

Minutes of the Village of Williamsville Planning Board meeting of Monday, May 2, 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
Wes Stone, Member
Walter Pacer, Member
Kate Waterman-Kulpa, Member
Jim Nau- Alternate Member

Absent: Ron Trigilio

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.

ON MOTION by Wally Pacer and seconded by Kate Waterman-Kulpa it was moved to approve the Minutes from March 3, 2022 with an amendment that the minutes will reflect the applicant for 5877 Main St. said he would make changes based on the blueprint that was marked up, dated 3/31/22. Drawing number A-3.

Unanimously carried.

ON MOTION by Kevin Lester and seconded by Kate Waterman-Kulpa it was moved to approve the Minutes from April 4, 2022 with the amendment that it would added that Wes Stone was absent.

Unanimously carried, Wes Stone abstained.

Old Business

LOG #2022-PB-01

Addelman Cross & Baldwin PC.- 5680 Main St.

Signage Review

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Amy Alexander asked Tim Masters if he had spoken with the owner in regards to their concerns about the existing sign, and if the owner was present.

Tim Masters stated he had not, but he spoke to someone, so they are aware of the concerns.

The owner was not present, but Jesse Baldwin was present. He stated he was the applicant.

Amy Alexander stated there are concerns that the existing sign is not compliant, and she feels uncomfortable moving forward with the new sign without knowing the status of the old sign.

Jessie Baldwin let the Board know he was able to address some of their concerns. He said he had spoken to the owner, who put him in touch with the sign contractor. Speaking with the Sign Contractor he found that nobody intentionally changed the sign approval it's that there was a typo in the original proof. He stated he had copies of that proof which show black lettering, but the label says white lettering. He said he was not sure how that happened but no one intentionally tried to change the approval. He said they would not have been able to use white letters due to the color of the background. Once the sun hit it you would not be able to see the letters.

Amy Alexander asked for the Minutes for the original Sign approval.

Kate Waterman-Kulpa asked if they would need a waiver to allow the second sign.

Tim Masters stated with the second sign they would need a waiver since it would be over by a little. He also advised any section of the sign code can be waived by the planning board if they feel it is warranted.

Kevin Lester asked if for symmetry wouldn't they want the signs to match. He was advised that that is why they would need the waiver, for the size. He stated he would be for the waiver.

Chuck Rizzone asked the applicant what the difference in the materials would be. Jessie Baldwin said there would be no difference in the materials. The signs will be the same.

Tim Masters read from the Minutes dated August 6, 2018

Wall sign is painted charcoal gray. The white acrylic letters will be pin mounted with ½" spacers. One inch stainless steel finish hardware will complete the sign. The panel will measure 48" high by 80" wide and will be mounted to the Main Street facade of the building.

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Tim Masters stated the old sign was approved based on the drawing that was submitted, not the description in the minutes.

There was discussion about the colors of the old, and new signs, and the color, and mounting of the letters.

Wes Stone asked the applicant if what he was proposing was identical to what is there even though it may not have been constructed exactly like what he said it should have been. Jessie Baldwin confirmed that the signs would be identical.

There was more discussion about the sign codes, color, lettering, and the compliance of the old, and new signs.

Amy Alexander asked Chip Greico his opinion if the sign was approved as a charcoal gray sign with white letters.

Chip Greico confirmed the old sign would meet the current Sign Code, and as long as they are ok with both signs he does not see any reason why they could not approve it.

After more discussion Kevin Lester asked if anyone had a problem with the sign proposal.

Amy Alexander, Kate Waterman-Kulpa, and Larry Zazowski stated they did. Larry Zazowski read a list of guidelines, and stated he did not believe they met those guidelines.

Amy Alexander asked if they could get color samples. Jessie Baldwin stated he was not sure if he could.

Wally Pacer recused himself from the discussion, and application due to having a professional, and legal relationship with the applicant.

Amy Alexander again requested color samples to see if the old sign was in fact charcoal gray, or metallic.

ON MOTION by Amy Alexander, seconded by Kate Waterman-Kulpa to **TABLE Log 2022-PB-01 Addelman Cross & Baldwin PC. at 5680 Main St.**

All in favor. Wally Pacer abstained

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Liz Bailey Project Manager for Takeform was present on behalf of Tom, and the client Jonathan.

She began with a description of the sign which will be a painted aluminum face in automotive gray so that the weather will not fade it. The posts will be painted white. The intent was to mimic the style of the building in a modern way. The electrical, and current light for nighttime illumination will stay.

Amy Alexander wanted to know how far off the ground the sign will be.

Tim Masters answered it will be 6 inches off the ground.

There was a discussion about the design.

Amy Alexander asked if Larry Zazowski had any question. He stated not at this time.

Chuch Rizzone wanted to know if the phone Number was required on the sign. Tim Masters stated it was not required.

Kevin Lester stated he liked it as submitted.

Wes Stone- Stated he liked it as submitted.

Wally Pacer said he believes the standards are subjective, and he was not impressed with the sign in keeping with the Village.

Amy Alexander asked if Wally Pacer had any suggestions to make it more Village friendly.

Wally Pacer stated he did not have any suggestions.

Kate Waterman-Kulpa asked if they planned to change the landscaping being that the current sign is about 18 inches high.

Liz Bailey stated to her knowledge she did not believe so. She also did not think that the current foliage will cover up any of the content.

Kate Waterman-Kulpa believes that due to the location the white poles will get dirty very easily, and suggested they do them in black instead. She also suggested doing the sign at least twelve inches off the ground instead of six to encourage landscaping.

Amy Alexander stated she was also going to comment on the landscaping with the sign being much lower she believes it will interfere with the sign. She also liked Kate Waterman-Kulpa's suggesting in changing the posts to black.

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Liz Bailey said she was just the messenger, but she did not see a problem with changing the poles to black, she stated with the white poles they would have to be washed more frequently. She also said she doesn't see a problem with the poles coming up a little higher.

Amy Alexander asked if they should table until they see the new drawings.

It was decided to approve with the changes.

ON MOTION by Kate Waterman Kulpa, seconded by Kevin Lester, it was moved to **APPROVE Log#2021-PB-09** Williamsville Towers at 5403 Main St. for Signage review as submitted *with the following Modifications.*

-The height of the actual signage panel will go from 48 inches to 40 inches with a 12 inch void between the grade, and the bottom of the sign when installed.

-They will change the color as submitted of the painted aluminum square tube with finials from white to black.

-existed signage lighting, and landscaping remain.

Roll Call:	Larry Zazowski	No
	Chuck Rizzone	Yes
	Kevin Lester	Yes
	Wes Stone	Yes
	Amy Alexander-	Yes
	Wally Pacer	Yes
	Kate Waterman-Kulpa	Yes

Motion Carried- 6-1

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Log #2021-PB-04A & 04B

Old Milos Mixed Use, 5877 Main St

Architectural Review

Dave Sutton from Sutton Architecture was present. He is looking for final approval for the architectural portion for 5877 Main St. He stated he was unable to make it to the last meeting, and there was a couple issues he wanted to focus on after he gave a brief summary of the project just for the record.

- It will be a 15,000 sq. ft. footprint of a building
- 4 Stories in height
- 15,000 Sq. Ft. of Commercial on the first floor
- 28 two bedroom apartments on the remaining second, third, and fourth floors.

Dave Sutton stated they have site plan approval, and the architectural approval has been talked about at length, and there were a couple outstanding items from the last meeting. He stated he had updated drawings with the date May 2, 2022 he would like to enter into exhibit as per the request of the Board, and Tim Masters.

Dave Sutton passed out the updated drawings. He stated he had all the samples to review if the Board wanted to. He said based on the Boards recommendation all the storefront glass for the windows on the first floor will be a dark bronze. He said the railings will be a true black, an aluminum painted black with a subtle contrast. Some of the items they changed from the last meeting, based on the Board recommendation were that they added a transom to the door on the East Side elevation at the back, on the South East side they added a transom to the main entrance to the apartments. They also added a window, and a transom to the West Side elevation. They eliminated the brick, and replaced it with the vertical board and baton at the South elevation as indicated on the updated drawings.

Dave Sutton stated once again they are looking for a final Architectural approval, He asked for any questions, or clarification, but believes they addressed all the items from the last meeting.

There was some discussion about the colors, and the design.

Chuck Rizzone asked if there had been any changes made to the back since the last meeting.

Dave Sutton said the horizontal board and baton goes all the way to the ground now, and the introduction of the transom were two changes that were made on the Boards recommendation.

Kate Waterman-Kulpa asked about the lighting placement on the North, and South Elevations.

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Dave Sutton said they are anticipating projecting signs, but they will be coming back to the Board for approval once they have tenants. He stated they are not looking for sign approvals at this time.

Kate Waterman-Kulpa wanted to know if they were asking for lighting.

Dave Sutton said they are looking at the Gooseneck lighting and wall wash that are shown on the rendering.

There was some discussion about the lighting, and future signs.

ON MOTION by Amy Alexander, seconded by Kevin Lester, it was moved to **APPROVE Log#2021-PB-04B** Old Milos at 5877 Main St architectural review as submitted in document A-7 on May 2, 2022. The Planning Board will approve the Trim color for the store front windows, and door as Dark Bronze. Also approved is black framed windows for the residential units located on the second, third, and fourth story of the project, or to match as close as possible to Dark bronze.

Roll Call:	Larry Zazowski	Yes
	Chuck Rizzone	Yes
	Kevin Lester	Yes
	Wes Stone	Yes
	Amy Alexander	Yes
	Wally Pacer	Yes
	Kate Waterman-Kulpa	Yes

Unanimously carried.

Log #2021-PB-06A § 06B **Drexel Hill, 255 Evans St.**
Site Plan and Architectural Review

Ari Goldberg, Project Representative, Pat Sheedy, Engineer, Christina Barmons, Silvestri Architects were present.

Ari Goldberg stated they are there for site plan approval. The drawing has not changed since March 2022. Traffic and Safety, and EAC have both provided the necessary recommendations, and SEQR is complete. He stated they did respond to the Planning Board's comments on the Essay Elevations with further revising of the design. He asked if there were any questions in regards to the site plan.

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Amy Alexander asked if they received the Variance for the parking.

Ari Goldberg confirmed they had.

Amy asked if there were any questions.

Wes Stone- No questions.

Keven Lester- No Questions

Chuck Rizzone- Stated he wanted to commend them for figuring out a way to do the sidewalks without removing the trees.

Larry Zazowski- No questions

Wally Pacer-Stated he wanted to echo Chuck Rizzone.

Kate Waterman-Kulpa- No questions

There was discussion about sidewalks in that area.

ON MOTION by Amy Alexander, seconded by Kevin Lester, it was moved to **APPROVE Log#2021-PB-06A** Drexel Hill at 255 Evans St. Site plan Drawing C-100 as dated on March 30, 2022.

Roll Call:	Larry Zazowski	Yes
	Chuck Rizzone	Yes
	Kevin Lester	Yes
	Wes Stone	Yes
	Amy Alexander	Yes
	Wally Pacer	Yes
	Kate Waterman-Kulpa	Yes

Unanimously carried.

Ari Goldberg asked if there any further comments in regards to the buildings that were submitted. Explained that they would like their input before they come back for the next meeting.

Amy Alexander brought up the two buildings on Essjay and discussed her concern with the design.

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Christina Barmonszy began to explain the reasoning for the design. She stated some of the buildings will have a different design, and a different look based on their use, but they would like them to complement each other.

Amy Alexander stated she would either like to see the units broken into 3 blocks, or 6 units. She doesn't want multiple materials on each unit because it is too busy.

There was discussion in regards to the design of the buildings, and the materials.

Christina Barmonszy said she was having trouble understanding what they want in regards to colors, and materials and wants to understand better so they are prepared when they come back.

Amy Alexander said to make it simpler. She believes the design is too complicated.

Log2021-PB-06B Architectural review for Drexil Hill at 255 Evans was **Tabled** until June.

Tim Masters brought forward an issue with outdoor seating in the Village. He wanted to know how they wanted to handle the outdoor seating going forward. He said the Village Board has not taken any action in the past, and wants to know if the Planning Board wants to continue ignoring one or two chairs, or have them follow the outdoor seating requirements. There was a conversation about outdoor seating in the Village, but Tim Masters said he does not need an answer yet. He wants them to think about it, and give him a recommendation.

Some members brought up their concerns about the possibility that they will downsize the Planning Board from seven, to five members. There was a discussion about this matter.

ON MOTION by Kate Waterman-Kulpa, seconded by Wally Pacer, It was moved to adjourn the meeting at 10:05 PM.

All in Favor.

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.

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(Work Session starts at 7:00 p.m.). See Village website www.walkablewilliamsville.com for agenda and updates.