

Minutes of the Village of Williamsville Planning Board meeting of August 2, 2021, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, on August 2, 2021, at 7:30 p.m.

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

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

ON MOTION by Mr. Lester, seconded by Mr. Stone, it was moved to approve the minutes of the previous meeting held on May 3, 2021, as submitted.

Unanimously carried.

New Business

Log #2021-PB-03 Village Green Court, 45 S. Cayuga Rd. Signage Approval

A representative from Ulrich Sign Co. was present to represent the application.

This sign will be a new nonilluminated two-sided oval shaped sign located on the south side of the main driveway entrance to the complex. It will be made of carved painted Urethane with vinyl graphics to read: "45 South Cayuga Road – Village Green Court." The sign will measure overall 72" high (2 wooden posts) x 88" wide. The sign board will measure 88" wide x 47" high. The bottom of the sign board will be 25" above grade and will sit perpendicular to the public sidewalk, with a setback of approximately 4 – 5'.

There was discussion regarding the required setback from the sidewalk for vehicular and pedestrian visibility. Applicant will meet with the Code Enforcement Officer to determine the allowable setback location.

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ON MOTION by Mr. Lester, seconded by Mr. Rizzone, it was moved to approve the sign as submitted for design, height and width, ***but with the following conditions:***

- 1. Ground landscaping will be installed under the sign.***
- 2. It will be placed at 10' from the inner edge of the sidewalk.***
- 3. It will be granted a waiver for the height.***

Roll call:	Amy Alexander	Yes
	Kevin Lester	Yes
	Walter Pacer	Yes
	Larry Zasowski	Yes
	Charles Rizzone	Yes
	Wesley Stone	Yes
	Ron Trigilio	Yes

Unanimously carried.

Log #2019-PB-6a & 6b **Blocher Home, 135 Evans St.**
Site Plan/Architectural Review
6 Month Approval Extension Request

Sean Hopkins, attorney for the applicants, was present.

Mr. Hopkins gave the background on the judge's recent ruling on an appeal against this project's Planning Board approval. The petitioners' appeal failed. The applicants are now requesting a six-month extension on their Planning Board approval. They will be submitting for building permits later this month.

Village Attorney Grieco opined that based on NYS law, time limits on approvals are not uncommon. If nothing has changed, there is no basis to deny an extension.

ON MOTION by Ms. Alexander, seconded by Mr. Trigilio, it was moved ***to grant a six-month extension on both site plan and architectural approvals, starting September 8, 2021.***

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

Motion carried. 6 – 1.

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Log #2021-PB-04
New Construction

Old Milos, Mixed Use, 5877 Main St.

David Sutton, architect for the project, and Paul Grenauer, property owner, were present.

Mr. Sutton stated they were here this evening to make an informal presentation to the Board, to inform them of the concept for the proposed change to the property. They plan to appear at the September Planning Board meeting with a formal presentation.

They are proposing the following:

1. Doubling the size of the current building
2. Proposing 15,000 sf for each floor. Proposing four stories.
3. Proposed building height will be 50'
4. Building will be built at the front property line
5. It will be a mixed-use project; commercial use on first floor and apartments above.
6. Ingress and egress will be solely from Highland Drive
7. Dumpster will be located behind the building and as far away from adjacent properties as possible
8. All Village Design Standards are being adhered to
9. Mr. Grenauer's business will occupy a portion of the first -floor tenant space
10. There will be a total of 28 one/two-bedroom apartments on the upper floors
11. All four sides of the building will be consistent in color, materials and design
12. Large amount of brick and Hardie board and batten design
13. All mechanicals will be located on the flat roof and screened from public view.
14. Underground retention system will be utilized.
15. Parking spaces will total 100 – 101 parking spaces with a surplus of parking spaces
16. Well within parking requirements by code
17. No traffic problems are anticipated
18. Will reach out to neighbors
19. Will consider traffic-calming methods such as No-Right Turns signage, etc.
20. Will add more landscape screening for adjacent residential properties
21. Snow storage areas will be provided at rear
22. Lighting will be zero foot-candle. Light standards will be low and spaced closer together
23. There will be no garbage totes, only a dumpster and they are considering garbage valet service
24. There will be an elevator, with 2 stairways at rear
25. Headlights will be screened using landscaping/fencing for adjacent residential properties
26. Will be fully reviewed for fire safety
27. Appears browner in color than it really is. The brick is a redder tone than what it appears in the rendering. Will bring in sample materials for September meeting.

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Board comments:

Mr. Zasowski – Commented that the style does not appear to fit into the “Village-look”. Appears too modern for his taste and he does not believe it fits the intent of the design standards for blending into the Village style. Does not want another “brown” building in the Village.

Mr. Trigilio – Opined that the Village is a blend of many different styles. It is refreshing to see more modern architecture. He has no problem at all with this look.

Ms. Alexander – Also has no problem with this look.

Mr. Rizzone – This is a bold look. Thinks Lymstone Lofts is a better style-fit for the Village.

Mr. Sutton replied that although he also designed the Lymstone Lofts which is just down Main Street from this property, he does not want to replicate the same styles. This style is a fresh look. Could do a recessed look with lintels for architectural interest. His client does not want to have any parking problems. There will be more than enough parking on site. No variances are needed for this project.

Village Attorney Grieco discussed the design standards and their fine points.

Mr. Pacer – Found the Highland Drive ingress and egress problematic. Would rather see it onto Main Street. Concerned about the ingress/egress impact to the residents on Highland, based on past problems caused by former owners of this property.

Mr. Sutton – He is very cognizant of the neighbors and will be very respectful to their comments and concerns.

With no further comments Ms. Alexander thanked Mr. Sutton for his informal presentation.

Log #2021-PB-05

Mixed Use, 15 Garden Pkwy.

Alteration – Mixed Use

David Sutton of Sutton Architecture was present.

Mr. Sutton gave an informal presentation of this proposed project to get the comments of the board members before moving forward soon with a formal presentation. He explained that the owner of the property is Tom Young of Ed Youngs Hardware who uses the existing one-story building for storage. Mr. Young wishes to keep the footprint of the existing structure and add a second story which would consist of two high-end apartments, one of which Mr. Young would occupy, while continuing use of the first-floor space for storage. He wishes to update the exterior as well. He wishes to add some parking.

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Mr. Sutton stated the plan is to white-wash the existing brick exterior and add some wood accents to give it character and a fresh update. They plan to schedule a meeting with the neighbors. They would be interested in land-banking parking spaces. There is a white accessory building on the property and that is proposed to be spruced up as well; nothing major. All mature trees will be retained. There is on-street parking on S. Long and Garden Pkwy. They plan to have a total of eight parking spaces.

With no further comments, Ms. Alexander thanked Mr. Sutton for the informal presentation.

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

Attorney Jeff Palumbo was present on behalf of the Green Organization, property owner.

Mr. Palumbo explained that the property is under new ownership. The owners are spending a good amount of money to upgrade the existing units. They are proposing to add an additional 56 units for a total of 208 units. They are also proposing to add ten additional garage spaces. There are several issues to be resolved regarding the NMU design standards. The size of this parcel does not meet the standards. They don't really apply to this property. They will be seeking variances from the Zoning Board of Appeals. They don't have the details of the site plan yet, nor do they have the architectural details. They are here tonight to introduce the proposal to the Planning Board members. Their wish is to make the site more modern yet blend with the neighborhood.

Ms. Alexander – Asked if they had considered putting the new townhouses at Evans Street which would meet the design standards, much like the new Blocher project just south of this property. There are current parking lots in front of the existing apartment buildings that might fit the new townhouses with parking in between the new and the existing.

Mr. Palumbo – The townhouses are about 20' deep. They will be doing a traffic study once school starts. Traffic ingress/egress to the property will remain the same. No changes to that. They will look at the possibility of relocation of new buildings up to Evans.

Mr. Rizzone – How will current tenants live there during the construction period with all the noise? Mr. Palumbo stated that much the same as neighbors would during any construction project. They will adhere to all the noise ordinances and be respectful considering the reality of construction work and noise/inconveniences.

With no further comments, Ms. Alexander thanked Mr. Palumbo for his informal presentation.

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

ON MOTION by Mr. Lester, seconded by Mr. Pacer, it was moved to adjourn the meeting at 9:20 p.m.

Unanimously carried.

Submitted by:
Deborah A. Habes, P/T Clerk

**The next regularly scheduled Planning Board meeting will be held on:
Tuesday, September 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.**