

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, January 6, 2020, at 7:30 p.m.

Present: Wes Stone, Chairman
Walter Pacer, Member
Kevin Lester, Member
Charles Rizzone, Member
Ron Trigilio, Member
Amy Alexander, Alternate Member
Ellie Grenauer, Alternate Member

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

Excused: Elizabeth Holden, Member
Catherine Waterman-Kulpa, 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.

ON MOTION by Mr. Lester, seconded by Mr. Trigilio, it was moved to approve the minutes from the December 2, 2019 Planning Board meeting.

Motion carried. 6 – 0. Ms. Grenauer abstained.

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

Project attorney Sean Hopkins and project architect Matt Long were present.

Mr. Hopkins gave an overview and update on the proposed project.

Updated architectural plans were submitted and reviewed on December 2, 2019 by the Planning Board. These updates reflected feedback and input from previous meetings. All 3 new buildings still have less than 10,000 sf of space. A parking variance is being requested from the Zoning Board. Out of 97 proposed new units, 80 are 1 bedroom.

Mr. Long stated the dormers have been updated by adding pitch. The roof of the north building is less squatty and successfully breaks up the building's mass. Several shades of trim including khaki, brown and white have been introduced to complement the red brick. There are 2 types of brick. Will have more of a "brownstone" base. Height of north building is 36' from grade to peak.

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Mr. Stone asked for the height of the utility pole on the north end of the property to be given to the Planning Board at the February meeting. Mr. Long agreed.

Mr. Hopkins stated he thinks the architecture has steadily evolved since last summer's renderings. The project load cost has also increased.

Mr. Trigilio suggested that a band at the sill line of different materials on the middle and south buildings would be good. Mr. Long said he could do a soldier course to differentiate the sill lines.

Mr. Long shared color and building material samples with the board. Downspouts will be tied directly to the underground drainage and will be color matched to the exterior colors. Mr. Long will supply sight line drawings from all angles to the board.

Mr. Trigilio suggested a "hat" on top of the center building's community room roofline. The view shed will also be protected on the east side.

There were questions regarding the appearance of the existing Blocher building and if there would be any changes to that building. Mr. Long stated it will remain as is except for a small one-story addition which will be added to the front. Also, new code compliant windows will replace all of the existing windows. There will be 39 units carved out of the existing building plus a community room/kitchen. The building will be re-roofed. No other changes are proposed to that building.

Log # 2019-PB-6a:
Site Plan Review

Blocher Home, 135 Evans St.

Traffic Impact – Mr. Hopkins stated the impact study has been updated twice and has had independent review. All studies have concurred that the 107 parking spaces are adequate. Also, both parking lots have been connected. Erie County concurred with the traffic studies.

Traffic & Safety Committee met on 1/2/2020 and recommended the Planning Board consider reconnection of a driveway between the project and Village Pointe Lane (VPL) on the east side of the property. They also recommended that parking on the two driveways exiting onto Evans be prohibited 25' on both sides in from Evans.

Mr. Hopkins suggested they would be happy to add some "paper" parking spaces on the property but only as part of a ZBA variance if granted. Will propose to ZBA. He made it clear that they are not asking for a connection to Village Pointe Lane.

Mr. Lester stated that after the December public hearing and from the numerous letters received, it was very clear that the neighbors don't want the connection to Village Pointe Lane to be reinstated. Because of this, he believes the connection should remain as previously eliminated.

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Mr. Trigilio suggested the elimination of the connection to Village Pointe Lane would not tend to be a deal breaker for him. He would be OK if there was no connection. The new plans comply with the fire code, however the fire chief would like to see more connection and likes the connection to Village Pointe Lane.

Mr. Hopkins reiterated that their preference is NOT to provide an access driveway connection to Village Pointe Lane but would agree to do so if required.

Mr. Pacer stated that the traffic study showed it would help minimally during peak traffic times. A connection to Village Pointe Lane would first need to be approved by the Town of Amherst Highway Superintendent, since it would involve the portion of Village Pointe Lane that is in the Town of Amherst.

Upon reflection, Mr. Trigilio suggested that from a life-safety point of view it would be important to have that 3rd access driveway no matter how many buildings there are on the property. Mr. Long stated that both parking lots and driveways meet all the codes.

Mr. Lester stated once again that he doesn't like the connection to VPL because the neighbors have spoken and they don't want it.

Mr. Pacer was in favor of the connection to VPL as is the Traffic & Safety Committee and the fire chief. It provides another route to Sheridan Drive.

Ms. Alexander agreed with Mr. Pacer and Mr. Trigilio.

Mr. Long stated that the all buildings will be sprinklered and will be better protected than what is there now.

Village Attorney Grieco stated the Planning Board will need to give the applicants a sense of what they want so they can proceed forward. Building Inspector Masters will request the Town of Amherst make a decision on any connection between the Blocher property and VPL before the Planning Board's February 3rd meeting.

Mr. Hopkins once again reiterated that the applicants do not want a connection to VPL but will comply if required.

Audience member Paul Comeau of 216 Village Pointe Lane stated that if allowed, a re-instated driveway connection would increase safety concerns to pedestrians, etc. on VPL.

Mr. Hopkins stated that hopefully before the February 3rd Planning Board meeting they will have a final consideration on water, sewer, etc. They are still waiting for Environmental Advisory Commission to make their recommendations to the Planning Board. We are all waiting on the EAC before a SEQR can be done by the Planning Board.

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ON MOTION by Ms. Grenauer, seconded by Mr. Pacer, it was moved to **TABLE** the architectural review for Blocher Home, 135 Evans St.

Motion carried. 7 – 0.

ON MOTION by Ms. Grenauer, seconded by Mr. Pacer, it was moved to **TABLE** the site plan review for Blocher Home, 135 Evans St.

Motion carried. 7 – 0.

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

Motion carried.

Deborah A. Habes, Clerk-P/T

**The next scheduled Planning Board meeting will be held on
February 3, 2020 at 7:30pm**

***Work session starts at 7:00 p.m. unless otherwise notified.**