

Minutes of the virtually held Village of Williamsville Planning Board meeting of March 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
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 Carson, Alternate Member
Ms. Waterman-Kulpa, Alternate Member
Basil Piazza, Trustee

Excused: Ron Trigilio, Member
Matthew Etu, Trustee

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

ON MOTION by Mr. Lester, seconded by Mr. Zasowski, it was moved to approve the minutes of the previous meeting held on February 1, 2021, as submitted.

Motion carried. 6 – 0.

New Business

Log #2021-PB-02
Architectural Review

Oculofacial, 5800 Main St.

Christa Trautman of Stieglitz Snyder Architecture was present on Zoom to represent the applicant.

Ms. Trautman gave a brief history of the evolution of the property. Dr. Emmet Hurley purchased this property in 2014. There were originally 2 other tenants in the building besides himself. Now, the other 2 tenants have vacated the premises and Dr. Hurley will occupy the entire building for his own practice. Building alterations will include painting the exterior stone masonry to better suit the new color story, as well as other applied finishes. They will re-do the wall signage on the building (the pole sign will remain), and the property address numerals. On the north façade, the canopy over the entry door will be removed. They are updating the exterior with modern materials. New signage lighting will shine down over the lettering.

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There was discussion regarding the open driveway and parking lot as it lies directly adjacent to the public sidewalk, without barriers. The driveway opening onto Main Street is very wide. There was discussion regarding HDCP parking spaces. Bollards will be installed between the front of the building and the nearest parking spaces to protect pedestrians.

There are 2 parallel spaces along Academy St. There are 27 total parking spaces and 1 HDCP space in the rear parking lot. There is 1 HDCP space in the front parking lot. The rear entrance will be HDCP accessible and will also have a HDCP space adjacent to the rear entrance.

There was discussion regarding the need for landscaping as per code. Mrs. Hurley added there is landscaping along Academy Street.

Mr. Grieco suggested that landscaping is not triggered by the scope of this proposal as submitted. Ms. Alexander wondered if the rear lot needed landscape islands to break up the expanse of asphalt.

There was an issue with the vast curb cut along Main Street. Mr. Grieco added that the property needs a dedicated curb cut.

There will be minor modifications to the rear façade of the building. Mr. Stone asked if there will be screening of the electrical meters on the rear wall. Ms. Trautman replied that they will be screened.

Ms. Alexander stated she would like to see a formal site plan that also includes a landscaping plan submitted for Planning Board review. This site plan should also include a narrowed driveway curb cut onto Main Street.

Mr. Carson applauded the owner's efforts in improving the aesthetics of the building. Ms. Alexander agreed.

Mr. Grieco – This is a proposal that is non-compliant with the design standards due to the scope of the renovation. The proposal has significant site plan issues. The applicant needs to apply for variances from the ZBA. The pole sign is also non-compliant. It would be an issue for the ZBA if the pole sign were to be removed. Mr. Stone also asked for wall sign lighting details to be submitted.

Mr. Grieco and Mr. Masters will consult about the various issues for variances and Mr. Masters will be in contact with the project architect.

Old Business

Log # 2021-PB-01
Outdoor Patio Alteration/Addition

Irishman Pub & Eatery
5601 Main Street

Informal Site Plan Discussion

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

Mr. Sutton gave a brief history of the proposed project, as he had previously appeared before the Planning Board at its February 1, 2021 meeting. Since then, he and his client have re-worked the plans to further reflect the Planning Board's suggestions made in February.

He stated he was before the Planning Board to seek their further suggestions on his client's proposal for a plan to extend the outdoor rear patio of the establishment and add a 900 square foot covered patio to take advantage of the beautiful view of the creek and Island Park. It would also provide extra outdoor seating for service.

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 will include a partially covered patio to provide some protection from the elements to its patrons. The Dumpster will be moved further to the north and a new shed will be added to provide storage for outdoor furniture and equipment. Design features of the new addition and Dumpster enclosure will mimic the design features of the existing front patio and building, using the same brick as the existing building, adding false windows. They also propose to include space for temporary outdoor restrooms which are intended to alleviate the burden on the use of the indoor bathrooms by outdoor patio patrons. These restrooms will be accessible to patrons from the outside only. They will also add an iron gate for patio entry, similar to Britesmith's gate.

Mr. Sutton stated he will be appearing at the March 17th meeting of the Zoning Board of Appeals to seek variances for the number of issues that have arisen.

Mr. Lester – Concerned over the apparent loss of trees along the eastern property line. Mr. Sutton stated that they will try to save 2 trees at the parking spaces along the east property line, but that the others are not in very good shape. If they cannot save the 2 trees, they will replace in kind. The tree at the rear, near the covered patio is not in good shape. Mr. Lester wondered how these trees affect Britesmith's property. Mr. Sutton replied that they do not add any real benefit to Britesmith or to the Irishman. Mr. Lester asked if more detail could be added to the Dumpster doors. Mr. Sutton suggested he could use decorative hardware.

Mr. Carson – Asked if a decorative logo of the Irishman logo could be added to this façade. Mr. Sutton liked the idea but was concerned that a logo may constitute "signage" and therefore not be allowed by the code. Regarding the space between the east property line and the new covered patio/Dumpster/grease drum enclosure, would there be an opportunity to add some decorative hardware on the proposed privacy fence that would hide outdoor equipment storage? Yes, Mr. Sutton replied that he could add some decorative gate hardware. The privacy fence will be 8' high. The brick wall behind the new bar will be 12', similar to the front brick wall behind the front outdoor bar.

Mr. Stone – Any possibility of adding some landscaping at the base of the utility pole in the rear? Mr. Sutton replied that that area is problematic due to potential root structure damage to the new

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patio surface. A low-lying landscaping could be added there. They really want to preserve the scenic view of the creek and the Island.

Mr. Zasowski – Asked about the flower planters on the submitted site plan. They look like they are lining up right to the rear. Mr. Sutton replied that they are meant to be vehicular barriers which are removable in the winter and they will not be lined up all the way to the back. Mr. Zasowski asked about the outdoor restrooms. Mr. Sutton explained that they will be used only in the outdoor patio season and will not be ADA compliant since they are not required by state code. They are for convenience only. Grease drums? They will be enclosed so as not to be visible to patrons or the public. They will try to implement all precautions so as to prevent unpleasant odors. Where will the new HDCP space go? Up closer to the new patio.

Mr. Rizzone – What will happen to overflow patrons waiting for tables? Mr. Sutton replied that it seems since Covid-19, patrons really want to be out of doors and this trend will only continue after the pandemic and into the future. Buffalo patrons want to be outside during the warm months as much as possible. His clients understand that and wish to be able to provide as much outdoor seating as they can.

Mr. Lester asked if they intend to utilize temporary vinyl window enclosures during inclement weather. Mr. Sutton replied that vinyl curtain drops will be used similar to those used on the front covered patio.

Mr. Carson – Was concerned about the appearance of the plain block wall of the existing rear addition and if it would be painted or left natural, as this wall will become more visible as it will be adjacent to the new gate entryway into the proposed rear patio expansion. Mr. Sutton thought it might be a perfect wall for a mural or narrow vertical landscaping. Mr. Carson liked the idea of vertical trellis there. Mr. Sutton will look into what kind of narrow climbing vines would be possible to plant there and still be able to keep the pathway open and clear for entry into the new rear patio space.

Ms. Waterman-Kulpa – The proposed new storage shed/Dumpster enclosure/grease drum enclosure is a new building and according to the design standards it should be 2 usable stories high. Also, false windows are prohibited by the same design standards. Mr. Sutton replied he is aware that there are several issues that need to go before the ZBA. He wishes to work with the Building Inspector to ascertain exactly which issues need variances. He prefers to seek the necessary variances to keep the proposed project moving forward rather than water down the project.

Mr. Grieco - Mr. Sutton will work with Mr. Masters and himself to determine what variances are needed.

Ms. Alexander – Concerned about the piecemeal approach of this project; a little bit being added here and there over time. Does not appear to be a cohesive overall plan for this site. She compared it to Britesmith's overall plan. Asked if the firepit from the front covered patio could be moved to the proposed rear patio. Mr. Sutton replied that his client views the front covered patio's fire pit as a connection to a walkable Main Street. It offers something no one else has on

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Main Street. Neither he nor his client wish to lose it. The front firepit is eye-catching and successful. They want to duplicate that on the proposed rear patio extension. This is a successful business, and the owners are constantly wanting to invest in their business to make it even more successful. They believe it will be good for their patrons and their business. The new rear covered patio/bar/fire pit/seating expansion will tie the aesthetics of the entire property together.

Ms. Alexander – Would like to see the front covered patio/bar just made for dining only so they would not have to use the front 4 parking spaces for dining on the asphalt during the outdoor dining season. It's basically a black-top dining area. Mr. Sutton replied that if the ZBA decides that those parking spaces are not needed, perhaps they could create a concrete paver dining area in that space instead, which would make it more attractive.

Mr. Masters – Calculated that 12 parking spaces are required. They need a variance for what they are proposing. He has already sent the ZBA notice to the newspaper. It is scheduled for the March 17, 2021 ZBA agenda. Mr. Sutton added that this is a time sensitive project since it is almost spring and his client wishes to start the project ASAP in order to take advantage of the approaching outdoor dining season.

There was some discussion about trying to summarize tonight's suggestions. They included:

1. Add some landscaping to the rear SE corner around the utility pole.
2. Add some hardware on the Dumpster enclosure and privacy fence at eastern edge.
3. Remove the Spandrel glass window detail and replace with an alternative architectural detail.

Mr. Lester added he likes the project if they can get the variances they need granted.

Mr. Sutton opined that the Dumpster, shed and covered patio are not individually triggering the 2-story requirement.

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

ON MOTION by Mr. Lester, seconded by Mr. Pacer, it was moved to adjourn the meeting at 9:08 p.m.

Motion carried. 6 – 0.

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

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

Monday, April 5, 2021 at 7:30 p.m. (Work Session starts at 7:00 p.m.).

See Village website www.walkablewilliamsville.com for agenda and updates.