

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, May 6, 2019, at 7:30 p.m.

Present: Wes Stone, Chairman
Walter Pacer, Member
Catherine Waterman-Kulpa, Member
Charles Rizzone, Member
Ron Trigilio, Member
Kevin Lester, Member

Also Present: Deborah A. Habes, Deputy Clerk
Charles Grieco, Village Attorney
Tim Masters, Code Enforcement Officer

Excused: Elizabeth Holden, Member
Ellie Grenauer, Alternate Member
Deborah L. Rogers, Trustee

Chairman Stone opened the meeting at 7:40 p.m. by leading the Pledge of Allegiance.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Pacer, it was moved to approve the minutes of the April 1, 2019 Planning Board meeting, as submitted.

Motion carried. 4 – 0. (Mr. Lester and Mr. Stone abstained)

Log # 2019-PB-5a: Benderson Development Company, Inc.
Site Plan Review *5712 Main St.*

Village Attorney Grieco guided the Planning Board through SEQR procedure as an Unlisted Action. This proposed project requires a Short Form due its size of 14,210 sf.

Part II and Part III were completed. (See attached)

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Lester, it was moved to adopt the Negative Declaration.

Motion carried. 6 – 0.

Matthew Oates and James Rumsey of Benderson Development Company were present.

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This project was reviewed by the Traffic & Safety Committee on 4/11/19 and by the Environmental Committee on 4/15/19.

Mr. Oates gave a brief summary of the proposed project describing it as a new 2-story, mixed-use, 14,210 sf building situated on this less than one acre site. The existing building will be demolished. The first floor will be a mix of commercial uses, including a restaurant on the western side of the building with a Main Street facing 15' x 30' dining patio. The second floor will offer four residential apartments, two 2-bedroom units on either end and two 1-bedroom units in the middle. The two end units will offer patios facing the rear of the property. Parking spaces will total 33. All parking will be situated behind the building. A curb cut will remain on Main Street at the western edge of the property and 2 curb cuts will be on the N. Ellicott side of the property. The existing hedgerow along the entire length of Swan Alley will be retained for screening purposes. All utilities will be at the rear of the building. A masonry 12' x 24' Dumpster enclosure with wooden gates will be situated at the northwest corner of the property.

Board Comments [*Mr. Oates' comments in italics*]:

Mr. Stone requested that curbs with returns at both corners (at Main Street and Swan Alley) be installed along the west side of N. Ellicott Street. This area is badly rutted and frequently muddy.

Ms. Waterman-Kulpa requested that no tall grasses be planted near any street, entrance or exit due to problems that their height poses to pedestrian and vehicular visibility.

Dumpsters – How often will Dumpsters be picked up? *[There will be 3 dumpsters. They will be at least every other day, perhaps every day, depending on need. It will be enclosed on all 4 sides.]*

Main Street Driveway – There was discussion regarding the need for a curb cut onto Main Street and how it might affect vehicular and pedestrian safety. *[It is subject to approval by NYS DOT. They can be very narrow in their scope of review and are not into the overall site plan.]* Could it be “entrance only”? Could it be narrower? Could it be entirely eliminated and the building and patio made larger? If it were narrower, the patio size could be increased, thereby increasing the pedestrian feel of our Main Street. *[There would be concern that the driveway would be too narrow and not able to accommodate drivers who would still erroneously exit onto Main Street, thereby posing a danger.]*

There was discussion regarding the movement of traffic within the parking lot. *[An issue is the accessibility of a truck for Dumpster retrieval. Also pushing more parking out onto N. Ellicott and not giving their tenants the on-site parking they need.]*

Mr. Oates agreed to reduce the curb cut on N. Ellicott St. to one 2-way driveway and will reduce the number of islands in the parking lot.

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ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Pacer, it was moved to **TABLE** the site plan review until the June 3, 2019 Planning Board meeting.

Motion carried. 6 – 0.

Log # 2019-PB-5b: Benderson Development Company, Inc.
Architectural Review, 5712 Main St.

Project architect James Rumsey was present. The building will be a mix of colored brick, masonry, accent stone and cementitious board siding. Trim and cornice will be EIFS . First floor tenant spaces will have fabric awnings and blade signs with walls signs on the fascia above. Lighting will consist of wall fixtures. There will be accent stone at the base of all brick columns. There will be three different building heights to offer variation of building mass and scale. All mechanicals will be on the roof and screened from public view. Storefronts will wrap around to the sides. Awnings will also be on the sides. The cornice will be wrapped.

Board comments [Mr. Rumsey’s comments in italics]:

More glass is needed. *[More windows will be added on sides and on second story. Some may be clerestory.]*

Blank expanses need to be broken up with brick detail/windows, akin to the Iskalo’s new build at corner of Main and Rinewalt and the new Lymstone Lofts building at the corner of Main and Hirschfield. *[At the rear of the building, the center portion where the apartment entrance and stairway will be located will be dark brick on the first floor and dark EIFS to match on the second story portion. This is necessary in order to accommodate the structural integrity of the building. Various coordinated brick/material colors will be used to give more articulation to the facades.]* Awnings should be added to rear of building on second story and over rear apartment entrance.

Building drainage? *[All downspouts will be located on the interior of the building and will be pitched towards the rear directly into the underground storm sewer.]*

Windows? *[Storefront systems will be to the ground. Second story windows will be sliders.]* Could the first floor storefront systems be grounded with bulkheads instead of straight to the ground? This would give less of a “strip plaza” effect. Could there be double hung windows on second story instead of sliders? *[Will add bulkheads at bottom of storefront window systems. Had considered double-hung windows for second story residential apartments but ceiling height must be accommodated. Fascia board panels will be installed above the storefronts for future placement of wall signage.]*

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Pacer, it was moved to **TABLE** the application, pending submittal of the following to the Building Dept. at least one week before the

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June 3rd Planning Board meeting: *detailed site plan, new elevation plan, new detailed landscape plan including parking lot lighting plan, building lighting plan, patio railing detail, and Dumpster detail.*

Motion carried. 6 – 0.

Ms. Waterman-Kulpa - Although code requires zero light spillage at the property line, some spillage onto Swan Street could be acceptable as long as it is just the street and does not encroach onto the adjacent residential properties. All plans should be submitted in both paper and CD format. Mr. Stone noted that there will be no Planning Board meeting in July.

In other business:

Mr. Stone asked Mr. Grieco for suggestions for the Planning Board's requirement for four hours of yearly continuing education. Mr. Grieco suggested focusing on the newly adopted Sign Code or SEQR training. The members would like training on the new Sign Code. Mr. Grieco stated he would run it by the Village Board.

ON MOTION by Mr. Lester, seconded by Mr. Stone, it was moved to adjourn the meeting at 9:05 p.m.

Motion carried. 6 – 0.

Deborah A. Habes, Deputy Clerk

**The next scheduled Planning Board meeting will be held on
Monday, June 3, 2019 at 7:30 p.m.
Work session starts at 7:00 p.m. unless otherwise notified.**