

Minutes of the Meeting of the Village of Williamsville Planning and Architectural Review Board, held in Williamsville Village Hall, 5565 Main Street, Williamsville, New York on Monday, February 4, 2019, at 7:30 p.m.

NEW BUSINESS

Log # 2019-PB-1:
Façade Renovation

Talbots, 5501 Main St.

NOTE: The Zoning Board of Appeals at their meeting held on November 28, 2018, granted the owners of this property an area variance from Section 112-16 /A (4) (a) {4}, allowing for the proposed extension of the existing canopy, since the proposed extension exceeded the 200 sf maximum allowed by code.

Mr. Solecki of Silvestri Architects, PC and two other representatives of the building owner were present.

Mr. Solecki stated the property owner is proposing to upgrade the plaza façade by extending the walkway canopy across the entire front elevation of the structure. By doing so, all the tenant space entrances will be covered and protected from the elements. They are also proposing to give the façade an updated look by squaring off the existing canopy arches. The columns will be refinished and new can lights will be added in the new canopy extension, much like the recent renovation they did at 5500 Main Street which is just across the street from this plaza.

There was discussion regarding the proposed finish for the exterior surfaces. The applicants stated they were proposing to use a painted EIFS finish to match the existing façade. They believe the EIFS will give the façade a look of depth.

Village Attorney Grieco stated the code only allows EIFS above the first story of a building. The applicants noted that the existing building is already finished in EIFS. Mr. Grieco noted the Planning Board could grant a waiver for the use of EIFS.

Mr. Trigilio does not like the use of EIFS on first floor finishes and would like to see a more durable material used here. He referred to various finishes that other developers have been using lately, such as more glass, cementitious materials, AZAK, wood, cast stone, etc. Use of durable materials and other natural materials such as these would truly enhance the prestige of the property. He would like to see this façade upgraded to match the reputation and status that a national chain such as Talbot's brings to the Village. According to our design standards, the Village is not looking for a "Dryvit world" look.

Ms. Waterman-Kulpa would like to see an upgraded store front system here. The existing brick does not do anything for the look of the building. She would like to see more glass introduced for more transparency to the street, in keeping with Village Design Standards. She is looking for a cohesive look to the entire building's façade. She likes the look of the Talbot's portion, but does not expect the eastern façade to match Talbot's look. What the applicants are presenting does not adhere to the Village's design standards, however she appreciates the massing above the canopy. Ms. Waterman-Kulpa referred to the Benderson property at the southwest corner of Main and

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Garrison as an example of enhancing a plaza with their recent renovations to the façade, signage and the addition of an outdoor patio and landscaping.

The representative for the owner stated since they are still looking for a tenant to lease the empty space in the east end of the plaza, and therefore do not know what any new tenant would want as far as a store-front system, they could install glass windows where the brick is currently and use a different material on the columns. Other than new can lights under the canopy, no new lighting is planned.

Ms. Waterman-Kulpa urged them to upgrade the new storefront system with more glass and to explore the various EIFS options that do not look like EIFS that are available today.

Mr. Trigilio stated he would like to see them pay attention to the Village's design standards. If done well, he thinks the use of EIFS could be acceptable.

Ms. Waterman-Kulpa would like to see the applicants revisit the plans and when they come before the board the next time, they should bring samples of materials, colors, lighting, etc. in addition to renderings and plans. She urged the applicants to bring them options for the façade renovation.

Any sign applications would be separate. Regarding the three existing Talbot's wall signs, Ms. Waterman-Kulpa has no problem.

The representatives stated they might wait until they have a new tenant or tenants before coming before the Planning Board for any renovations.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Trigilio, it was moved to TABLE this application.

Motion carried. 5 – 0.

Log # 2019-PB-2: Djuana Munn Skincare & Perfumery, 5538 Main St.
Sign Permit Application (2 Windows)

Djuana Munn, business owner, was present.

This sign will read: Djuana Munn Skincare & Perfumery, Customized for Men & Women. The lettering is comprised of vinyl decals applied to the glass of the upper sash of each of two single windows. One window faces N. Cayuga Rd. and one window faces north towards the rear parking lot. One window will also have the business logo in the bottom half of the sash. Mr. Masters stated the window coverage was well within the limits of the Village Sign Code.

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There was discussion regarding the color of the letter decals. Ms. Munn stated she was considering a couple shades of yellow, as well as perhaps black or white. The color of the logo would be as submitted. It was noted by Ms. Waterman-Kulpa and Mr. Masters that black lettering would not show up well on a glass window. It would not be readable from the street or sidewalk as glass appears black in the daylight. Shades of yellow or white would show up much better on the glass windows.

The applicant indicated although she would like to install an awning sign over the entry door, she was not in a position to do so at this time. It was noted by the Board that whenever the applicant decides to move forward with an awning sign over the entry door on the N. Cayuga Rd. side of the building, she must apply for said awning sign and appear before the Planning Board for review and approval before erecting it.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Trigilio, it was moved to approve the two (2) window signs, as submitted *with the following condition: Color choice of dark yellow, yellow or white for the vinyl decal verbiage is left to the discretion of the applicant, with the color of the business logo approved as submitted.*

Motion carried. 5 – 0.

IN OTHER BUSINESS

Sign code Update Status

Mr. Stone asked about the status of the new updates for the sign code.

Trustee Rogers responded that Mr. Masters' comments were emailed out to all around January 25th for feedback by Feb. 8th. Some of the Planning Board members stated they didn't believe they received Mr. Masters' emailed comments. Mr. Masters will re-send his comments to all and requests that any new comments be emailed back to him at tmasters@village.williamsville.ny.us no later than 2/15/19. Mr. Grieco explained that the Village Board has kept the Sign Code Update public hearing open until 2/25/19. He encouraged swift feedback as all will need enough time to review the comments and make any changes before the Village Board's next meeting and public hearing on 2/25/19.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Trigilio, it was moved to adjourn the meeting at 8:35 p.m.

Motion carried. 5 – 0.

Deborah A. Habes, Deputy Clerk

The next scheduled Planning Board meeting will be held on Monday, March 4, 2019 at 7:30 p.m. Work session starts at 7:00 p.m. unless otherwise notified.