

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, August 5, 2019, at 7:30 p.m.

Present: Wes Stone, Chairman
Walter Pacer, Member
Catherine Waterman-Kulpa, Member
Kevin Lester, Member
Elizabeth Holden, Member
Ellie Grenauer, Alternate Member
Amy Alexander, Alternate Member

Also Present: Deborah A. Habes, P/T Clerk
Charles Grieco, Village Attorney
Tim Masters, Code Enforcement Officer
Matthew Etu, Village Board Trustee Liaison to Planning Board

Excused: Charles Rizzone, Member
Ron Trigilio, Member

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

ON MOTION by Ms. Grenauer, seconded by Mr. Pacer, it was moved to approve the minutes of the June 3, 2019 Planning Board meeting, as submitted.

On the question, Ms. Waterman-Kulpa and Ms. Holden made various amendments.

Motion carried, as amended. 6 – 0. (Mr. Lester abstained)

Log # 2019-PB-7 **Talbots Plaza, 5501 Main St.**
Sign Review

This is an application for a new freestanding sign that will completely replace the existing one.

Property Manager Bob Bauer, was present, along with the rep from the X-Press Sign Systems.

The proposed double sided, internally lighted case sign will sit on a 2' high brick base in the same location as the current sign. The brick will be the same kind and color brick as what was previously approved by the Planning Board to be used on the current façade renovations of the Plaza building. The overall square footage of the case sign will be 49 sf. with slots for 5 tenant names. The top slot will be for Talbot's. Lettering will be black. The proposed height of the internally illuminated divided white Lexan sign will be 7' with a width of 7'. Depth will be 14". The frame and dividers will be burnished bronze aluminum. A 6" high concrete curb will surround a landscaped area at the base of the brick. Twelve daylilies are proposed to be planted here. The property address will be black numerals adhered to the brick base on both sides.

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After some discussion, it was determined by Village Attorney Grieco that the overall square footage of the proposed sign exceeded by one foot the maximum allowed by code.

The property owner agreed to reduce the overall square footage of the sign case by one foot to make it no more than 48 sf. to comply with the code.

There was some discussion regarding whether or not the future tenants would have to submit applications for their signs to be added in the current empty panels. Mr. Masters stated that according to the new sign code they don't have to come to Planning Board for each sign panel change unless it is something odd, in which case he would send it to the Planning Board for approval. Otherwise they will be solely approved thru the Building Dept.

Ms. Waterman-Kulpa questioned the aesthetics of internally illuminated signs vs other signs such as laser cut back-lit signs and whether or not they were even still allowed by the new sign code. It was determined by Village Attorney Grieco and CEO Masters that the type of internally lighted sign being proposed is allowed under the new sign code.

ON MOTION by Ms. Grenauer, seconded by Mr. Lester, it was moved to approve the sign as submitted *with the following conditions:*

- 1. The background color of the Lexan panels will be white.*
- 2. The sign will be located as per the site plan reviewed this evening.*
- 3. The square footage of the sign case will not exceed 48 sf.*
- 4. Level of illumination shall be subject to Planning Board approval.*
- 5. A 6" high concrete curb will surround the landscaped area at the base of the brick.*

On the question:

There was discussion on whether or not an alternate member could make a motion. Village Attorney Grieco stated that the Village Board approved alternates as sitting members of the Planning Board with all the rights and privileges of a regular decision making/voting member.

Roll call:	Alexander	Yes
	Holden	Yes
	Lester	Yes
	Stone	Yes
	Pacer	Yes
	Grenauer	Yes
	Waterman-Kulpa	No

Motion carried. 6 – 1.

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Log # 2018-12-17a: Britesmith Brewery, 5611/5609 Main St.
Site Plan Review

Project architect Dave Sutton and Britesmith Brewery business owner Dave Schutte were present.

Mr. Sutton explained that there have been some changes to the previously approved plans.

1. ***Previously approved stone wall along western property line*** – This has been changed to a rustic wood fence for practicality and cost reasons. The stone wall would have been stark and overwhelming. The wood will complement the extensive wood materials that will be used throughout the rest of the project.
2. ***Beer Garden iron gate/stone half-wall*** – This is shown on the plans as "Beer Garden Fence and gate". They are submitting the design of the iron gate/stone half-wall that will run between the east and west buildings. The gate portion will be custom fabricated by an ironworks fabricator and is meant to mimic the Glen Park entrance arch across the street. This gate/stone half-wall visually connects the two buildings and also provides the needed security and controlled access for the beer garden. There will be a sign in the arch that reads: "Britesmith Beer Garden".

Ms. Waterman-Kulpa asked if there was any landscaping planned at the base of this partial stone wall. She would like to see landscaping here. Mr. Sutton replied that the gate lies about 50' in from Main Street.

Ms. Holden asked about the "drinking rail" as noted on the site plan. Mr. Sutton replied that this will be an 18" wide shelf constructed of rustic wood that will provide guests with a view of the creek and a place to set their drinks.

ON MOTION by Mr. Lester, seconded by Ms. Grenauer, it was moved to approve the two proposed changes to the site plan as submitted and reviewed this evening, as follows:

1. ***The wood fence substituted for the previously approved stone wall along the western property line.***
2. ***The iron gate/stone half-wall shall have landscaping in front of it.***

Unanimously carried.

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Log # 2018-12-17a: Britesmith Brewery, 5611/5609 Main St.
Architectural Review

Sign – North elevation of east building – Projecting. 36” x 72” x 2” oval HDU 3-D carved double-sided, hung from powder coated bracket. To be located over the front entrance door to the restaurant.

Sign – North elevation of west building – Projecting. 18” x 48” x 2” double-sided 3-D carved HDU sign hung from powder coated bracket.

Sign – Wall sign – 30” x 84” HDU 3D carved, single-sided, antiqued textured background with distressed letters.

Ms. Waterman-Kulpa suggested that the minimum depth of the HDU signs be 2.5” to 3” for better stability. All edges should be painted.

Anvil – 30” x 60” 3D sculpture internally framed w/HDU and epoxy putty skin, faux painted copper/brass. To be mounted on the roof of the first story entrance on the north elevation of the east (restaurant) building.

Lighting – East building – Spot lights will be discrete. West building – lights will have extension arms. There will be some lighting on the anvil. Copper goosenecks will be at door entrances. Beer Garden will have string lights. Wall packs will be mounted along the building for safety.

Window size changes – A few window size and height changes had to be made. On the brewery building, they have now opened up the windows more fully so as to better highlight the view of the kettles. On the restaurant building, the upper windows on the Creekside have been decreased to 2’ in height due to structural issues.

ON MOTION by Ms. Grenauer, seconded by Mr. Lester, it was moved to approve the plans as submitted and reviewed this evening, *with the following conditions:*

- 1. The depth of the double faced HDU signs shall be 2.5 inches to 3 inches. Must have painted edges.*
- 2. Depth of single faced sign shall be a minimum of 1.5 inches with painted edges.*
- 3. Sign colors shall be as shown: Projecting Signs: Rustic gold on dark gray background, Wall Sign on west building: Antique white-washed with gold lettering and painted edge.*
- 4. Gooseneck lights – burnished bronze.*

Unanimously carried.

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Log # 2019-PB-6a: Blocher Homes, 135 Evans St.
Site Plan Review

Planning Board member Elizabeth Holden recused herself due to a conflict of interest.

Attorney Sean Hopkins and project architect Matthew Long were present.

Mr. Hopkins stated they were not asking for any decisions this evening. They realize that the SEQR must be completed. Also, On August 1, 2019, they held an informational meeting with concerned neighbors. They will most likely be making some modifications to the plans as a result of the neighbors' input.

Mr. Hopkins gave a brief overview of the proposed multi-family project. The site will be repurposed from an existing assisted-living facility to a mix of a total of 87 mixed-income, one and two bedroom apartments. The work consists of renovation of the existing structure and the construction of a new 2 and 3 story addition fronting Evans Street. The project site consists of 5.62 acres. The village code requires that in an NMU District, new construction come up to the street. They are proposing a setback of 20' to provide more open space. They will add more parking.

They will be requesting three variances from the code at the August 7, 2019 Zoning Board of Appeals meeting. At that time a public hearing will be held. The first and second variances refer to the side yard setbacks and the third refers to the maximum footprint which exceeds the allowable by code.

Mr. Hopkins stated that they were asking tonight of the Board to declare themselves lead agency.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Pacer, it was moved to declare the Planning Board's intent to act as lead agency for SEQR Review of this proposed project.

Unanimously carried.

There was discussion regarding how to address the 30 day SEQR waiting requirement, since the next regularly scheduled Planning Board meeting in September will be September 3rd, which is less than 30 days away. Mr. Hopkins stated that they will wait until the October 7, 2019 Planning Board meeting to be placed on the agenda to allow all SEQR required parties to submit their comments.

Mr. Stone acknowledged that unlike the requirement for Zoning Board of Appeal's meetings to hold public hearings, and there being no provision or requirement for public comment at Planning Board meetings, he agreed to grant permission for two audience members to briefly speak.

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1. Douglas Coppola, 215 Village Pointe Lane – Received no notice of this meeting. Neither did most of the neighbors, Blocher residents nor their families. This project will pose a detriment to their homes, their privacy, their safety, etc. Mr. Coppola complimented CEO Masters for being responsive to the neighbors about this matter.

Mr. Grieco responded that there is no requirement by NYS or Village Code to notify residents in the case of Planning Board-reviewed projects.

2. Mr. Craig Speers, 140 Winston Rd., Buffalo – His 98 year old mother is a resident of Blocher Home and this project will cause much upheaval for her and all the elderly residents who will be displaced. There will be a loss of greenspace.

Jocelyn Bos, Vice-president of Housing Development of People Inc. stated that the qualifying starting age for residents of the proposed new apartment complex will be 18 years of age.

Mr. Daniel O’Neill, President and CEO of Blocher Homes stated that current Blocher residents will be re-located to other campus facilities that will provide for a range of medical and lifestyle needs better than the present Blocher facility can. Mr. O’Neill stated there are other neighbors who are in favor of this project.

There was discussion regarding if there were any accommodations being made to the project for those with special needs. Mr. Hopkins stated that there is no plan at this time, but he will look into it. Ms. Bos stated that the rentals must be income-based.

There was concern from the board about the entrance/exit onto Village Pointe Lane and then emptying traffic onto Evan Street which is already overloaded.

Mr. Hopkins responded that this would give Blocher residents direct access to the traffic light on Essjay at Evans. They will explore other options with their engineer.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Lester, it was moved to **TABLE** the Site Plan Review until the October 7, 2019 Planning Board meeting.

Unanimously carried.

Log # 2019-PB-6b: Blocher Homes, 135 Evans St.
Architectural Review

Matthew Long, project architect, and Sean Hopkins, project attorney were present.

Mr. Long - Overview of exterior: High quality materials are being used; articulated façade; breaking up the rhythm; front elevation is being pushed back to 20’ to provide public amenity;

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trying to make Evans Street pedestrian friendly according to the plan; providing for public engagement; shared brick samples; metal roofing.

Ms. Waterman-Kulpa - Asked him to return with drawings of all the elevations, adding all landscaping and fencing materials.

Ms. Alexander – Likes center portion of building but thinks on either side it looks very long and uninterrupted. It needs more detail. Mr. Long will look into that. Mr. Hopkins stated they are looking into adding more parking spaces on the south side. They are also looking at different options for screening.

Mr. Long stated possibilities for the metal roofing at this time include finishes of antiqued patina or medium bronze.

Other Planning Board comments:

There is a lot of brick and metal roofing; long expanses of it; add some character to the façade; make it more brownstone looking.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Pacer, it was moved to **TABLE** the architectural review until the October 7, 2019 Planning Board meeting.

Unanimously carried.

In other discussion:

Mr. Masters – Asked board members to take a look at the brick samples submitted by Benderson Development for the new mixed-use project at Main and N. Ellicott and get back to him in a timely manner with their comments so he can let Benderson Development know how to proceed.

Mr. Stone - Asked to have the Natale project added to September's agenda.

Mr. Pacer – Wants all applications in the future to include a cover letter that explains and summarizes all plan changes being proposed so the Board knows what was approved and what exactly is being changed.

Mr. Lester – Urged everyone on the board to visit the properties on the agendas before each Planning Board meeting.

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ON MOTION by Mr. Lester, seconded by Ms. Grenauer, it was moved to adjourn the meeting at 9:38 p.m.

Motion carried. 6 – 0.

Deborah A. Habes, Clerk-P/T

Due to the Labor Day holiday, the next scheduled Planning Board meeting will be held on Tuesday, September 3, 2019 at 7:30 p.m. Work session starts at 7:00 p.m. unless otherwise notified.