



**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, March 4, 2019, at 7:30 p.m.**

- The awkward panel above the front entrance must remain, however they have decided to make it a sign panel which would read: The Glen Park Tavern.
- The building address will be on the front entrance's Main Street facing trim.
- Lighting – Period appropriate black electrified lanterns with the look of flickering gaslight are proposed for the Main Street façade. They will make application to the NYSDOT for approval since some of them encroach into the right of way.
- Siding materials – Original building will have horizontal Hardie board siding and the existing north and west one-story additions will be Hardie board and batten.
- Siding color – Hardie Beige/brown
- Trim color – Azak dark brown
- Signage – Will be submitted at a later date for approval.

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Mr. Lester, the application for exterior renovations was approved as submitted at this meeting, 3/4/19, *with the following conditions:*

1. *Frieze board trim will be added under the eaves.*
2. *All trim board will be brown.*
3. *Final stone base material choice will be submitted to the Building Dept. for review by board members.*
4. *Panel facing Main Street at junction of shed roof and building will remain and be used for future signage.*
5. *Building address will be added to Main Street facing entranceway trim board.*
6. *Lanterns approved as submitted, pending approval of NYSDOT.*
7. *Second floor black railing, approved as submitted.*
8. *All siding will be in colors and materials as reviewed at this meeting.*

Motion carried. 5 – 0.

**Log # 2019-1-1**

**Clip N Dales, 19 South Cayuga Rd.**

***Sign Permit Application***

Note: This application was tabled at the January 7, 2019 and February 4, 2019 Planning Board meetings.

No one was present.

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

Motion carried. 6 – 0.

**Log # 2019-PB-1: Talbots, 5501 Main St.**  
***Façade Renovation***

**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. This application was reviewed and tabled at the February 4, 2019 Planning Board meeting pending submittal of revised plans.

Property owner Frank Campofelice, Adrian Solecki of Silvestri Architects, PC and two other representatives of the building owner were present.

Project architect Solecki addressed the proposed revisions as follows:

- Columns will be bricked and poured concrete bases have been added.
- Canopy Dryvit massing and texture have been retained. Color sample to be submitted to the Building Dept.
- Chicago brick façade on the left side of the Main Street elevation will remain and be painted, as it is an office tenant. This tenant has 2 years left on the lease and will be leaving upon expiration.
- As per Planning Board request, a storefront system has been added to the tenant space between office tenant and Talbot’s space.
- There was discussion regarding the appropriateness of the use of Dryvit on the canopy massing, and if allowed by design standards. Mr. Grieco indicated that although it is not in keeping with the design standards’ prohibition of use of this material on the first story (and this is a one-story building), a waiver could be granted if the Board so chose.

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**ON MOTION** by Ms. Grenauer, seconded by Mr. Lester, it was moved to approve the application for exterior renovations as submitted and reviewed at this meeting, 3/4/19, *with the following conditions:*

- 1. A waiver is granted for use of Dryvit on the canopy and cornice.*
- 2. A sample of the chosen Chicago style brick for the columns will be given to the Building Dept.*
- 3. A sample of the Dryvit color will be submitted to the Building Dept.*
- 4. The poured concrete column bases will have a rubbed finish.*
- 5. Installation of the storefront system to the middle tenant space is approved, as submitted.*
- 6. A matching storefront system will be installed on the left end tenant space upon the expiration of the current tenant's lease in 2 years.*

Roll Call:	Rizzone	Yes
	Trigilio	No
	Lester	Yes
	Stone	Yes
	Grenauer	Yes
	Waterman-Kulpa	No

Motion carried. 4 – 2

**Log # 2019-PB-3: Acquest, 5554 Main St.**  
***Site Plan Review***

*Note:* The building on this site is a designated local landmark. Proposed exterior renovations to the building were reviewed and approved by the Historic Preservation Commission on February 26, 2019, except for the transom over the main front door entrance, which will be reviewed again by HPC at the March 26, 2019 meeting, pending submittal of more information.

The proposed site plan is for re-stripping of the rear parking lot, adding a small patio for use by employees, new landscaping, a new HDCP ramp at the building's rear entrance, and installation of 2 electronic gates.

Property and business owner Michael Huntress, Tim Weber of Acquest, and Andrew Terragnoli of Studio T3 Engineering, were present.

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Mr. Huntress stated this is the new headquarters of the company. They have 26 parking spaces and 25 employees so on-site parking for their employees is of utmost importance to them. They would also like to keep these spaces from use by the public for liability reasons. This is a private lot with no easements.

Scope of proposed work was described as follows:

- Parking lot will be re-stripped.
- No new impermeable surfaces will be introduced.
- Replacing the HDCP ramp at rear entrance with a new HDCP ramp.
- Patio will be installed at the rear of the northeast corner of the building. Pavers will be permeable. This space will be used as a sitting area by employees only.
- Two new 2' x 2' 4' high brick piers with black 4' high metal fencing in between will be installed on the Rock Street side of the parking lot adjacent to the new patio.
- New mulched beds will be installed on the east and west sides of the parking lot.
- New electronic gate arms will be installed at both the N. Cayuga Rd. entrance and the Rock Street exit.
- Existing Dumpster will remain.

There was extensive discussion regarding the proposed use of electronic gates in the parking lot. Board members believed allowing the use of gates would set an unwelcome precedent in the commercial area of the Village. They acknowledged that parking is at a premium in the Village. This is a “walkable” community and the introduction of a gated parking lot they believe sends the wrong message to the public and other business owners along Main Street. They understand the desire of a property/business owner wanting to provide parking for his own employees, but there are other businesses adjacent to this building that also use that lot and have used it for many years. They understand that this is private property, but there is the alternative option of posting individual spaces for parking only by Acquest’s employees with inherent towing consequences instead of the perceived un-neighborliness of a gate. Would the owner consider leaving the gates up at night and on weekends/holidays?

Mr. Huntress stated he believes being construed as an “enforcer” with the posting of parking spaces with signs such as “Parking for employees of Acquest - Violator’s vehicles will be towed” would send a far worse message to the public and his neighbors than having a gated parking lot. He again emphasized liability concerns. His business has grown and he is proud of the company’s purchase and considerable investment in this property. He will work with his neighbor, Marty. He agreed to consider the possibility of leaving the gates open on nights and weekends.

There was discussion if the seating on the new patio would trigger the Outdoor Seating requirements of the code. Mr. Grieco stated no, since there was no food/drink being served. It was no different than a park bench. But, the space should have some barriers such as planters surrounding the space to give it some kind of barrier from encroachment of vehicles. The applicant agreed to set out planted pots to rim the new patio.

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**ON MOTION** by Ms. Waterman-Kulpa, seconded by Ms. Grenauer, it was moved to approve the site alterations, as submitted, reviewed and revised on 3/4/19 by the Planning Board, as per sheet C-4.0 (Site Landscape Plan), *except for the installation of electronic gate arms, with conditions as follows:*

- 1. On east side of the lot, there will be a landscaping bed installed adjacent to the new patio, with two 2' x 2' bricked 4' high piers with concrete caps installed with 4' high black metal fencing in between. Each pier will be topped with a black lantern to match the light fixture lamp heads on Rock Street's street light poles. There will be an identical set of concrete capped brick piers with black metal fencing in between, topped with identical lamp fixtures, located at the northeast corner of the lot. On the west side of the parking lot, will be (3) sets of identical concrete capped brick piers with black metal fencing in between them, topped with identical lamp heads to match those on the east side.*
- 2. Mulched beds will be planted with low growing grasses to match the variety planted at the Wyndham Hotel on Main and S. Forest.*
- 3. The existing Dumpster will be eliminated from the property.*
- 4. Garbage/recycle totes will be screened.*
- 5. New Left Turn Only sign will be installed at parking lot exit onto Rock St.*
- 6. Proposed installation of (2) electronic gates in the parking lot is not part of this motion.*

Motion carried. 6 – 0.

**ON MOTON** by Mr. Lester, seconded by Mr. Trigilio, the following motion was brought forward:

To approve the installation and operation of (2) two electronic gate arms (Liftmaster MATDCBB3 Security Lift Gate), one on either end of the applicant's parking lot, with the agreement that they would be left open between the hours of 6:00pm and 2:00am Monday through Thursday, and between 6:00pm Friday and 2:00am Monday. This motion includes the removal of the gates upon sale of this property.

Roll Call:	Rizzone	No
	Trigilio	Yes
	Lester	Yes
	Stone	No
	Grenauer	No

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Waterman-Kulpa      No

Motion failed. 4 – 2.

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Ms. Grenauer, it was moved to adjourn the meeting at 9:45 p.m.

Motion carried. 6 – 0.

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*Deborah A. Habes.*  
Deputy Clerk

**The next scheduled Planning Board meeting will be held on  
Monday, April 1, 2019 at 7:30 p.m.  
Work session starts at 7:00 p.m. unless otherwise notified.**