

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

Present: Amy Alexander, Chairperson  
Wesley Stone, Member  
Larry Zasowski, Member  
Charles Rizzone, Member  
Kevin Lester, Member  
Walter Pacer, Member  
Ms. Waterman-Kulpa, Alternate Member

Also Present: Deborah A. Habes, P/T Clerk  
Charles Grieco, Village Attorney  
Tim Masters, CEO  
Matthew Carson, Trustee Liaison to Planning Board

Excused: Ron Trigilio, Member

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 February 7, 2022, as amended.

Motion carried. 7 – 0.

### **Old Business**

**Log #2021-PB-07** **Village Square Apartments, 5403 Main St.**  
**Ground Sign**

Ms. Alexander announced that no further information has been submitted. TABLED.

### **Blocher Home – Need original Log # 2019-PB-06a & 06b**

Sean Hopkins of Hopkins Sorgi & McCarthy PLLC was present to represent the applicants.

Mr. Hopkins gave a brief history of this project since the Planning Board's granting of a six-month extension of approvals for architectural and site plans on August 2, 2021. Since this extension expires tomorrow, the applicants are requesting another six-month extension due to delays caused by ongoing legal action and an appeal by the applicants which is now pending. They are asking for a six-month extension of architectural and site plan approvals to begin as of March 8, 2022.

There was discussion on the possibilities of any future appeals and the status of any traffic studies. For traffic impact purposes, the Drexel Hill project came after the Blocher project.

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

Mr. Hopkins - SEQR has not expired. They are only asking for an extension of the previously granted site plan approval and the previously granted architectural approval of the project.

**ON MOTION** by Ms. Alexander, seconded by Mr. Rizzone, it was moved to approve a six-month extension, as of March 8, 2022, for site plan and architectural approvals for Log #\_2019-PB-06a & 06b.

Roll call:

|                    |  |
|--------------------|--|
| Ms. Waterman-Kulpa | Yes ( <i>Comment: Based on the Planning Board's previous decision to approve the project and the explanation by Mr. Hopkins tonight that plans have not changed and there is no conflict with the Drexel Hill proposed project because the Drexel Hill project came afterward.</i> ) |
| Mr. Lester         | Yes  |
| Ms. Alexander      | Yes  |
| Mr. Stone          | Yes  |
| Mr. Pacer          | Yes  |
| Mr. Zasowski       | Yes  |
| Mr. Rizzone        | Yes  |

Motion carried. 7 – 0.

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

Ari Goldberg of Barclay Damon LLC, Pat Sheedy of Carmina Wood Morris, and Mr. Krause of SRF Associates, were present to address the updated site plan and architectural points of the proposal.

**Site Plan**

Mr. Krause – Addressed the site plan updates. The number of units has been reduced from 52 units to 44 units. He referred to his letter dated Feb. 3, 2022, in which he addressed the traffic studies and how they were interpreted with respect to impacts, growth rate and the Blocher study numbers. Erie County will be looking at the plans this week.

Ms. Waterman-Kulpa – Asked if the new in-fill due to the increase in Williamsville Place tenants was taken in to account. Mr. Sheedy replied it had.

Mr. Masters – What is the radius scope that Planning Board wants the applicants to consider?

Mr. Sheedy – Reached out to Amherst Planning Board and no projects were identified by them. Amherst growth is a discussion that must be looked at with historical data.

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

There was discussion about growth rates Amherst vs Village of Williamsville. Mr. Sheedy indicated there could be areas where more growth is prevalent. Some days are higher, some days are lower. They take an average.

Mr. Rizzone – Asked how many total parking spaces there are? Total of 318 parking spaces. Of that total, 33 are new ones that have been added.

There was discussion regarding peak and lower days of traffic numbers. Mr. Goldberg, attorney for the applicants, stated that their position is that 14 additional trips do not constitute an increase in impact.

Ms. Waterman-Kulpa – New projects keep compounding the traffic problem. What can we do to make it better?

Mr. Goldberg – Met with EAC regarding landscaping plan and proper trees are being planted. There will be no additional landscaping added to existing buildings.

Public sidewalk? Mr. Goldberg – Ideal location would be in the public right of way with a loss of all the existing trees. Could it be on their property? It would reduce the space in the parking lots. There are also catch basins and utility poles that would be affected.

Mr. Masters – A public sidewalk is required by code.

There was discussion regarding who owns the trees? Tree Board needs to weigh in here. They are all in the public right of way. Could the public sidewalk zig zag through the trees and around the catch basins and poles?

Ms. Waterman-Kulpa – Could they eliminate the 18 spaces in the parking lot and still be able to add the sidewalk on their property? Mr. Goldberg – No.

Mr. Goldberg – They would be amenable to replacing all the trees if they were allowed to be taken down in order to install the public sidewalk in the right of way. There would be 5' between the street and the sidewalk. Mr. Goldberg could work with Mr. Masters on that.

Elevation on Essjay? Sidewalk would ramp down to existing sidewalk on Essjay.

Mr. Rizzone – Construction noise? Mr. Goldberg stated they would comply with the noise ordinance. There will be no other demolition other than the garages. All tenants will be properly notified of any temporary inconveniences caused by construction. There is sufficient space onsite for construction equipment.

Mr. Stone – Leave the trees up to act as a buffer to construction noise, then remove them at the end of the construction project if needed.

Mr. Zasowski – How many feet between the buildings and the sidewalk? Five feet.

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

## **Architectural Review**

Mr. Goldberg shared the building material samples with the board members.

Brick is delineating the facades of the Essjay townhouses. Shake siding and grey horizontal siding are also proposed (NOTE: vinyl siding is not allowed by code).

Mr. Stone – End of Building 2 is still flat and blank. What can be done to give it detail? Step it down to two-story?

Mr. Lester – Agrees with Mr. Stone.

Ms. Waterman-Kulpa – Does not like the choppy look of the facades. All materials are working against each other. Does not like the blank look of the end wall.

Mr. Goldberg - Shutters – Adding them to add detail; blend old with the look of the new. Trying to add to the aesthetic.

Ms. Waterman-Kulpa – Make three different looking units and two fillers are Hardie Fiber Cement Siding board? Are the dormers aesthetic or functional?

Ms. Alexander – Suggested they refer to the Blocher elevations for examples of what the Planning Board found pleasing as far as aesthetics are concerned. It's a very delineated façade. Still has a question regarding Traffic and Safety and Environmental Advisory Committee reviews and recommendations.

Mr. Masters – EAC is only supposed to review the landscaping. Engineering is a separate issue. EAC questioned the invasive nature of some of the proposed species of landscaping.

Mr. Sheedy – Will comply and provide ample documentation that the proposed plant species are not invasive.

After some discussion, it was determined that in the absence of the Village Attorney, the Planning Board members would prefer to have legal counsel present. Therefore, they will wait until the April meeting when Mr. Grieco can be present to consider the completion of the EAF.

**ON MOTION** by Ms. Alexander, seconded by Ms. Waterman-Kulpa, it was decided to **TABLE** this application.

Motion carried. 7 – 0.

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

**Log #2021-PB-04a & 04b**

**5877 Main St., Mixed Use**

***New Construction***

***A. Site Plan Review***

***B. Architectural Review***

Sean Hopkins of Hopkins Sorgi & McCarthy PLLC, and David Sutton of Sutton Architecture were present.

Mr. Hopkins – This proposed project represents a reduction in traffic and impervious surfaces. It also proposes an addition to the landscaping on the property. It will be a dramatic improvement to the property. They have provided Part I of the EAF. EAC reviewed it last week and asked for native plantings. Timing is crucial for this project. They are asking for approvals. Hope to begin the construction process this year.

Mr. Sutton – Referred to three renderings dated 3/7/22 that he distributed to the members this evening. Has introduced a wrap around on the first floor at the corner of Main and Highland. Removed the small awnings and introduced a cap. Material and color of penthouse exterior is board and batten darkened up a bit. Stone base is a sandstone material. He shared samples of the Hardie board. Brick is traditional (black and red brick). He is looking for architectural approvals tonight. The west end of the building will mirror the east end minus the storefront wrap around. Can do reveals in the brick on east and west ends. Would be same brick material.

Mr. Stone – Likes the darker black on the board and batten.

Ms. Waterman-Kulpa – Likes the wrap around on the east corner. On the rear elevation, can they do a durable material on the lower?

Mr. Sutton – On rear, could take black vertical board and batten right down to the water table with landscaping in front of it. Cornice, sign boards are all dark brown. Prefers dark brown/black canvas awnings. Railings are true black. Balcony band is brown/black.

Mr. Rizzone – Likes the rendering.

Mr. Lester – Likes the rendering.

Grading – A portion will be mill overlay and the rest will be full depth. All subject to review and full approval from engineering. Will be a turnaround at the rear that will be enough for a 3-point turn. No variances are needed for this project.

Ms. Waterman-Kulpa – Would like to forgo one parking space, stripe it and provide a turn around space. Mr. Sutton agreed. Lighting – Will check out 12' poles to see if sufficient on the south side of parking lot.

Ms. Alexander – Will there be any benches provided in the public realm?

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

Mr. Sutton – Bike racks could be possible. There is no space for outdoor café dining. Can always come back if it arises in the future.

Mr. Masters – Reminded all that the SEQR must be done first.

The Planning Board members chose to complete the EAF Part II this evening and proceeded to complete it together.

With no further questions,

**ON MOTION** by Ms. Alexander, seconded by Ms. Waterman-Kulpa, it was moved to approve and accept the Planning Board’s completion as of 3/7/22 of the Full EAF Part II for the proposed mixed-use project at 5877 Main Street, **Log #2021-PB-04a & 04b.**

Motion carried. 7 – 0.

**ON MOTION** by Ms. Alexander, seconded by Mr. Lester, it was moved to issue a Negative Declaration regarding the SEQR for the proposed mixed-use project at 5877 Main Street, **Log #2021-PB-04a & 04b.**

Motion carried. 7 – 0.

**Motion - Architectural Plan**

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Ms. Alexander, it was moved to approve the architectural plans as presented on plans dated 3/7/22, for the proposed mixed-use project at 5877 Main Street, **Log #2021-PB-04a & 04b, with the following conditions:**

***That a formal architectural document be submitted to the Building Department for Planning Board review at a future meeting for formalization of massing, material details, etc. as per comments of 3/7/22. The Planning Board approves the scale and material choices of brick, Hardie Board, limestone precast and painted AZEK cornices, signage boards and other detailing depicted on the concept drawing dated 3/7/22 with details to be finalized at a subsequent Planning Board meeting pending submission of contract documents of building for architectural approval.***

|            |                    |     |
|------------|--------------------|-----|
| Roll call: | Mr. Zasowski       | Yes |
|            | Mr. Rizzone        | Yes |
|            | Mr. Lester         | Yes |
|            | Ms. Alexander      | Yes |
|            | Ms. Waterman-Kulpa | Yes |
|            | Mr. Stone          | Yes |
|            | Mr. Pacer          | Yes |

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

Motion carried. 7 – 0.

**Motion - Site Plan**

**ON MOTION** by Ms. Alexander, seconded by Mr. Lester, it was moved to approve the site plan for the proposed mixed-use project at 5877 Main Street, **Log #2021-PB-04a & 04b**, as presented on 3/7/22, ***with the following conditions:***

- 1. Inclusion of turnaround space at south end of parking area.***
- 2. Light standard shall be max. height of 12' in southern-most parking area.***

|            |                    |     |
|------------|--------------------|-----|
| Roll call: | Mr. Zasowski       | Yes |
|            | Mr. Rizzone        | Yes |
|            | Mr. Lester         | Yes |
|            | Ms. Alexander      | Yes |
|            | Ms. Waterman-Kulpa | Yes |
|            | Mr. Stone          | Yes |
|            | Mr. Pacer          | Yes |

Motion carried. 7 – 0.

**ON MOTION** by Ms. Alexander, seconded by Mr. Rizzone, it was moved to adjourn the meeting at 10:45 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, April 4, 2022, at 7:30 p.m. (Work Session starts at 7:00 p.m.). See Village website [www.walkablewilliamsville.com](http://www.walkablewilliamsville.com) for agenda and updates.***