

Minutes of the virtually held Village of Williamsville Planning Board meeting of October 5, 2020 at 7:30 p.m.

*This meeting was held via Zoom due to the NYS on Pause Executive Order by Governor Cuomo.

Present: Amy Alexander, Chairperson
Matthew Carson, Alternate Member
Kevin Lester, Member
Walter Pacer, Member
Charles Rizzone, Member
Wesley Stone, Chairman
Larry Zasowski, Member

Also present: Deborah A. Habes, P/T Clerk
Charles Grieco, Village Attorney
Tim Masters, CEO
Matthew Etu, Trustee

Excused: Ms. Waterman-Kulpa, Alternate Member
Ronald Trigilio, Member

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Chairman Alexander opened the meeting at 7:40 p.m.

ON MOTION by Mr. Lester, seconded by Mr. Stone, it was moved to approve the minutes of the September 8, 2020 Planning Board meeting, as submitted, with the clarification that Ms. Waterman-Kulpa joined the meeting on 9/8/20 at approximately 9:30 p.m.

Motion carried. 6 – 0.

The Village Board is looking for feedback from the Planning Board on the proposed re-zoning of the S. Long area.

Trustee Etu gave a presentation and spoke about the Community Plan. Giving some background on how this came about, Trustee Etu stated that the Parks Committee was concerned about this area and the potential for its future development as it is now zoned. He indicated that the recent land swap brought about this scenario. Parks Committee suggested that developers in the future could be tempted to want to develop this land. He believes the Village Board should downgrade the zoning so as to mitigate this possibility. He opined that we need to protect these green assets from development.

Trustee Etu highlighted the following properties: 40 S. Long, 86 S. Long, 150 Milton St., 76 S. Long. The Village Board would like to downzone these to R-3, which would remove them from commercial development in the future. He gave a brief history of the Zoning Map of 1999 and former zoning classifications of C-1, C-2, R-3. Asked if NMU use is appropriate for 15 Garden Parkway.

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76 S. Long is a hot spot. This is the yellow warehouse owned by International Chimney. It is an existing non-conforming use. Is it appropriate to remain this use? Is it appropriate to be directly adjacent to S. Long Park? There is an EAF on it but the Village Board has not done a SEQR on it yet.

Trustee Etu previously asked the Zoning Board of Appeals for direction and they agreed with what the Village Board is proposing.

Ms. Alexander asked if the Village Board has approached International Chimney yet. Trustee Etu responded yes, but International Chimney has not yet responded.

Trustee Etu proposed an "Urban Open Space District" plan that he has been working on. He wants to improve the quality of the green space not just the quantity. Homeowners could apply for OUS overlays, for instance the Sippel property.

How does this affect the International Chimney property? Village Attorney Grieco stated that the Village can rezone any property without the say of the property owner. The Village can downzone any property as long as it is legitimate. The Planning Board has to make a recommendation to the Village Board on this topic. The Village Board is the only entity that can change zoning, they need recommendations from the Planning Board and Zoning Board of Appeals.

Trustee Etu - Going back a decade, the Village Board envisioned this downzoning.

Mr. Grieco – The Village would have to compensate International Chimney if we took it over.

Trustee Etu - The Village Board has no intention of engendering animosity with a longtime Village business. Overall, we would downsize to R-3 to match the surrounding neighborhood.

Mr. Stone – Likes it.

Mr. Pacer – Likes it. It makes sense.

Mr. Lester – It's good for the neighborhood.

Mr. Zasowski – Concerned about access to S. Long from the Natale property. How will this affect that? Trustee Etu – No impact. Then, Mr. Zasowski is in favor if it.

Mr. Lester – What is the impact on traffic if that area is developed? Mr. Etu – Depends on what is proposed.

Mr. Rizzone – Would have a problem if something was proposed with a 50' height.

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ON MOTION by Mr. Stone, seconded by Mr. Pacer, it was moved to go ahead with the rezoning as proposed in the map change as reviewed by the Planning Board on this date, 10/5/2020.

Trustee Etu added that 135 Milton is owned by the Village and is zoned R-3. Mr. Grieco added that it has been merged into 40 S. Long St.

Roll Call:	Mr. Lester	Yes
	Mr. Rizzone	No (Wants parks to be unified but has concerns with mixed-use)
	Mr. Pacer	Yes
	Mr. Stone	Yes
	Mr. Zasowski	Yes
	Ms. Alexander	Yes
	Mr. Carson	Yes

Motion carried. 6 – 1.

In other business:

Mr. Masters gave a brief overview of the Planning Board meeting schedule for 2021. There will be no meeting in July 2021. All members were in agreement with the schedule.

Planning Board Training: It was agreed that they could start earlier than the usual time so as to get their required training in.

Since there are no applications for November, could Mr. Grieco give a training class instead? Mr. Grieco will look into that and get back to the members soon.

The Benderson project at the corner of Main and N. Ellicott was approved by the Planning Board last year.

Status of the LeeLee property? Mr. Masters - Nothing is known at this time about its status.

ON MOTION by Mr. Lester seconded by Mr. Stone, it was moved to adjourn the meeting at 8:45 p.m.

Unanimously carried.

Submitted by:
Deborah A. Habes, P/T Clerk