

Minutes of the Village of Williamsville Planning Board meeting of October 4, 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  
Kevin Lester, Member  
Matthew Carson, Alternate Member

Also Present: Ms. Waterman-Kulpa, Alternate Member  
Deborah A. Habes, P/T Clerk (via Zoom)  
Charles Grieco, Village Attorney  
Tim Masters, CEO  
Matthew Etu, Trustee Liaison to Planning Board

Excused: Ron Trigilio, Member

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

**ON MOTION** by Mr. Rizzone, seconded by Mr. Stone, it was moved to approve the minutes of the previous meeting held on September 7, 2021, as submitted.

Motion carried. 7 – 0.

### **Old Business**

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

Project architect David Sutton of Sutton Architecture, project attorney Sean Hopkins, and record property owner Paul Grenauer were present.

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

Since the September Planning Board meeting, a neighborhood meeting was held to inform the neighbors and answer any questions they may have had on the project.

Neighbor concerns included landscaping and potential ground water runoff. Mr. Sutton explained that there are two existing dry wells at the rear of the property that are currently handling the runoff well. Adjacent Pfohl Terrace residents were present at the neighborhood

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meeting. Mr. Stone asked about any water problems over the years. Mr. Sutton stated that after inspection, the grates were found to be clogged with leaves and have been since cleaned out, but they will continue to watch it. Mr. Sutton explained that the site plans will be fully engineered and ready to handle all water on site. Residents also wanted to know what the rear of the building would look like. He explained that they have done a very good job on making the rear elevation just as good looking as the Main Street elevation, although there will be a need for the rear of the building to handle some mechanicals.

There were questions from the residents regarding any potential traffic impact. He explained to the residents that Highland Rd. will have one curb cut to be used for egress and ingress to the property and that the existing Main Street curbs will be eliminated entirely for pedestrian safety reasons. Residential use of the building will decrease traffic flow. Using Highland south to Scott and over to Hirschfield and north to Main St. to make a safer left turn at that light is already used by nearby residents anyway. Mr. Pacer asked if any traffic count had been done. Mr. Sutton stated they were not aware that a traffic count had been requested, although he has put together a summary. They will do a traffic count if requested to do so by the Planning Board. Mr. Hopkins stated they can provide a traffic count for peak times. NYSDOT is not allowing new curb cuts onto state highways if there are side streets for access. Mr. Carson asked if there was a sidewalk on the west side. Mr. Sutton stated there is. Mr. Hopkins stated the neighbors will be kept up to date on the proposed project.

Mr. Hopkins stated they provided a full EAF to the Planning Board today. They are asking for a coordinated review and lead agent. (For the record, the correct name of the record owner of the property is *5877 Main Street LLC*.)

**ON MOTION** by Ms. Alexander, seconded by Mr. Lester, it was moved to name the Village of Williamsville Planning and Architectural Review Board as lead agent for environmental review for the proposed project for 5877 Main St., as follows:

**WHEREAS**, 5877 Main Street LLC (“Applicant”), owner of 5877 Main Street (the “Property”), has submitted a Full Environmental Assessment Form (EAF) in connection with the proposed redevelopment of the Property (the “Project”); and

**WHEREAS**, the Project will require site plan and architectural review approval from the Village of Williamsville Planning and Architectural Review Board (“Planning Board”), as well as approvals and/or permits from other agencies; and

**WHEREAS**, no such approvals may be granted until all involved agencies comply with the requirements of the State Environmental Quality Review Act (“SEQRA”); and

**WHEREAS**, the Planning Board is the agency that will be principally responsible for approving the Project; and

**WHEREAS**, the Project does not meet or exceed any Type I threshold set forth in 6 NYCRR Section 617.4 and thus constitutes an Unlisted Action; and

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**WHEREAS**, the Applicant has requested that the Project be subject to Coordinated Review pursuant to SEQRA; and

**WHEREAS**, due to the Property's location within 500' of NYS Route 5 and the Village boundary with the Town of Amherst, the Project must be referred to the Erie County Department of Environment and Planning ("ECDEP") for its review and recommendation pursuant to General Municipal Law Section 239-m;

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board hereby declares its intent to act as Lead Agency with respect to the review of the Project pursuant to SEQRA and directs the Code Enforcement Officer or designee to prepare and circulate a Lead Agency solicitation letter, along with a copy of the EAF, to all involved and interested agencies seeking their concurrence in the Planning Board's intent to act as Lead Agency and requesting that such involved or interested agencies provide any comments of concerns related to the Project to the Planning Board; and

**BE IT FURTHER RESOLVED**, that the Planning Board directs the Code Enforcement Officer or his designee to refer a complete statement of the Project, as that term is defined in General Municipal Law Section 239-m, to the ECDEP for its review and recommendation.

Motion carried. 7 – 0.

**Log #2021-PB-05**  
**Alteration**

**Mixed Use, 15 Garden Pkwy.**

Project architect David Sutton of Sutton Architecture was present.

Mr. Sutton stated the project received all three area variances as applied for at the September 15, 2021, meeting of the Village of Williamsville Zoning Board of Appeals, therefore, they are moving forward with plans for the Planning Board review. This lot is uniquely shaped. They have removed all previously proposed parking from in front of the building. There is no need for additional parking for this project. There is one existing apartment on the second floor of the building. They are proposing to demolish the existing apartment and add to new apartments on the second floor.

A few neighbors spoke at the Zoning Board of Appeals meeting. The architectural rendering has been altered due to some comments from neighbors who opined that the project's appearance was "too modern" for their liking. Mr. Sutton stated they can whitewash the brick and show the neighbors at the next meeting. Board and batten will be similar to the material which was used at the Britesmith Brewery. They are trying to maintain the openings by in-filling with a wood-look material. This can be changed if the Planning Board wishes. They are introducing balconies on the second-floor apartments. One neighbor was concerned about lack of privacy on his

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property due to overlooking balconies. Mr. Sutton stated that there will be no window openings on the neighbor's side of the building due to their prohibition by the fire code.

There was discussion regarding the look of the proposed wall that will have no openings. Mr. Sutton suggested a mural could be painted on the wall or architectural details simulating windows or faux windows could be added. He is open to suggestions from the board. The door location has been shifted for the two apartments. Could eliminate the vertical wood element.

Ms. Alexander asked if there could be landscaping along there instead of six wood panels in a row. Mr. Sutton replied there could be landscaping as the primary focus with wood panels as a backdrop. Can keep the sidewalk. His client is an icon in the Village and wants this project to be done right. He will re-define the opening with some landscaping and will add black trim and a sidewalk will connect the two streets. The neighbors were receptive. He is also working with one of the neighbors who is a designer. Using brick and board and batten can be successful. Balconies on the second-floor apartments will be black wrought iron. Windows will be true black trim. All garage doors will be replaced with perhaps black garage doors to provide contrast on the east side. West side garage doors could be more discreet. For the South Long St. elevation, he could add some architectural style doors and carriage-style garage doors. He will add some architectural details to the east and west elevations.

Mr. Sutton asked that the project be tabled until the November Planning Board meeting and he will give the neighbors a chance to review the changes.

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

There was no one from the project present, however Mr. Grieco informed the board that the applicants submitted an EAF.

Regarding declaring the lead agency for this proposed project, the Board members decided to proceed as follows:

**ON MOTION** by Ms. Alexander, seconded by Mr. Zasowski, it was moved to name the Village of Williamsville Planning and Architectural Review Board as lead agency for environmental review for the proposed project located at 255 Evans Street (Drexel Hill Apartments), as follows:

**WHEREAS**, Drexel Hill Apartments LLC (“Applicant”), owner of 255 Evans Street (the “Property”), has submitted a Short Environmental Assessment Form (EAF) in connection with the proposed redevelopment of the Property (the “Project”); and

**WHEREAS**, the Project will require site plan and architectural review approval from the Village of Williamsville Planning and Architectural Review Board (“Planning Board”), as well as approvals and/or permits from other agencies; and

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**WHEREAS**, no such approvals may be granted until all involved agencies comply with the requirements of the State Environmental Quality Review Act (“SEQRA”); and

**WHEREAS**, the Planning Board is the agency that will be principally responsible for approving the Project; and

**WHEREAS**, the Project does not meet or exceed any Type I threshold set forth in 6 NYCRR Section 617.4 and thus constitutes an Unlisted Action; and

**WHEREAS**, the Applicant has requested that the Project be subject to Coordinated Review pursuant to SEQRA; and

**WHEREAS**, due to the Property’s location within 500’ of Evans Street, a county highway, and the Village boundary with the Town of Amherst, the Project must be referred to the Erie County Department of Environment and Planning (“ECDEP”) for its review and recommendation pursuant to General Municipal Law Section 239-m;

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board hereby declares its intent to act as Lead Agency with respect to the review of the Project pursuant to SEQRA and directs the Code Enforcement Officer or designee to prepare and circulate a Lead Agency solicitation letter, along with a copy of the EAF, to all involved and interested agencies seeking their concurrence in the Planning Board’s intent to act as Lead Agency and requesting that such involved or interested agencies provide any comments of concerns related to the Project to the Planning Board; and

**BE IT FURTHER RESOLVED**, that the Planning Board directs the Code Enforcement Officer or his designee to refer a complete statement of the Project, as that term is defined in General Municipal Law Section 239-m, to the ECDEP for its review and recommendation.

Motion carried. 7 – 0.

When asked for an update on the status of the Blocher Project, Mr. Grieco informed the board that the Blocher legal case was dismissed in its entirety. The petitioner has filed an appeal. They have six months.

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 8:32 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, November 1, 2021, 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.*