



**MINUTES
VILLAGE OF WILLIAMSVILLE
PLANNING & ARCHITECTURAL REVIEW BOARD**

**March 2, 2026
7:00 PM**

MEMBER ROLL CALL

Name	Organization	Title	Status
Colleen Leiker	Village of Williamsville	Member	Absent
Walter Pacer	Village of Williamsville	Member	Present
Thomas Petrocelli	Village of Williamsville	Member	Present
Wesley Stone	Village of Williamsville	Member	Absent
Catherine Waterman-Kulpa	Village of Williamsville	Chairperson	Present
Eugene Richards	Village of Williamsville	Member	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 Grieco	Bond, Schoeneck & King	Village Attorney	Present
Gary Palumbo	Town of Amherst	ZEO/TOA Planning	Present

The meeting opened at 7:00 p.m. with the pledge of allegiance.

MINUTES APPROVAL

Motion by Tom Petrocelli to approve February 2, 2026, minutes as submitted. Seconded by Member Vitka. Ayes 5, Noes 0.

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

NEW BUSINESS

2026-PB—05 – 5630 Main St – Sketch Plan Review

Nathaniel Sikora, Project Architect for Acquest Development, addressed the Board. This project proposes the adaptive rescue of existing building as a restaurant with outdoor tables and game areas. Stating there would be no exterior modifications for the street-facing facades. The only alteration to the building exterior will be the addition of a new door at the rear of the building to provide a second means of egress. All existing exterior finishes will remain unchanged in both material and color.

Planning Board asked several questions regarding parking spaces, lot design, and barriers. Acquest is proposing two new ADA parking spots and two ancillary spots for the general public. Regarding refuse, they were planning to have two totes. Attorney Grieco clarified if more than two, they would need a dumpster per the Village code or alternatively arrange for private service. Mr. Sikora acknowledged.

Further discussion regarding the parking lot – spaces, ingress, egress. Also discussed shared access to the neighboring property on Mill St. and possible entrance changes as well as a buffer or screen from the curb. Also noted that snow storage would be in rear of lot.

Board reviewed what they will need to see on the site plan and made suggestions. Will also need a landscape and lighting plan. Mr. Palumbo gave specifics on what they require for the landscape plan. Chair Waterman-Kulpa also discussed the need for a watershed plan. Clarified that any storage area should also be on the plan.

Discussion about grading changes needed on Main St side. Asked if they plan to do a topography survey regarding water shed and grade change.

Chair Waterman-Kulpa stated that all discussion and input is designed to guide applicant prior to their submission of site plan.

The Board stated site plan will need to be reviewed by Environmental Advisory Committee and Traffic & Safety Committee. Discussed timelines and meeting dates.

OLD BUSINESS

None

MISCELLANEOUS

Trustee Hahn, Attorney Grieco, ZEO Gary Palumo, and Board discussed draft of local law amendment to Chapter 112 (Zoning) relative to the permitting of fences, walls or hedges. The Board agreed to review and will provide feedback at next meeting.

Discussed status of updated Rules & Regulations. Member Petrocelli received edits from a few people and will compile those for the Board’s review.

5800 Main Street (doctor’s office) – Mr. Palumbo sent email in January. No response. Will follow up with M. Berke.

Asher Crossing – Meeting to be scheduled to discuss site plan status with Mayor, Attorney Grieco, Chairwoman Waterman-Kulpa, Gary Palumbo (ZEO), and Mark Berke (CEO).

ADJOURNMENT

Member Vitka made a motion to adjourn. The motion was seconded by Member Pacer and carried. Ayes 5, Noes 0.

RESULT: ADJOURNED

The Planning and Architectural and Site Plan Review meeting of March 2, 2026, was adjourned at 9:00pm.