

Minutes of the Village of Williamsville Planning Board meeting of April 4, 2022, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m.

Present: Amy Alexander, Chairperson
Larry Zasowski, Member
Charles Rizzone, Member
Kevin Lester, Member
Ron Trigilio, Member
Walter Pacer, Member
Kate Waterman-Kulpa, Member
James Nau- Alternate Member

Absent: Wes Stone

Also Present: Bridget Prichard, Building/Zoning Clerk
Charles Grieco, Village Attorney
Tim Masters, CEO
Matthew Carson, Trustee Liaison to Planning Board

Chairman Alexander opened the meeting at 7:30 p.m. by leading the Pledge of Allegiance.

As nobody was able to review minutes from March 7, 2022 Meeting the Board decided to vote to approve Minutes for March 7, 2022, and April 4, 2022 on May 2, 2022.

New Business

Log #2022-PB-01 Addelman Cross & Baldwin PC.- 5680 Main St. Signage Review

Applicants were not present.

Amy Alexander wanted to discuss the application anyways. The new sign will need to be smaller, or a waiver granted. She is not concerned about the size of the sign, but the design. She does not believe it will fit Village guidelines. Based on codes she said signs approved in 2018 do not fit today.

Kevin Lester- asked to discuss size. He wants to know why they want it that size.

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Tim Masters, and Amy Alexander both responded that it will match the original size.

Amy Alexander- asked if anyone had an issue with the size,

Ron Trigilio- said it is too big for a law office.

Tim Masters- Pulled roll call of approval for the original sign in 2018.

Discussion was stopped. Need more information from applicant at the next meeting.

ON MOTION by Kate Waterman-Kulpa, seconded by Amy Alexander to table **Log 2022-PB-01**.

All in favor.

Log #2021-PB-06a & 6b **Drexel Hill Apartments, 255 Evans St.**
SEQR Determination

Ari Goldberg, Project Representative, Pat Sheedy, Engineer, Christina Barmons, Silvestri Architects were present to represent the application.

Ari Goldberg- said they are Seeking Negative Declaration under SEQR. He stated the 44 additional units will not have a significant impact on traffic, and no environmental impacts.

There was discussion about the Traffic Study. What time the traffic will be impacted. They also discussed traffic already being bad in that area, and that this should not make much of a difference.

Ari Goldberg- Stated that the traffic impact would be in the morning. Stated in regards to site plan they would also be installing sidewalks. They will be two feet in the right of way, and two feet on their property. He said the trees will remain. He stated he believes all previous comments have been addressed.

Kate Waterman-Kulpa -Wanted to know what will be done with the snow on the property, and requested Elevation Plans for the two interior buildings.

Ari Goldberg- responded they will keep the snow on site if possible, and they had not provided the Elevation Plans for those buildings as the Essjay Façades are ore visible. They wanted to start with those. Introduced Christina Barmons to discuss plans for design, and landscape.

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There was discussion on changes to the Plans for Design, and Landscape. It was confirmed the Dormers will be aesthetic, with no function.

Kate Waterman-Kulpa- asked Pat Sheedy to explain the elevation, said she was having trouble understanding it as it relates to the grade change at Essjay.

Amy Alexander- Wanted to know how they would get in through the back.

Pat Sheedy- Explained that they will have parking in the back of the building, and will walk to the front door. He said there will not be a back entrance, or garages

Kate Waterman-Kulpa- stated she was confused by the design. She wanted to know why there are so many materials on the outside of the building. She stated full brick would look better than face brick, and she would like to see the condos broken up by 2 units.

Amy Alexander- said she would like to see the condos broken up by unit.

Ari Goldberg- Explained that at the last meeting they were told to liven up the design so that's what they did. He said they were also told to break the condos up vertically, not horizontally. They explained the building is flat so they tried to design it to give it some dimension.

There was a discussion about different materials, and designs.

- **SEQR Discussion**

The planning board members chose to complete the Short Form EAF Part 2 this evening.

The Board members had questions in regards to Question #5 for Traffic Impact.

They determined the impact would be small based on the traffic study that was supplied. While Evans St. as a whole presents a greater issue, the study being conducted by GBNRTC will be an issue for the Village Board, and Erie County to further evaluate.

ON MOTION by Amy Alexander, seconded by Ron Trigilio, it was moved to approve and accept the Planning Board's completion as of 4/4/22 of the Short EAF Part 2 for the proposed Drexel Hill project at 255 Evans Street, **Log#2021-PB-06A & 06B**

Motion Carried- 7-0

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Board agreed on markups made to the A3 Drawing dated 3-31-22. Requested updated drawing to reflect changes

Final Approval was tabled to next month.

Amy Alexander- Introduced James Nau as the new alternate.

ON MOTION by Amy Alexander, Seconded by Wally Pacer, it was moved to adjourn the meeting at 9:45 P.M.

Motion Carried.

Submitted by: Bridget Prichard, Building/Zoning Clerk

The next regularly scheduled Planning Board meeting will be held on: Monday, May 2, 2022, at 7:30 p.m. (Work Session starts at 7:00 p.m.). See Village website www.walkablewilliamsville.com for agenda and updates.