

Minutes of the Village of Williamsville Planning Board meeting of Monday, June 6, 2022, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m.

Present: Amy Alexander, Chairperson  
Charles Rizzone, Member  
Kevin Lester, Member  
Wes Stone, Member  
Walter Pacer, Member  
Jim Nau- Alternate Member

Absent: Ron Trigilio  
Kate Waterman-Kulpa  
Larry Zasowski

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

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

**ON MOTION** by Kevin Lester and seconded by Chuck Rizzone it was moved to approve the Minutes from May 2, 2022, with an amendment that the minutes will reflect that Wally Pacer is not an acquaintance of the applicant for Addelman Cross & Baldwin, but that he has a professional, and legal relationship.

**All in favor**

**New Business**

**LOG #2022-PB-02** **One Eyed Cat Brewing, 5893 Main St**  
***Outdoor seating expansion/ site modification***

Patrick Alexanderson the manager for One Eyed Cat Brewing was present. He stated they are looking to expand from the previously approved patio space. He said the intention is to focus on the community, and neighborhood by making use of the lawn space on the west side of the building to facilitate community gathering. He stated that includes four foot

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by four foot picnic tables with umbrellas for sunny weather, as well as meeting the Planning Boards code for creating a visual barrier from the sidewalk, and street.

Amy Alexander stated she would like to cover the outdoor seating first, and then discuss the smoker. She asked if Chuck Rizzone, and Kevin Lester had any questions in regards to outdoor seating. They did not.

Jim Nau asked if they were putting the fence over the existing driveway. Patrick advised that was incorrect. He said the scaling in the documents were not correct and wanted the board to consider the drawings are showing front back on the west side.

Discussion ensued about dimensions of the site.

The discussion moved on to the barrels, and where they would be placed.

Kevin Lester asked they will be plastic.

Patrick Alexanderson answered they would be, but they look like wood. He said they serve no purpose over the winter, and can be removed.

Amy Alexander asked where they would be storing the picnic tables during the winter.

Patrick advised they would be storing them offsite.

Patrick stated they would be making no changes to the landscaping near the existing patio.

Amy Alexander asked what color the umbrellas would be. Patrick stated they would all be hunter green so as not to create an eyesore.

Amy Alexander asked if there were any other questions in regards to outdoor seating. There was not. The discussion moved on to the smoker.

Patrick Alexanderson advised the smoker in the photos provided is not the smoker that will be used. He said the photo was only provided to illustrate what type of roof they will be using to shield the smoker against the weather. He stated there will not be constant fire in the smoker, as it uses pellets that heat up, and there will be reasonable smoke.

Chuck Rizzone asked what the hours of operation will be for the smoker.

Patrick Alexanderson stated the smoker will be in use on Fridays, and Saturdays from 2AM-11AM.

Chuck Rizzone asked if there was anything in the code against operating something at 2AM.

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Tim Masters said there is not anything against it since it is their property.

Amy Alexander asked how often the trailer will leave.

Patrick explained the kitchen does barbecue competitions so the trailer will leave on occasion.

Discussion continued about dimensions of the site, the location of the smoker, the fencing, and the height of the smoker with the trailer.

Amy Alexander said since trailers are not allowed to be parked on lawns in the Village she would like to see the trailer camouflaged. She would like something solid on the bottom that covers the trailer.

Patrick Alexanderson said he agrees but his idea was to do a wrought iron fence with flowers planted around it.

Amy Alexander said she does not believe that is enough. She would like to see the smoker and trailer moved as far away from the street as possible, and something more substantial to camouflage the trailer parked on the lawn.

Wes Stone asked if trailers are allowed to be parked on a lawn in the Village.

Tim Masters stated this application did not need to be referred to Planning Board. It was referred because it is an odd situation. He said he is trying to label it as a utility, but it is not really regulated.

Chip Grieco stated he does not believe there is anything in the code about parking a trailer in the MU district.

Amy Alexander stated she would feel comfortable moving forward with the outdoor seating. She asked if they could split the approval for the outdoor seating, and the smoker.

Chip Greico, and Tim Masters advised they can split the application.

Patrick Alexanderson asked if they can continue to operate until the next meeting.

Tim Masters said he already granted him that, and they are ok to operate.

**ON MOTION** by Amy Alexander, seconded by Jim Nau, it was moved to **APPROVE Log # 2022-PB-02** One eyed Cat Brewing- 5893 Main St. for the outdoor seating plan as presented on June 6, 2022. Approved is the planters, the picnic tables, and the hunter green umbrellas (*all to be removed for offsite storage in the winter*) located on the north and west side

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of the existing building, including the existing concrete patio. Also, the planters along the Main Street turnaround to be placed four feet or more from the driveway.

**All in favor.**

The applicant will return to the next Planning Board meeting on August 1, 2022 to present a plan for a structure to shield the smoker trailer.

**LOG #2022-PB-03**  
**Architectural Review**

**Asher Crossing-2 Unit-141 California St**

Bobby Corrao with Natale Development was present.

He started by apologizing that they did not follow the path they were supposed to in regards to changes that were made to the site plan. He stated when they did the original site plan approval that building had not been designed yet so when it came time to construct it they went through Building Department. He stated they would be willing to take what path the Planning Board sees fit in regards to a modification to the original site plan, but they would like to continue construction. He said they have the homeowners living in temporary housing right now.

Amy Alexander explained that her concern is the legality of it. She stated she was not on the board at that time and is attempting to do her due diligence and look at meeting minutes, and traffic and safety study to see if there would be any impacts on how the building was designed, or oriented on the site.

There was a discussion about the information in the original minutes from February 2018.

Chuck Rizzone asked how much of the building is constructed so far.

Bobby Corrao stated construction as a whole is about 30% completed, and exterior is about 75% complete.

Kevin Lester asked if they wanted decorative garage doors, or is it a safety issue.

Amy Alexander stated she believes it is a safety issue. She said now pedestrians will be crossing four lanes. She stated she believes that's why they were originally supposed to be a typical size curb cut for each unit instead of one massive curb cut.

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Bobby Corrao stated there will be no additional curb cuts other than what was approved on the permit which was for two 16 foot driveways. He also said the owners of each unit do not have children.

Chip Griecoo asked how far apart the driveways were.

Wes Stone stated about four to five feet.

Chip Grieco said you are allowed that in neighboring houses.

Tim Masters said you have shared driveways all the time.

Amy Alexander asked if they are four lanes wide.

Tim Masters stated it is not four lanes wide. He said you can legally have an 18 foot driveway in the Village. He said it is a legal single driveway, a grass space, and a legal single driveway. He said it is not oversized.

Amy Alexander stated to Chip Grieco that legally because this was not what was approved on the site plan will they will need to come back and ask for an amendment of the site plan.

Chip Grieco said they can ask for an amendment to the site plan now since they do not really have a procedure for an amended site plan.

Amy Alexander stated they will need to come back for an architectural review though, and Chip Grieco agreed.

Tim Masters stated because there is no procedure for the amendment it could be reviewed tonight. He stated he was told by Kate Waterman-Kulpa that she wanted the applicant there for this meeting, and they are.

There was some discussion about not having the documents, or materials to review it.

Bobby Corrao stated they are the same materials used on every other unit. Kevin Lester stated they had the materials from when they first started the project.

Tim Masters, and Chip Grieco agreed that if they felt they had enough information to make a determination they could, or if they feel they do not have enough information they could table it.

Amy Alexander stated she did not feel comfortable making any determinations.

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Kevin Lester asked Bobby Corrao if the materials were much different from the other townhouses, and apartments.

Bobby Corrao answered that they were exactly the same.

Kevin Lester stated he did not remember receiving anything for the duplexes.

Bobby Corrao said that's what he thought the purpose of the meeting was, to review the architectural.

Amy Alexander stated she wanted to table both the site plan change, and the architectural review so they have time to review it all, get documents that show the materials that will be used, and the full documentation.

Chip Grieco asked Bobby Corrao when he says the materials are the same does he mean the same as the four unit townhouses that were approved. Bobby Corrao confirmed they were. Chip Grieco stated maybe they could just reference those drawings. At this point he was interrupted by another board member, and had to clarify he was not making a statement he was asking a question and looking to clarify if they could refer to things that were already approved.

There was discussion about the materials.

Amy Alexander stated she would still like to see the full architectural on that, and time to drive over there.

There was discussion about the patio sizes.

Amy Alexander asked if anyone had an issue with tabling.

Chuck Rizzone asked what they would see that was different as far as materials.

Amy Alexander stated the use of materials is very different.

Wes Stone stated he is fine with it. He said the colors, and materials are represented on the documents they have. Does not see what having a colored version of what they have will make a difference.

Amy Alexander stated she wanted to make a motion to table it until the next meeting to have the site plan amended if that's what they chose, but they will need to fill out an application.

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Chip Grieco stated they already know what they are talking about, they want to move the driveways. The only change to the site plan is the location of the driveways.

Amy Alexander stated she thinks that needs to be addressed.

Chip replied it can be addressed, but an application will not give any information. They will just need to supply an updated drawing with the changes.

There was discussion about the site plan already being approved, and the swppp review, and there was confirmation the swppp review was included. There was also discussion about what plans are required.

Wes Stone voiced concern about holding up the project to which Chip Grieco responded that anyone could make a motion to approve, or to table.

**ON MOTION** by Amy Alexander, seconded by Wally Pacer, it was moved to **TABLE** **Log # 2022-PB-03** Asher Crossing-2 Unit- 141 California St. for architectural review, and an amended site plan.

Roll Call:	Chuck Rizzone	Yes
	Kevin Lester	No
	Jim Nau	Yes
	Amy Alexander	Yes
	Wes Stone	No
	Wally Pacer	Yes

#### **Motion Carried- 4-2**

Bobby Corrao stated he would like to continue construction, but will hold off on the exterior for now. He asked if it is possible to get an earlier meeting than August.

There was discussion about potential dates.

Everyone agreed to a special meeting at the end of June, or early July.

To be determined.

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## **Old Business**

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

Amy Alexander passed out an email from Chip Grieco.

Jessie Baldwin, a partner at Addelman Cross & Baldwin was present. Also present was the owner of the building.

He stated there were a number of questions at the last meeting, one of them being whether the two signs would match. He stated the original sign was described as charcoal gray with white lettering, which was an error. The sign is actually metallic silver, with black lettering. He stated both signs would be identical. He stated his position is that the original sign was approved in 2018 because it did match the guidelines. He discussed the reason for placement of the original sign, and the proposed sign by describing the architectural features of the building. He stated at the last meeting having a freestanding sign was discussed, but it is not a colonial building, and there is already an existing sign there.

Kevin Lester agreed that a free standing sign would be out of place there.

Jim Nau referenced Chip Grieco's email and stated there is not much they can do about the existing sign.

Chip Grieco confirmed the dimensions, and placement of the original sign were approved. It is the colors in question, but he's not sure what they can do about that based on what they have been told.

Jim Nau asked if they would need a variance to do an identical sign.

Chip Grieco confirmed they would because it exceeds the 50 square feet.

There was a discussion about the placement of the sign.

Chip Grieco explained the original sign was compliant so there is nothing that can be done about it. He stated it is the sign before them that needs to be discussed.

Kevin Lester stated he believes a waiver should be granted for symmetry.

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There was more discussion about the design of the sign, and whether they should allow something they don't believe fits the standard.

Jim Nau stated he doesn't know that he would want that design of the sign, but for consistency the sign is already up there.

Amy Alexander stated she would like to have a more desirable sign approved, and see if the other sign follows suite.

Jessie Baldwin said they take very good care of that property, and the signs are not cheap signs. He stated they are very expensive.

Amy Alexander stated there have been changes to the sign codes since that original sign went up and they prefer signs to have more village character. She said what they are debating is whether to require that type of sign under the new sign code, or to match the existing sign which was approved before the new code was in existence.

Tim Masters stated this sign as proposed is compliant with today's code. He said there is a difference between preference, and what is legally allowed.

There was a discussion about sign codes.

Amy Alexander asked if there were any questions, or concerns.

Chuck Rizzone, and Kevin Lester believe they should grant the waiver for symmetry.

Jim Nau stated he doesn't generally like it but doesn't believe they can hold up the applicant. He believes symmetry is the lesser of the two evils.

Wes Stone agreed they should grant the waiver for symmetry.

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

Amy Alexander stated she does not personally like the sign and believes it looks like a billboard. She stated it does not fit the village astatic, but she gets that it is already there.

There was more discussion about the sign codes.

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**ON MOTION** by Wes Stone, seconded by Kevin Lester, it was moved to **APPROVE** **Log # 2022-PB-01** Addelman Cross & Baldwin Pc. At 5680 Main St. for signage review as submitted.

Roll Call:	Chuck Rizzone	Yes
	Kevin Lester	Yes
	Jim Nau	Yes
	Amy Alexander	No
	Wes Stone	Yes

Wally Pacer is recused from roll call.

**Motion Carried 4-1**

**Log #2021-PB-06B** **Drexel Hill, 255 Evans St.**  
*Architectural Review*

**Tabled until August at applicant request.**

Last on the agenda was a discussion about outdoor seating.

The Building department will make a rough draft of proposals to further discuss at the next meeting.

Submitted by: Bridget Prichard, Building/Zoning Clerk

*The next regularly scheduled Planning Board meeting will be held on: Monday, August 1, 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.*