

Minutes of the virtually held Village of Williamsville Planning Board meeting of May 3, 2021 at 7:30 p.m.

*This meeting was held live at Village Hall and, also via Zoom according to the NYS on Pause Executive Order by Governor Cuomo.

Present: Amy Alexander, Chairperson
Kevin Lester, Member
Walter Pacer, Member
Larry Zasowski, Member
Charles Rizzone, Member
Wesley Stone, Member
Matthew Carson, Alternate Member

Also Present: Ms. Waterman-Kulpa, Alternate Member
Deborah A. Habes, P/T Clerk
Charles Grieco, Village Attorney
Tim Masters, CEO
Matthew Etu, Trustee

Excused: Ron Trigilio, Member

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

ON MOTION by Mr. Zasowski, seconded by Mr. Pacer, it was moved to approve the minutes of the previous meeting held on April 5, 2021, as submitted.

Motion carried. 5 – 0. (Mr. Stone and Mr. Rizzone abstained.)

Old Business

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

Irishman Pub & Eatery
5601 Main Street

Site Plan and Architectural Review

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 March 1, 2021 meeting. The plan was also reviewed by the Zoning Board of Appeals at their April 21, 2021 public hearing. He reported that he and his client have re-worked the design and plans by reducing the occupancy of the new area to a maximum of 50. They will provide eleven parking spaces during the winter, 4 of which will be dedicated dining space during the seasonal outdoor dining months. Once outdoor dining season ends, the 4 spaces will be returned to use as parking spaces. They received area variances from the ZBA for re-location of the Dumpster and for window transparency. Since then, they have reduced the size of

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the project to reduce the number of parking spaces needed. The size of the accessory structure was also reduced but its design remains the same. The brick of the accessory structure will match that of the main building. Panel boards will also match that of the existing. Windows in the accessory structure will retain the window structure but will be blacked out, as per the variance received from the ZBA. The windows will have a “shadow-box” look but they will still look like real windows. The Dumpster gate will have decorative hardware. The space between the accessory structure and the main restaurant building will have a gate. They are taking the opportunity to be cognitive of the view of the space from Island Park so they will be making sure it is attractive from all angles. The occupancy load under the patio roof will be under 50. There will be no planter boxes against the accessory structure since they would impede regular removal and replacement operation of the Dumpster. The back wall of the bar under the patio roof will be brick and will measure 12’ high. They plan to use the “alley” space along the west property line for storage. This will not be visible to the public or to customers. The new rear concrete patio material will match that of the front concrete patio.

There was some discussion regarding any intent to remove trees on the site. Mr. Sutton stated that they would remove a tree that has fallen and replace it with a new tree. They are trying to preserve the trees they can.

There was some discussion regarding whether there would be any landscaping done out front near the public sidewalk. Board members noted that the “beds” are filled with landscaping stone and the bushes are dead or dying. Mr. Sutton agreed to replace the bushes out front and at the rear with plantings that are better suited to the harsh sidewalk salt used along Main Street. Mr. Sutton will consult with the Mr. Masters to see what type of landscaping would do better in harsh conditions and will follow through with these plantings.

There was some discussion whether there would be a sound system installed and the effect music would have on the patrons of the park and surrounding properties. Ms. Alexander was concerned about patrons of Island Park being blasted by loud music caused by “dueling” bands from Irishman and Britesmith. Mr. Sutton stated there would be music, but they would follow all Village regulations. Mr. Grieco added that all outdoor music must have a Mayor’s Permit and follow the restrictions accordingly. Decibel levels can be checked. Mr. Sutton stated his client would agree to not aim any speakers towards Island Park as well as to aim music speakers downward and not outward.

There being no further comments or questions, Ms. Alexander asked for a motion.

ON MOTION by Mr. Carson, seconded by Mr. Lester, it was moved to approve both the site plan and the architectural design plan dated 4/8/21, as submitted and reviewed at this meeting, with the following conditions:

1. Restoration of the Main Street landscaping beds at the north property line in the front of the property and, also the replacement of the dead tree at the rear.
2. Any amplification speakers installed in the rear patio/seating area/under the bar canopy will be pointed downwards.

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3. Decorative hardware on the Dumpster screening will be used to make it look more like a gate and not a fence.

Roll call:	Amy Alexander	Yes
	Kevin Lester	Yes
	Walter Pacer	No
	Larry Zasowski	Yes
	Charles Rizzone	Yes
	Wesley Stone	Yes
	Matthew Carson	Yes

Motion carried. 6 – 1.

In other business:

Mr. Zasowski asked for clarification on future motions whether it is best to make motions separately for site plan and architectural review decisions. Mr. Masters and Mr. Grieco agreed it is preferred that they be made separately for better clarification in the future. Mr. Masters agreed to separate them on future agendas.

Ms. Waterman-Kulpa inquired about the status of the vegetation at the D’Avolio property at 5409 Main St. Mr. Masters replied that the vegetation is not on the D’Avolio property because the front of the building sits directly on the property line.

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

ON MOTION by Mr. Pacer, seconded by Mr. Stone, it was moved to adjourn the meeting at 8:15 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, June 7, 2021 at 7:30 p.m. (Work Session starts at 7:00 p.m.).
See Village website www.walkablewilliamsville.com for agenda and updates.**