

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, February 3, 2020, at 7:30 p.m.

Present: Wes Stone, Chairman
Elizabeth Holden, Member
Kevin Lester, Member
Charles Rizzone, Member
Amy Alexander, Alternate Member
Catherine Waterman-Kulpa, Member

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

Excused: Walter Pacer, Member
Ron Trigilio, Member
Ellie Grenauer, Alternate Member
Matthew Etu, Village Board Trustee Liaison to Planning Board

Chairman Stone opened the meeting at 7:37 p.m. by leading the Pledge of Allegiance.

ON MOTION by Mr. Lester, seconded by Ms. Waterman-Kulpa, it was moved to approve the minutes from the January 6, 2020 Planning Board meeting.

Motion carried. 4 – 0. (Ms. Holden and Ms. Waterman-Kulpa abstained.)

Log # 2020-PB-02: Multi-Tenant Sign, 5363 Main St.
Pole Sign Review

Rocco Santoro of Santoro Signs Inc. was present.

This is an application for a 3-tenant pole sign of white ladder type LEDs. The two metal poles are existing. They will be cut down to measure 126” in height and clad in black aluminum. There will be three 2-sided white polycarbonate sign cabinets of equal size, measuring 18” high by 8’9” wide; sign cabinets will be fabricated of black aluminum extrusion; sign panel faces will have 3 black aluminum divider bars; address number in white at the top; lettering will be black vinyl applied copy; existing power will be used to illuminate the sign. Tenants are to be determined. The sign is already located at the eastern edge of the property line. A landscaped bed will completely surround the sign. No plans for wall signage at this time.

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, February 3, 2020, at 7:30 p.m.

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

- 1. Sign cabinets and posts will be black aluminum.*
- 2. Each sign panel will be white with black vinyl applied lettering.*
- 3. Address at top will be white numerals*
- 4. The landscaped bed at the base of the sign will measure 24" x 10' and be located completely on the owner's property.*
- 5. The landscaping will consist of at least 3 healthy shrubs of a minimum of 18" in height when planted.*

Motion carried. 6 -0.

Log # 2020-PB-01:

Newbury Salads, 5429 Main St.

Outdoor Seating Review

Project architect Kathleen Kinan R.A. was present.

This is an application for outdoor seating at this new restaurant. The existing patio will be extended to the south and matching pavers will be used. Outdoor seating will consist of moveable outdoor grade round tables and chairs. Outdoor seating capacity will be 32 persons. A new black 3' high aluminum fence with 80% thru visibility will be installed around the entire patio area in fulfillment of the SLA requirements, as alcohol will be served. The distance between the patio and the existing HDCP parking spaces in the parking lot measures approximately 14'. Existing wooden planters will remain.

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Alexander, it was moved to approve the plans for outdoor seating as submitted, *with the following conditions:*

- 1. Applicant will erect black aluminum fence between the HDCP parking spaces and the planters, as per Village Code.*
- 2. New pavers will match the existing pavers.*
- 3. The existing tree shall remain in place.*
- 4. All outdoor furniture shall be removable.*
- 5. Any table umbrellas shall be solid colored with no lettering.*
- 6. A 10' buffer shall be kept between the HDCP spaces and any future additional seating.*

Motion carried. 6 – 0.

At this point, Ms. Holden stepped down from the dais as she has recused herself from participation in the application for the Blocher Home project due to potential conflict of interest.

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, February 3, 2020, at 7:30 p.m.

Log # 2019-PB-6

Blocher Home, 135 Evans St.

Architectural Review and Site Plan Review

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

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

As per the wishes of the Planning Board at the January 6, 2020 meeting, the applicants reached out to Town of Amherst Highway Superintendent Lucey to request again the re-introduction of a driveway curb cut from the applicants' property onto Village Pointe Lane to the east. Mr. Lucey once again denied the request. There was some discussion on the fact that Mr. Lucey did not give any justification for his refusal to allow the curb cut onto Village Pointe Lane, and if the Planning Board should write him a letter requesting his reasoning. Ms. Waterman-Kulpa was concerned that he gave no details and wondered if the Village should write a letter to the Town. Mr. Hopkins re-iterated that according to Town code, Mr. Lucey, as Highway Superintendent, has sole authority to grant the request. Village Attorney Grieco concurred.

A report from the Environmental Advisory Committee (EAC) dated 1/30/20 was received which stated several concerns regarding the landscape plan, ground water, site lighting, and snow storage. A reply dated 2/3/2020 was received from Tredo Engineers. Any issues were discussed by the board members and Mr. Hopkins and Mr. Long.

Mr. Hopkins addressed the suggestion of providing paper parking. They don't think it is necessary now to provide and would rather provide it at a future date if more parking was found to be needed. They would return to the Planning Board at that time. They are presently very comfortable with the parking provided at this time.

Regarding the sanitary sewer, the Town of Amherst has agreed with all other related agencies that there would be no bottle neck downstream.

The applicants believe that they are not waiting for any further reviews at this point and believe they have provided more than sufficient information to allow the project to be ready for the SEQR review. They understand that it won't happen until the next Planning Board meeting on March 2, 2020 and then they hope that things could get wrapped up and approved in April.

Mr. Stone inquired about soil boring and if it had been done. Mr. Long reported that they are comfortable with the situation. Any underground streams? No concerns. They will do their due diligence.

Mr. Long addressed several changes to the architecture of the buildings in a letter to the Planning Board dated 1/29/20.

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, February 3, 2020, at 7:30 p.m.

New code compliant windows will replace all of the existing windows, changing from white vinyl to bronze anodized aluminum clad. There are some changes to the colors of the trim. Where there are replacements or new openings made, similar brick will be used to infill.

There was some discussion regarding the request to have color drawings made to reflect all the recent changes to windows, dormers, bands, cornices, etc. Mr. Long said he would be happy to cleanup and submit drawings in black and white for a couple of options but was hesitant to do them in color since future changes might be made.

With respect to several large solid expanses of unpenetrated brick on various elevations, it was agreed that the applicants would solve this problem by planting trees that will grow to at least 20 feet in height at these locations so as to provide shade and also visually break up these solid expanses.

Ms. Waterman-Kulpa suggested she was comfortable with architectural review going forward based on the recent changes Mr. Long has completed.

Mr. Masters added that he does not anticipate any other applications to be added to the March agenda since the deadline for placement on the March agenda has now passed.

Mr. Grieco stated it appears that the SEQR could conceivably be completed at the March 2nd Planning Board meeting as we have held the public hearings, and have received all the reports, studies, and public comments. He noted there is a large amount of information for the Planning Board members and others to consider for the March 2, 2020 Planning Board meeting.

Mr. Long stated he would compile all the data and plans into one packet. He will prepare 10 sets and make 3 stamped and sealed sets for the Building Dept. (as per Code).

Mr. Stone urged all Planning Board members to visit and study the site before the next meeting.

Ms. D'Angelo, a member of the audience, raised the question of why the December Planning Board minutes posted on the Village website consisted of only 5 pages when some of the public who attended had submitted their written comments at that time. Why weren't all of those documents added to the meeting minutes and posted online?

Mr. Grieco responded that a municipality is required to post only the official minutes (which are not a transcript, but rather a summary of the meeting) to the website. All other supporting documents are filed for the record in the Building Dept. and are available for viewing by appointment via a FOIL request. Mr. Masters added that he has all documents in his files in his office.

An unidentified member of the audience asked if there was any asbestos in the existing building. Mr. Long responded that a small amount is present and that it will be properly handled according to all government agency requirements.

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, February 3, 2020, at 7:30 p.m.

ON MOTION by Ms. Waterman-Kulpa, seconded by Ms. Alexander, it was moved to **TABLE** the site plan review for Blocher Home, 135 Evans St.

Motion carried. 5 – 0.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Rizzone, it was moved to **TABLE** the architectural review for Blocher Home, 135 Evans St.

Motion carried. 5 – 0.

ON MOTION by Mr. Lester, seconded by Mr. Rizzone, it was moved to adjourn the meeting at 8:59 p.m.

Motion carried. 5 – 0.

Deborah A. Habes, Clerk-P/T

**The next scheduled Planning Board meeting will be held on
March 2, 2020 at 7:30pm**

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