



**MINUTES  
VILLAGE OF WILLIAMSVILLE  
PLANNING BOARD MEETING**

**September 2, 2025  
7:30 PM**

**MEMBER ROLL CALL**

Name	Organization	Title	Status
Colleen Leiker	Village of Williamsville	Member	Present
Walter Pacer	Village of Williamsville	Member	Absent
Thomas Petrocelli	Village of Williamsville	Member	Present
Wesley Stone	Village of Williamsville	Member	Present
Catherine Waterman-Kulpa	Village of Williamsville	Chairperson	Present
David Vitka	Village of Williamsville	Member	Present

**OTHER ATTENDEES**

Name	Organization	Title	Status
Carol Boeck	Village of Williamsville	Building & Zoning Clerk	Present
Jeffrey Hahn	Village of Williamsville	Liaison	Present
Chip Greico	Bond, Schoeneck & King	Village Attorney	Present
Gary Palumbo	Town of Amherst	ZEO/Town of Amherst Planning	Present
Sophie Kephart	Village of Williamsville	Community Development	Present

**The meeting opened at 7:30 p.m. with the pledge of allegiance.**

**MINUTES APPROVAL**

Member Petrocelli made a motion to approve August 4, 2025, minutes. The motion was seconded by Member Vitka. Ayes 5, Noes 0, Absent Member Pacer.

RESULT:	MOTION PASSED (UNANIMOUS)
MOVER:	Petrocelli, Member
SECONDER:	Vitka, Member
AYES:	Vitka, Waterman-Kulpa, Leiker
Motion passed: 5-0	

**Miscellaneous**

**2024-PB-14 – 26, 34, 42 W. Spring**

Nick Dolpp – Representative from Iskalo Development requesting one-year extension to Resolution dated June 3, 2024. Board discussion on timeframe of extension and granted extension.

Motion to approve by Member Leiker, seconded by Member Vitka

Chair read September 2, 2025, Resolution for clarification:

WHEREAS, at their meeting held Tuesday, September 2, 2025, the Village of Williamsville Planning Board considered a request for an extension of the Site Plan Approval on June 3, 2024, for a proposed multi-family structure at 26 West Spring St. and parking improvements to 34 and 42 West Spring St., understanding there are no changes to the previously approved plans; and

BE IT RESOLVED that the Planning Board, in accordance with Section 112-25 of Village Zoning approves the request for extension of Site Plan and Architectural Design Approval with no modifications to the previously approved plans and subject to same conditions previously applied (June 3, 2024)

RESULT:	MOTION to Approve		
MOVER:	Leiker, Member		
SECONDER:	Vitka, Member		
AYES:	Petrocelli, Waterman-Kulpa, Stone	Noes: 0	Absent: Pacer
Motion passed: 5-0			

**NEW BUSINESS**

**2025-PB-12A – 5365 Main Architectural Review**

Presenter Jeff Palumbo from law firm Block Longo, along with Jeff Mucciarelli, owner of the property along with Brian from Silvestri Architects all here to present for change of use conversion from Monroe Muffler to Restaurant Bloom & Rose Deli which will be in the Mixed-Use Zoning District. Comments on Staff Report on Site Plan 1-7 they have no particular problem with examples - dimensions of parking spots will add those dimensions and front set back to parking and the building we will add those dimensions, height of building dimensions should be placed on elevation drawings. Only concern is number 5 because proposed building elevations call for new store front system on the north façade facing Main Street section 112-16.B(4)(a) applies and that the primary entrance should be moved to face Main Street, and that Seventy (70)% of the first floor façade between 3 ft and 10 ft of grade must be transparent in accordance with section 112-16F(3). This is the most concern and would be difficult for us to redesign and very costly and not feasible to undertake. Moving the access door from west to north facing Main St. not ideal but, can probably accommodate that if that is what the Board is looking for, we would do the best we can to accommodate that.

Board discussion with Applicant on architectural design on why changes would be so costly and how much additional transparency would be required to be compliant. Attorney Grieco mentioned that the Planning Board can only grant a 50% transparency waiver. Zoning Board can grant as much of a variance they think they are entitled to. Suggested to go to Zoning Board of Appeals for transparency and for door to remain on side.

Materials: Corrugated Metal Panels – to be painted 06 sandstone from A-Tass. Model number of panels to be given at a later time. Stone block building to be painted Sherwin Williams - sw7674 peppercorn. Patio materials – Ballard’s with aluminum wrap; aluminum railing will be painted to match storefront matte black. Glass transparency 100% insulated tempered glass same for windows and doors.

Railing to be matte black – foundations for railings testing will be on civil engineer drawings to come. Crash rated Ballard’s to be painted black separated typically Ballard separated to code. Village Engineer report came back with no concern for bollards. Chair would like Engineer to sign off on this.

Lighting and Signage are not considered at this meeting.

#### **2025-PB-12S – 5365 Main Site Plan Review**

Discussion / suggestions regarding handicapped accessibility parking space should be close to the door, that the driveway apron was in bad shape and suggested delineating in and out traffic to be more predictable and not so chaotic and to give pedestrian refuge. Break down; Move accessible parking, screen air conditioning & water heaters, accessible parking as well as screen side parking at bulb out along sidewalk. New landscaping vegetation and remove old.

Additionally discussed - Pole for sign will be removed and will put in ground sign. Refuse regulated under section 112-16.C.2(e-g) rear yard buffered and screened from view. Need details on about proposal for refuse.

Chair Proposes to Table 5365 Main Site Plan and Architectural Review – get ZBA variance or update design, comeback with updated landscape plan and if wanted to add signage and lighting at same time. Need to deal with transparency issues, door issue, screen parking and utilities.

Motion to Table both **2025-PB-12A & 2025-PB-12S** by Chair Waterman-Kulpa, seconded by Member Stone

RESULT:	MOTION to Table 2025-PB-12A & 2025-PB-12S		
MOVER:	Waterman-Kulpa, Chair		
SECONDER:	Stone, Member		
AYES:	Leiker, Petrocelli, Vitka	Noes: 0	Absent: Pacer
Motion passed: 5-0			

**2025-PB-13 – 5838 Main - Sign Review Christian Central Academy**

Christian Central Academy – no representative present

Motion by Chair Waterman-Kulpa that application be denied as it is a proposal for off premise sign that does not meet Village of Williamsville code. Seconded by Member Vitka

Noted by Member Petrocelli that this is something we really cannot do because of the kind of sign it is and the rational for it.

RESULT:	MOTION to DENY		
MOVER:	Waterman-Kulpa, Chair		
SECONDER:	Vitka, Member		
AYES:	Leiker, Petrocelli, Stone	Noes: 0	Absent: Pacer
Motion passed: 5-0			

**2025-PB-14 5839 Main – Sign Review Cross Country Mortgage**

Presenter John Wilcox from Empire State Signs proposing wall sign for Cross Country Mortgage Per the drawings that were submitted - the word CrossCountry we are proposing that that be cable lit letters mounted to an aluminum box with word reading Mortgage – is routed out of the background of that aluminum box, and it has ¾ inch pushed through plastic that will illuminate. Perforated vinyl so that is beige during the day and white at night – also proposing a logo that is halo lit and the aluminum face of that halo lit letter has routed out details and the green section has plastic backed up to that routed out detail and has perforated vinyl painted green so that will be green during the day and white at night.

Discussion on details regarding building colors matching – confirmed Pantone Sherwin Williams colors from Iskalo Development that will be a complete match from everything else on the building. Board discussed placement/symmetry – response that previous sign was there for many years and that is why they are proposing it in the same spot, existing electrical is in this location. Suggested by Board to talk to Sign Officer to add to sign out front and logo on the door. Size of sign is similar to the previous sign that was there. Board discussion on appropriateness of the sign/placement.

If approved a waiver needed for the internal lighting, we have traditionally approved with the caveat that the lighting level be a certain temperature - Per presenter use between 2700-3000k.

Motion to approve by Chair Waterman-Kulpa 5839 Main Street signage

Clarifications that a waiver would be granted for the use of halo internal lighting that will be set to a temperature of 2700-3000 kelvin, that the signage is to be placed where the previously installed signage was located above the eastern window of the Main Street facade, centered above the window, and that the green as noted for the logo and the portion of the sign indicating mortgage will be the Sherwin Williams 2847 Roycroft Bottle Green which matches the existing canopy and building coping. Seconded by Member Leiker.

RESULT:	MOTION to Approve with Conditions		
MOVER:	Waterman-Kulpa, Chair		
SECONDER:	Leiker, Member		
AYES:	Vitka, Petrocelli, Stone	Noes: 0	Absent: Pacer
Motion passed: 5-0			

**2025-PB-09 – 20 S. Long Sketch Plan Review**

Mark Romanowski from Rupp Pfalzgraf representing CRS with Skip Cerio, Client facing challenges getting this building finished, so they have really dug into your last comments and reviewed approved plans and can now more closely mimic original, previously approved plans. Goal tonight is to get feedback from Board on changes in effort to move forward with full site plan.

Presenter Rich Nardini with Joe Rudniski from LaBella Architecture – facing end of year new code restrictions and must get this permitted prior to the end of the year. Identified comments from the Board and incorporated as much as possible. Still some things to discuss may be necessary for the economics of the project.

Village Attorney discussed that the Village is in the process of revamping the Village two separate garbage and recycling chapters of the code that are conflicting has not been adopted yet but may a requirement in that law may need to include garbage enclosure with private pick up.

Design drawings C-100 presented with documents Owner requesting concrete from building to the curbline (about 11 feet) for maintenance.

Board concerned of lack of landscaping. Paving to street Board votes no: Presenter asks if building to sidewalk can be paved and sidewalk to the street grass.

Front of building changes – plant grass at easement, increase to a 5-foot concrete sidewalk, and proposing getting rid of any plantings that were originally indicated. Board asked how to meet landscape requirements. Confirmed with Village Attorney that no landscape requirements Site landscaping shall be required on all property boundaries except:

- 1) where side yards are less than 3 feet

2) where front yards are less than 6 feet

3) where approved shared parking lots adjoin property

Therefore, lot line to lot line there are no landscaping requirements.

Discussion on option to put in some seasonal plantings asked how much space in front of building approximately 11 ft from property line 3 ft of grass from curb to sidewalk. Roughly 8 feet of concrete Board would like concrete planters in the front of the building.

Board asked if it was still patterned stamped concrete on the driveway. They will review that before coming back as drawing shows as asphalt.

Elevations - Original approved plans were to look like multiple buildings and added a lot of detail that reinforced that. We paid attention to this in the reworking of the plans such as change of brick color on far side, went back to what was on the original rendering a white brick with sample shown. Mansard roof issue was solved without having any problems in the structure. First floor was expanded for needed handicap access. Presenter requested to look at render view from Main St. – Board previously mentioned not liking 4<sup>th</sup> floor being expanded. Would like to point out, from Main St. no one will ever see the expanded 4<sup>th</sup> floor and will get same feel. Board requested to review A201 Elevation page column line 3 to right of that is set back 23 ft. First floor expanded because it needs independent access.

SPR1 Came up with a different color palette which is toned down quite a bit. Also took in area that originally was the townhouses. We made windows longer – made everything look like it could be a townhouse – townhouses do not work. Board suggests stage set to be more authentic with balcony “doors”. Also brought up was parapet wall over entrance of garage with cable. Nice to give height to driveway canopy to make a faux railing to match railings on rest of building it look like a walkout patio. (On north and west facade back to where building shifted forward). South elevation introduced the hints of window both in masonry up front and parking are in back.

SPR2 East Elevation When we took mass and moved forward again, we wanted to break it up with the same hint of windows. Looking at possibly placing windows there. Board verified that left of elevator shaft there should be window divides.

SPR3 Metal panel siding = Sierra tan. Board asked about rail system. Samples shown, smooth panel. Brick will be whole brick.

Garage – Metal Panel (Versa Sheet Metal) for bump out tall features charcoal gray – factory applied. Will also be on 4<sup>th</sup> floor - trying to stay with one kind of panel profile.

Full site plan doesn't have to be architectural drawings – just the elevations, renderings, site plan and materials. Evaluating if can put in windows on south façade. With site plan sidewalk should be 5 feet plus concrete east up to the building, planters will be added in place of foundation plantings, where trees are planted from west edge of sidewalk to curb going back to

grass/mulch as previously approved. Noted that original site approved site plan has sidewalk all the way to the curb where grass would be broken.

Discussion on original center door and path from building to curb to make level. Handicap accessibility location brought up and that is adjacent to the center door asked if there would be confusion, aluminum storefront, glazed and lit properly stated signage was there to indicate entrance. Will have Fire department Identification for type of construction, Knox box located at storefront/main entrance.

Clarified - West façade doors or no doors to what used to be townhouse that is a significant change of what was a March of 2018 – This will be reviewed by applicant.

Request to clarify number of units = 13.

Right/Southernmost has long hallway access from parking egress will be lit up.

Clarified change that handicapped spots okay by building department is currently one spot but originally there were 2 parking spaces. All apartments will be accessible for handicapped clearances (main bath type A secondary baths type B) for all doors, bathrooms and kitchens will have blocking in walls.

Per Chair -s light modifications, Look at doors, railings, planters, grass, sidewalk. Lighting and signage come back for permit set

#### **ADJOURNMENT**

Member Leiker made a motion to adjourn. The motion was seconded by Member Stone and carried. Ayes 5, Noes 0, Absent 1, Member Pacer.

RESULT: ADJOURNED
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The Planning and Architectural Review meeting of September 2, 2025, was adjourned at 9:20 pm.