

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

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

Also Present: Deborah A. Habes, P/T Clerk
Charles Grieco, Village Attorney
Tim Masters, CEO
Matthew Etu, Trustee Liaison to Planning Board

Excused: Kevin Lester, Member
Ms. Waterman-Kulpa, Alternate Member

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

ON MOTION by Mr. Trigilio, seconded by Mr. Pacer, it was moved to approve the minutes of the previous meeting held on August 2, 2021, as submitted.

Unanimously carried.

Old Business

Log #2021-PB-04 Old Milos, Mixed Use, 5877 Main St. New Construction

Project architect David Sutton of Sutton Architecture was present.

Site Plan Review

Mr. Sutton stated he was here this evening to make a second informal presentation to the Board, to continue the conversation from the August meeting and inform the members of the modifications to the concept for the proposed change to the property. They plan to appear at the October Planning Board meeting with a formal presentation.

Since the August Planning Board meeting, the proposal was reviewed by the Traffic & Safety Committee. They will be eliminating two curb cuts onto Main Street and will use Highland Ave. for ingress and egress. The thought is that drivers will make a right onto Highland and go down and over to Hirschfield's traffic light to make a safer left onto Main Street. It was determined that the 28 proposed apartment units will produce no more than 4 ingress/egress passages per

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day. There is more than enough parking provided on the property for tenants and patrons of the businesses on the first floor. As Excuria Salon will be one of the major tenants on the first floor, the new location will provide plenty of parking for their patrons and will alleviate a major parking problem at its soon-to-be former location on S. Ellicott and Main Street. There are 100 parking spaces on this new site. They will do a traffic study and plan to return to the Traffic & Safety Committee in September.

Mr. Sutton stated the proposed building complies with the Village's design standards. There will be no garages built.

There was discussion regarding the potential impact of increased traffic on Highland Ave. and its effect on the residents there. Ms. Alexander stated it would make no sense to make a "no left turn" which would not benefit anyone. Mr. Zasowski asked about the parking needs of the other commercial tenants and the impact on parking on the site. Mr. Sutton replied that the property owner/owner of Excuria Salon is fully aware of the need for maximum parking by his own patrons/employees and is prepared to lease only to other businesses whose parking needs would not impact his own parking needs.

Mr. Sutton will arrange a meeting with nearby neighbors. He is proposing a divided driveway into and out of the parking lot onto Highland. All parking spaces will be perpendicular, not diagonal as the lot is currently striped. This will increase the efficiency of the parking situation enormously. They are reducing the amount of blacktop and will provide 100 parking spaces which will be more than enough to support the project. Mr. Sutton agreed to create an aerial shot overlay over the proposed parking lot for the next meeting.

Mr. Rizzone asked about any potential problems with water retention. Mr. Sutton stated there are no significant problems anticipated but all site plans must be reviewed and approved by the Village engineer. There will be a ten-foot green space between the adjacent commercial neighbor to the west. A default 6' high privacy fence is planned between adjacent residential neighbors. They will work with the neighbors as to preferences for landscaping/fencing. There will be two primary entrances to the building.

Architectural Review

Since the Planning Board's input at the August meeting, Mr. Sutton stated he has replaced the former color of the brick with a redder hue which will complement the other historic buildings in the village better, although, it will not be a "used" brick look. He has added a traditional cornice and added a higher level of detail which will give more verticality to the building's elevation. It is now divided into five component sections. The black brick will be similar to the brick color he used at the New York Beer Project building in Lockport. It provides a good contrast and allows the red brick to pop. The proposed board and batten siding will recede into the background.

All mechanicals will be located on the roof of the building and will be set back so that they have a diminished view from street level. He will bring different perspective views of the building to demonstrate the diminished view of the roof mechanicals to the next meeting.

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The building will have four good sides. The apartments will primarily be two-bedroom units with some one-bedroom units. Each will have its own balcony. Each unit will have approximately 1,100 – 1,200 sf. of space. Tenants will be primarily empty nesters and professionals. Rent will be market rate.

Mr. Sutton thanked the Planning Board for their valuable input this evening.

Log #2021-PB-05

Mixed Use, 15 Garden Pkwy.

Alteration – Mixed Use

Project architect David Sutton of Sutton Architecture was present.

Mr. Sutton stated it has been determined by the Building Inspector that the project needs three variances from the Zoning Board before it can proceed to the Planning Board for formal review. If the variances are granted, he will return to the Planning Board for formal architectural review of the project.

Ms. Alexander stated that since no one was present to represent the Drexel Hill project this evening, it would be tabled.

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

ON MOTION by Mr. Pacer, seconded by Mr. Trigilio, it was moved to adjourn the meeting at 8:40 p.m.

Unanimously carried.

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

**The next regularly scheduled Planning Board meeting will be held on:
Monday, October 4, 2021 at 7:30 p.m. (Work Session starts at 7:00 p.m.).
See Village website www.walkablewilliamsville.com for agenda and updates.**