

Minutes of the Village of Williamsville Planning Board meeting of December 6, 2021, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m., and via Zoom.

Present: Amy Alexander, Chairperson
Wesley Stone, Member
Larry Zasowski, Member
Charles Rizzone, Member
Kevin Lester, Member
Ron Trigilio, 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: Walter Pacer, 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. Zasowski, it was moved to approve the minutes of the previous meeting held on November 1, 2021, as submitted.

Motion carried. 6 – 0. (Mr. Stone abstained)

New Business

Log #2021-PB-08a & 08b 5444 Main St. ***Site Plan and Architectural Review***

David Sutton of Sutton Architecture, 5509 Main St., was present to represent the application.

Mr. Sutton gave a brief overview of the proposed project. The property has been vacant for some time. The two-story building is set back from the sidewalk and has a detached barn-like structure at the rear. The primary structure was formerly used for retail. The new owner is now proposing to convert it to a restaurant.

They are proposing to remove the existing siding and replace it with Hardie Board siding in iron grey. Windows and doors will be replaced. A new two-story deck addition will be added to the front elevation for outdoor dining purposes. The steel and concrete decking will have wood wrapped columns and the 42” high iron railings will be painted Wrought Iron by Benjamin Moore Paint. There will be an outdoor stairway between the two-level deck. Jersey barriers will be placed at the front and rear entrances to the existing paved driveway on the east side of the property as this driveway will be used for additional outdoor dining purposes in the outdoor dining season. These Jersey barriers will be spaced sufficiently to allow HDCP access through

Minutes of the Village of Williamsville Planning Board meeting of December 6, 2021, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m., and via Zoom.

them. The front entrance will be centered with seating on both sides. The outdoor flooring will be stamped concrete and the second level of the deck will also be concrete. The entire first floor of both the outdoor deck and the interior first floor space will be HDCP accessible and therefore NYS code compliant for accessibility. The second floor of the building interior and the second floor of the deck will not be HDCP accessible.

Trash will be stored inside the detached barn structure at the rear of the property. No Dumpster is planned at this time. Parking will be provided in the existing rear parking lot and on-street parking will also be used. Parking is code compliant. The existing blue barn structure in the rear will be painted Iron Ore grey. Drainage will be reviewed by the Building Inspector.

The existing driveway on the east side will be used for quick take-out pick-up purposes only during the winter season with no regular parking allowed there. The rear parking lot will be re-striped. The one HDCP parking space will be located at the north end of the rear parking lot in the last space, but within the 100' max distance to the rear entrance as required by code. Mr. Sutton encouraged the Village to consider striping on-street parking spaces for HDCP use as other nearby municipalities have done. At this time the restaurant does not have a name or branding but they will appear before the Planning Board for signage approvals once a name and branding are confirmed. To control access to the upper deck during closed hours, a chain or gate-like barrier will be used, however, there is no requirement for this by code. The property is not historically landmarked although it is old. The interior of the primary structure will be kept in an old-fashion look and the exterior will use wide white trim board and various accents. Regarding HVAC, a split system is currently proposed, but no rooftop unit is anticipated. Railing plantings are being considered but would be amenable to planter boxes. They have found that in-ground plantings do not fare well on Main Street and become a maintenance issue eventually. The second-floor decking will be watertight. Both top and bottom of decking will be open on three sides.

There was some discussion regarding the exterior color choice. Dark grey with white trim is preferred by the applicant. There is a lighter grey that they would be amenable to. There will be good lighting on the decks. They hope to be able to use the deck year-round, however, they have no interest in installing plastic panels for wind protection. Downspouts will be connected to underground drainage system that is already in place.

Mr. Grieco added that the application is required to be referred to Erie County Dept. of Planning as part of the normal requirements for any work on Main Street.

Mr. Sutton mentioned that the applicant's time frame is short as bank financing requires municipal approvals.

There was a question regarding the 8' height of the building's first floor. Mr. Grieco stated the Planning Board could approve a waiver of no more than 50% of the required height for a first floor.

Minutes of the Village of Williamsville Planning Board meeting of December 6, 2021, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m., and via Zoom.

Mr. Stone stated he believed the drawings being presented at this meeting were more like concept drawings and not fully realized true representations of what was being proposed by the applicant. There are key architectural details such as lighting fixtures and trim that are missing from the plans.

Mr. Sutton stated he was hoping for an approval this evening that would satisfy the bank as to if the proposal concept was approvable and the property correctly zoned for this use.

After some discussion, the following motion was made:

ON MOTION by Ms. Alexander, seconded by Mr. Lester, it was moved to waive the requirement of *Section 112-16F 2f*, thereby relieving the code requirement for a first-floor height of 15' so the new deck addition can match the 8' first-floor height of the existing building.

Roll call:	Mr. Zasowski	Yes
	Mr. Trigilio	Yes
	Mr. Rizzone	Yes
	Mr. Lester	Yes
	Ms. Alexander	Yes
	Mr. Stone	Yes
	Mr. Carson	Yes

Motion carried. 7 – 0.

Mr. Sutton stated he would contact the financing bank to let them know it is a proper allowable use for the zoning of this property and he will plan on returning to the Planning Board in January with details, to include the following: awnings, landscaping, lighting, drainage, trim, color scheme, signage, railing details and a detailed site plan. He will also supply photos of the rear of the building, although he noted that there are no proposed changes to the architectural exterior of the rear of the building. The barn will remain as is for now, except the paint color will be changed. Mr. Masters indicated he could write a letter indicating the allowable use as well.

Log #2021-PB-07 **Village Square Apartments, 5403 Main St.**
Ground Sign

A representative from the sign company was present. He explained the new proposal to replace the existing sign with a new rectangular aluminum non-illuminated cabinet sign with “Jonathan Rose Blue” acrylic face. The rear of the sign panel will be blank. It will be installed in the exact same location as the existing sign. The new signage represents the new national branding by the owners of this property. The new cabinet will sit lower to grade level than the existing sign. The bottom of the sign cabinet will be 1' above grade. Existing low-profile landscaping will remain. The new sign poles will be encased within the cabinet frame. Existing ground up-lighting will be utilized. The property owners want a more durable sign that is consistent with their branding.

Minutes of the Village of Williamsville Planning Board meeting of December 6, 2021, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m., and via Zoom.

Planning Board comments/concerns:

There was discussion regarding the shade of blue being proposed, as some thought it was not dark enough and that it did not harmonize with the signage or style of the surrounding buildings. Mr. Trigilio lamented the design and state of the building's façade as needing a "facelift" to be more in keeping with the Village aesthetic. Mr. Rizzzone added the building is minimalist in design. Mr. Zasowski opined that the sign design and color should compliment the surrounding buildings and approvals should be based on the code.

Mr. Masters stated that the sign proposal is code compliant.

ON MOTION by Mr. Lester, seconded by Mr. Stone, it was moved to **TABLE** this application to allow the applicants time to address the Planning Board's comments/concerns regarding the proposed sign.

Motion carried. 7 – 0.

Old Business

Log #2021-PB-04a & 04b
New Construction

5877 Main St., Mixed Use

Ms. Alexander reported that since the required lead agency letter regarding the proposed mixed-use project at 5877 Main St. has just been mailed out, no approvals could be made at this time.

Log #2021-PB-05a & 05b
Alteration

15 Garden Pkwy., Mixed Use

David Sutton of Sutton Architecture, 5409 Main St., was present to represent the application.

Mr. Sutton gave a brief overview of the project. No site plan approval will be needed because there will be no changes made to the existing site other than to the building itself. Only architectural review is needed. They are proposing to add a second apartment to the second story of the building. They will be whitewashing the existing brick exterior and replacing the second-floor siding with Hardie Board siding. Window openings on the first floor will remain as is but will be filled in with wood-look material to resemble closed shutters to add architectural detail. No commercial element will be evident outwardly to the property, as the use of the first floor will remain as existing storage for Ed Youngs Hardware. There will be no window openings on the neighbor's side. All the garage door openings will remain as is, however the garage doors may be replaced in kind. The focus will be on the front of the building and the rest of the

Minutes of the Village of Williamsville Planning Board meeting of December 6, 2021, held at Williamsville Village Hall, 5565 Main Street, Williamsville, New York, at 7:30 p.m., and via Zoom.

building's exteriors will be downplayed to blend into the neighborhood. Landscaping of the site will remain unchanged.

ON MOTION by Mr. Zasowski, seconded by Mr. Lester, it was moved to approve the architectural plans as reviewed by the Planning Board on 12-6-21, and duly labeled as Exhibit A.

Roll call:	Mr. Zasowski	Yes
	Mr. Trigilio	Yes
	Mr. Rizzzone	Yes
	Mr. Lester	Yes
	Ms. Alexander	Yes
	Mr. Stone	Yes
	Mr. Carson	Yes

Motion carried. 7 – 0.

Log #2021-PB-06a & 6b **Drexel Hill Apartments, 255 Evans St.**
New Apartment Construction & Site Plan Alteration

Ms. Alexander reported that since the required lead agency letter regarding the proposed project at 255 Evans St. has just been mailed out, no approvals could be made at this time.

With no further business, the following motion was made:

ON MOTION by Ms. Alexander, seconded by Mr. Lester it was moved to adjourn the meeting at 9:10 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, January 3, 2022, at 7:30 p.m. (Work Session starts at 7:00 p.m.). See Village website www.walkablewilliamsville.com for agenda and updates.