

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

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

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

Excused: Elizabeth Holden, Member  
Ellie Grenauer, Alternate Member  
Matthew Etu, Village Board Trustee Liaison to Planning Board

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

Mr. Stone announced the Planning Board would go out of agenda order and consider the Movement Mortgage sign application first.

**Log # 2019-PB-9** **Movement Mortgage, 5501 Main St.**  
***Wall Sign***

This is an application for a new wall sign for the Movement Mortgage tenant space on the east end of the plaza.

A representative from X-Press Signs was present.

This is for a wall sign to be centered on the fascia of the Movement Mortgage tenant space on the east end of the plaza. The reverse lit channel lettering will read Movement Mortgage in black with the company's MM logo in red. The overall width of the signage measures 12.5' and the overall height measures 3.5'. The letters will be back-lit with white LEDs for a halo effect.

**ON MOTION** by Mr. Lester, seconded by Mr. Pacer, it was moved to approve the sign as submitted.

*On the question:*

Ms. Waterman-Kulpa asked the sign representative if the level of brightness of the LEDs was able to be changed if the Planning Board felt they were too bright. The rep said they could be changed. Ms. Waterman-Kulpa then asked if the motion could be amended to include "the level

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of illumination shall be subject to Planning Board approval”. Mr. Lester and Mr. Pacer agreed to amend their motion.

Unanimously carried, as amended.

**Log # 2019-PB-6a:**

**Blocher Homes, 135 Evans St. (NMU)**

Sean Hopkins, attorney for the applicants, Matthew Long, project architect, and David Cruze, traffic study engineer with SRF Associates, spoke on behalf of the applicants.  
210 Evans St.

\*In case board members hadn't already received them, Mr. Masters distributed to the board copies of recently submitted letters dated 11/1/19 and 10/26/19 regarding this proposed development from the property owners of 216 Village Pointe Lane and 210 Evans St.

**Site Plan Review**

Mr. Hopkins indicated they were not asking for any approvals at tonight's meeting. He gave a brief recent history and update of the proposed project. They submitted a traffic impact study by SRF Associates, dated July 2019, with revisions on October 7, and October 18, 2019, which looked at six intersections. There was discussion regarding the lack of analysis of traffic impact of a driveway onto Village Pointe Lane that might reduce the amount of traffic onto Evans. The applicants stated they were of the understanding that the Village Pointe driveway had been eliminated, as per the request of the Planning Board and the neighbors on Village Pointe at previous Planning Board meetings and so they did not pursue further analysis in that regard. Mr. Cruze stated having three access points increases pedestrian/driver interaction. Having two access points is preferable from a traffic standpoint.

There was discussion regarding potential traffic impact on Belmont St. Mr. Cruze reported that SRF Associates' impact study results showed that during peak hours, it was a level E, about a 40 second wait for vehicles traveling onto Evans. Drivers are still finding gaps for getting out. Mr. Lester indicated he was still nervous about drivers getting out onto Evans there and the potential for accidents. Mr. Cruze indicated the project would generate about 10 additional trips per peak hour.

A letter to Mr. Masters from Wm. Schutt Associates, the Village's engineering firm, reported that the traffic study conclusions as per the applicants' SRF Associates' traffic study of July 2019 were reasonable. The letter also stated that the submitted site plan dated October 7, 2019 “did not indicate any conflicts, and besides the zoning variances requested, meet general development requirements”.

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As per the request of the Planning Board, the firm hired by the Village to do an independent traffic study report on the proposed project, Fisher Associates, reported the results in a letter to Tim Masters, Building Dept. CEO, dated November 2, 2019. Results show “that the proposed development will not have a significant impact on the existing roadway network”.

There was discussion regarding if any analysis on headlights shining directly into homes on Evans Street had been done. Mr. Cruze indicated they had not been done.

Mr. Trigilio stated he had driven over to the site today and had no problem getting out onto Evans. Mr. Hopkins indicated that the north driveway has been pushed further north and further away from Belmont.

Mr. Long stated they have pushed the north building further back from the road to increase the front yard. It is now 20’ from the road. The south building is now setback 27’ from the road instead of the former 24’.

There is now a driveway on the east side of the property connecting the two parking lots. Mr. Stone and Ms. Alexander suggested a pedestrian walkway connector from the site to Village Pointe Lane might enhance pedestrian access to Wegman’s and the rest of Essjay Road’s amenities, making it more pedestrian friendly.

Mr. Stone asked the applicants if they could meet with the residents living across the street on Evans to discuss with them if any landscaping could be done to help protect them from the intrusion of headlights into their homes.

Mr. Cruze agreed to submit a cover letter and a summary of tonight’s discussions and suggestions to Mr. Masters for posting on the Village website.

**ON MOTION** by Mr. Lester, seconded by Mr. Pacer, it was moved to **TABLE** the site plan review.

Unanimously carried.

**Architectural Review**

Mr. Long presented samples of exterior finishes and materials. They included a color scheme of rustic red and light grey brick; stone water table; Hardie Board siding in blues and greys; white Hardie Board trim throughout; black aluminum railings; bronze or dark brown aluminum windows.

Planning Board requested the actual color names of the materials be submitted.

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Mr. Long indicated that the “look” on the street side will be of individual townhomes, while the rear side of the new buildings will reflect a “campus” look, not that of individual townhomes. Height of the north building is 36’. There was discussion regarding the definition of “max. height” and it was determined by the Building Inspector that the code allows for an average height of 36’ above grade, so there is a bit of leeway in that number.

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Mr. Pacer, it was moved to **TABLE** the architectural review.

Unanimously carried.

There was discussion regarding the possible holding of a public hearing by the Planning Board regarding the proposed Blocher Home development at 135 Evans Street. Mr. Grieco reiterated that although it is not required by NYS Municipal Law for a planning board to hold public hearings, a planning board can elect to do so if they so wish. It was noted that although they are not tasked by the code to rule in the matter and, by code it is up to the Planning Board to have the final decision, the Village Board passed a resolution at their October 28, 2019 meeting *recommending* Planning Board hold a public hearing regarding the proposed development at 135 Evans St.

**ON MOTION** Mr. Lester, seconded by Ms. Alexander, it was moved that the Planning Board hold a public hearing on Monday, December 2, 2019 at 7:30 p.m., regarding the proposed development of Blocher Home, 135 Evans St.

Unanimously carried.

After some discussion on how to conduct the public hearing, the Planning Board members decided to ask the public to limit comments at the public hearing to the only areas that the Planning Board has jurisdiction over: SEQR lead agency, site plan and architectural review of the proposed development. They also decided to limit public comment at the public hearing to three minutes per speaker. All proposed project information will be posted to the Village website. In addition, the notice of the public hearing will be added to the Village website and also published in the Legal Notices section of the Amherst Bee, the Village’s official newspaper of record.

***In other business:***

- Ms. Waterman-Kulpa repeated her requests of August 4 and October 7, 2019 that the Village Board respect the Planning Board’s request by providing their updated response regarding a driveway at Asher Crossing.

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- There was brief discussion between Ms. Waterman-Kulpa and Mr. Masters regarding awning and sign changes that have not come before the Planning Board.
- In light of Trustee Etu's recusal due to his stated conflict of interest with the development at Blocher Home, Mr. Stone requested of the Village Board that another representative of the Village Board be present at all future Planning Board meetings. Deputy Mayor Piazza was in attendance at the October meeting, but no one was here tonight. He feels it is imperative to have Village Board representation at each Planning Board meeting.

**ON MOTION** by Mr. Lester, seconded by Mr. Pacer, it was moved to adjourn the meeting at 8:48 p.m.

Unanimously carried.

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Deborah A. Habes, Clerk-P/T

**The next scheduled Planning Board meeting will be held on December 2, 2019 with a Public Hearing regarding the proposed development at 135 Evans Street beginning at 7:30 p.m. The Public Hearing will be followed by the regular Planning Board meeting.  
\*Work session starts at 7:00 p.m. unless otherwise notified.**