

A. Site Plan Review

B. Architectural Review

David Sutton of Sutton Architecture, 5409 Main St., was present to represent the application.

Mr. Sutton gave a brief update on progress of the proposed new mixed-use multi-story structure to be built at 5877 Main Street.

Site Plan Review

He is continuing to develop the engineering plans with the Village engineer. They will be using the existing injection well at the rear of the property. They are not asking for any approvals this evening. They have appeared before the Traffic & Safety Committee where ingress and egress onto Highland was discussed. They approved it. Should an interior loop be introduced into the parking lot? If so, it would be at the expense of 6 parking spaces. However, the parking provided

Minutes of the Village of Williamsville Planning Board meeting of February 7, 2022, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m., and via Zoom.

still would exceed the amount required by Village code. A landscaping plan has been submitted for review by Environmental Committee at their next meeting. A parking space at the end of the dead-end could be a HDCP parking space. Drainage is being addressed. Landscaping needs to be reviewed.

*(*Note – Ms. Waterman-Kulpa’s following comments were made during Work Session)*

Architectural Review

Ms. Waterman-Kulpa* – Concerned that the fourth floor, as proposed in the rendering under review this evening, appears to have a “mechanical” look to it. Mr. Sutton acknowledged that they could add a cornice line through it, but they feel there should be a break between the third floor and the fourth floors.

Mr. Sutton indicated that the landscape plan will go before the EAC in two weeks for review. Ms. Alexander would like to defer to the EAC recommendations following their review at that time.

Mr. Stone – Gas and utility hookups, will they be screened? Mr. Sutton responded that it depends on the utility companies’ directions. Will there be an interior sidewalk that connects the parking lot to Main Street? Mr. Sutton confirmed that.

There was discussion regarding the color of the siding material of the fourth floor. Ms. Waterman-Kulpa* and Mr. Pacer think it looks white and stark and industrial. Mr. Sutton stated it is a warm grey, not white. The material is a board and batten siding and is not metal. He thinks it is a good mix of materials on the building but is open to suggestions for different materials.

Mr. Zazowski - Requested actual material samples. Mr. Sutton offered to bring them to the Building Dept. so the members could stop by and see them in person.

Mr. Lester – Likes the look of the building as submitted tonight.

Mr. Trigilio – Perhaps the cladding could be a bit darker; could use a capstone, but in general he is good with the proposal.

Ms. Alexander – Asked Mr. Sutton to submit all the materials to the Building Dept. so members could stop by and see them in person before the next Planning Board meeting.

Mr. Sutton thanked the Planning Board for their time this evening.

Minutes of the Village of Williamsville Planning Board meeting of February 7, 2022, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m., and via Zoom.

Log #2021-PB-06a & 6b **Drexel Hill Apartments, 255 Evans St.**
New Apartment Construction & Site Plan Alteration

Ari Goldberg, Damon Barclay LLC, was present to represent the application. They are awaiting the SEQR to come back.

Site Plan

He stated the number of proposed new units has been reduced from 54 to 44. They met with Traffic & Safety Committee last week. The committee requested that an independent traffic study be done. They will comply with this request. Environmental Committee will soon be reviewing the landscape plan.

Mr. Zasowski – Asked about the dip in the grade between the street and the building at the southeast corner of Building 2. Mr. Goldberg replied that the building will go with the grade. They could use railroad ties or other material to bank to meet that. The exit to the parking lot will be shrubbed. There will also be a grass trip there. Mr. Grieco asked if Mr. Zasowski was requesting that they bring that low area up to the building? Are they going to backfill it? Mr. Goldberg will get a response on that.

Mr. Pacer – No questions.

Mr. Stone – What is the grade of the building 2? What will the buildings look like from the sides? There are no side elevations presented. Looks odd. Requested end view elevations be submitted.

There was discussion regarding the issue of a public sidewalk on Evans Street. It is a concern. Mr. Pacer stated Traffic & Safety did not bring it up at their meeting. Mr. Goldberg stated they have considered several ideas but have not figured out how to get a public sidewalk squeezed in there yet.

Mr. Grieco – The Village sidewalk code is not part of site plan review. The dilemma is that there is a long line of Village-owned trees that line the Evans Street side of the property. Ms. Alexander referenced the street trees planted along Evans in front of the Evanstown Plaza on the west side of Evans Street and how they have a public sidewalk there.

Mr. Trigilio – Asked for a sketch to be submitted. Mr. Goldberg agreed to submit some sketches. He also asked for end view elevations of the buildings be submitted and make sure they show the drop. Could be sectioned drawings.

Ms. Alexander – Believes there definitely needs to be a public sidewalk installed by Drexel Hill along Evans.

Ms. Alexander – Asked if there was a landscape plan required for the entire property due to the new buildings be added. Mr. Grieco stated he would investigate that and report back to the

Minutes of the Village of Williamsville Planning Board meeting of February 7, 2022, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m., and via Zoom.

Board. Mr. Masters stated he did not think so but will also investigate that and get back to the Board.

Mr. Rizzone – Stated he lives close to the Natale development on the southwestern area of the village and he hears construction noise starting at 7:00am. He asked where the construction vehicles will be placed and how will construction noise be handled for the residents who will be impacted by this project. Mr. Goldberg stated the construction will be done in stages. He will investigate it and get back to the Board.

Architectural Review

Mr. Zasowski – Requested actual material samples be submitted. Mr. Goldberg agreed.

Mr. Lester – No questions.

Mr. Pacer – No questions.

Mr. Stone – Requested end elevations of Building 2.

Mr. Trigilio – Requested decent rim; brick headers should go past the windows; not loving the proportions of brick to cladding; too much brick in the front above first floor windows.

Mr. Goldberg – They are trying to match what is there already.

Ms. Alexander – Would like to see vertical delineation of the units. Looks like a dormitory now. Mr. Goldberg agreed. Mr. Masters will share the elevation plans for the Blocher project with Mr. Goldberg.

Mr. Goldberg thanked the members for their time.

Log #2021-PB-07

Village Square Apartments, 5403 Main St.

Ground Sign

Mike Hungerford, a representative from the sign company, was present via Zoom. This item was tabled at the December 6, 2021, Planning Board meeting.

Mr. Hungerford shared a color sample on the screen of the proposed blue for the main portion of the sign. He explained that it is deeper, architectural blue than what appears on the rendering. It is the corporate color of the parent company. The Rose Community has a nationally branded sign program and they wish to maintain their continuity. Could remove the phone number. They feel strongly about maintaining their brand. They are one of the largest companies in the country for affordable housing. Design? He referred to the style of sign at the Talbot's store nearby. Could do a similar sign base to that one.

Minutes of the Village of Williamsville Planning Board meeting of February 7, 2022, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m., and via Zoom.

Mr. Lester – Likes the color and the design.

Mr. Zasowski – Does not like it. Referenced the sign code...the color is too bright. Does not match or fit into the surroundings.

Mr. Pacer – It does not conform to the sign code.

Mr. Stone – Would prefer they remove the phone number.

Mr. Trigilio – The sign and the building work together. It is good to have a blend of styles in the Village. Does not want the phone number on it.

Mr. Rizzone – The color does not appeal to him. What does it have to do with the Rose Community? Mr. Hungerford explained the branding scheme. The shape is the brand as well as the color blue.

Ms. Alexander – The shape does not fit the Village “look”. The sign needs to be a marriage of the company brand + the Village “look”.

Mr. Hungerford – The multi-story building is modern in style and the existing carved wood sign does not match the architecture of the building. He can try to back to his clients if the Board gives him specifics on what they want.

Mr. Trigilio – Our sign gallery tells it all. Add a post or a scroll; add a traditional touch.

Mr. Zasowski – Wants the Planning Board to vote on the color.

Mr. Grieco – The color is not a Day-Glo or a florescent color. Cannot base a decision on that.

Mr. Hungerford will drop off a color sample to the Building Dept.

Ms. Alexander – Requested that Mr. Hungerford add some details such as Mr. Trigilio mentioned and, also refer to the sign gallery and other commercial signage in the Village.

Log #2021-PB-08a & 08b

5444 Main St.

Site Plan and Architectural Review

David Sutton of Sutton Architecture, 5409 Main St., was present to represent the application.

Mr. Sutton presented site plans and architectural plans for a change of use from retail to taproom. The property will be purchased by his client.

Minutes of the Village of Williamsville Planning Board meeting of February 7, 2022, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m., and via Zoom.

Exterior material will be cementitious material in wrought iron/slate grey with traditional clap board siding. It will have white trim and black awnings. Traditional style lantern fixtures will be simple.

Mr. Sutton stated they have made a site plan adjustment since there was a survey concern. They have moved the side patio three feet over.

Regarding the HDCP parking space, Mr. Sutton stated they could add it to the rear parking lot but there would be no path to the building if placed at the rear. They do not want to misrepresent the parking space to the public in that way. In lieu of that, could a dedicated HDCP parking space be added on Main Street? This would be similar to what other municipalities have done.

Mr. Lester – Likes the look. Would suggest we ask the NYSDOT to allow HDCP parking space on Main Street.

Mr. Pacer – Does not like anything about this project. It does not blend in with the Village. Does not like the color; the projection of the deck and patio; it is stark; nothing to suggest any changes that he would accept.

Mr. Stone – Announced he has done consulting on the boundary survey for this project and was not compensated. Referring to the south facing blank wall at the rear of the ground floor patio, he asked if it could be softened a bit. Mr. Sutton stated he could add some planter boxes/vertical foliage to soften the wall. It cannot have any window openings introduced into it. He could change the materials to a vertical board and batten siding instead of the clap board. Mr. Stone liked the idea of introducing a HDCP parking space on Main Street.

Mr. Trigilio – Why couldn't a ramp connecting a rear HDCP parking space to the building work? Mr. Sutton stated it is a 1/12 slope and would be too steep for HDCP access. Asked Mr. Sutton if he has had any luck asking the DOT to do this. Mr. Sutton has no control over this aspect. It would be the Village to ask.

Mr. Grieco – HDCP parking is a NYS code issue.

Mr. Rizzone – The color of the building is too dark for him. It does not blend in with surrounding properties.

Mr. Zasowski – Too big for the square footage of the property; loss of parking spot is a mistake; does not like the color; does not belong in the Village. Mr. Sutton stated that dark paint color provides contrast with neighboring buildings. The front deck/patio will bring light and energy to this end of Main Street.

Ms. Alexander – Could the upper deck have a roof on it? Mr. Sutton stated the presence of the small window at the peak combined with the shallow pitch of the roof make it not possible. A rubber membrane roof is not appealing from the street. What is the material of the open side patio flooring? Mr. Sutton would prefer exposed aggregate as proposed. Mr. Sutton stated he will

Minutes of the Village of Williamsville Planning Board meeting of February 7, 2022, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m., and via Zoom.

speak to his client about the exterior color of the building to see if he can change it. There will be a walkway from the parking lot to the patio, but this access way is governed by the NYS SLA. She would like to see some connectivity between Spring Street at rear of building and Main Street. She prefers a HDCP parking space on Main Street.

Mr. Trigilio – Likes the exterior color choice and thinks it works.

Mr. Lester – Likes the exterior color choice.

Mr. Stone – Likes the exterior color choice.

Mr. Sutton – Stated he is willing to add the HDCP parking space to the rear parking lot.

Site Plan

ON MOTION by Ms. Alexander, seconded by Mr. Lester, it was moved to approve the site plan dated 2/2/22, as reviewed by the Planning and Architectural Review Board, on 2/7/22, with the following condition: ***One HDCP space will be added to this property's rear parking lot.***

Roll call:	Ms. Alexander	Yes
	Mr. Lester	Yes
	Mr. Pacer	No
	Mr. Rizzone	No
	Mr. Stone	Yes
	Mr. Zasowski	No
	Mr. Trigilio	Yes

Motion carried. 4 – 3.

Architectural

ON MOTION by Ms. Alexander, seconded by Mr. Trigilio, it was moved to approve the architectural plans dated 2/2/22, as reviewed by the Planning and Architectural Review Board on 2/7/22, including the proposed color, ***with the following condition:***

To the new addition on the east side of the building, the siding on the front, south-facing elevation and the siding on the east-side of the new addition will be changed to a vertical siding board and batten style to break up the façade.

Roll call:	Mr. Lester	Yes
	Mr. Pacer	No
	Mr. Rizzone	No

Minutes of the Village of Williamsville Planning Board meeting of February 7, 2022, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m., and via Zoom.

Mr. Stone	Yes
Mr. Zasowski	No
Mr. Trigilio	Yes
Ms. Alexander	Yes

Motion carried. 4 – 3.

Mr. Grieco informed the members that the applications for both Drexel Hill Apartments and the old Milo's property could be ready for Planning Board review for SEQR at the March meeting. He asked if the members would like him and Mr. Masters to prepare a DRAFT approval. Ms. Alexander would like that if all is ready.

There was discussion on whether the next meeting would be in person or continue via Zoom. Mr. Grieco stated it depends on the governor's order. The members decided to wait until the week before the March meeting to decide on meeting in person or via Zoom.

Log #2021-PB-06a & 06b **Drexel Hill Apartments, 255 Evans St.**
Site Plan and Architectural Review

There was discussion regarding a traffic study. Mr. Pacer, who is also the chairperson of the Traffic and Safety Committee, stated that the Traffic & Safety Committee after reviewing the site plans for this project, believed that an independent traffic study needs to be required of the project out of fairness to the residents on Evans Street. Something needs to be done instead of piling more and more traffic onto Evans.

Ms. Alexander understands the problem but believes there are a lot of other entities that contribute to the traffic problems on Evans.

Mr. Trigilio – Thinks there should be an independent traffic study done.

Mr. Grieco – Referred to the Blocher project saying that there was an independent traffic study done for that and the Village hired the traffic consultant, with the applicant paying for it. The Planning Board could recommend that the Village Board hire its own independent consultant to perform a traffic study on this proposal. Will THIS project have a significant impact on the traffic on Evans?

Mr. Pacer – Asked at what point does Traffic and Safety Committee say STOP? Adding more and more traffic on Evans and the Village.

ON MOTION by Mr. Pacer, seconded by Ms. Alexander, it was moved to recommend that the Village Board hire an independent traffic consultant to review the Blocher/Drexel Hill/Essjay area to see how traffic has changed and with the intent of seriously looking at those traffic studies for Evans going south towards Main Street.

Roll call:

Minutes of the Village of Williamsville Planning Board meeting of February 7, 2022, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m., and via Zoom.

Ms. Alexander	Yes
Mr. Lester	Yes
Mr. Pacer	Yes
Mr. Rizzone	Yes
Mr. Stone	Yes
Mr. Trigilio	Yes
Mr. Zasowski	Yes

Motion carried. 7 – 0.

With no further business, the following motion was made:

ON MOTION by Ms. Alexander, seconded by Mr. Lester it was moved to adjourn the meeting at 10:10 p.m.

Motion carried. 7 – 0.

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

The next regularly scheduled Planning Board meeting will be held on: Monday, March 7, 2022, at 7:30 p.m. (Work Session starts at 7:00 p.m.). See Village website www.walkablewilliamsville.com for agenda and updates.