MINUTES
VILLAGE OF WILLIAMSVILLE
PLANNING BOARD MEETING

June 1, 2026
7:00 PM

MEMBER ROLL CALL

Name	Organization	Title	Status
Colleen Leiker	Village of Williamsville	Member	Present
Walter Pacer	Village of Williamsville	Member	Present
Thomas Petrocelli	Village of Williamsville	Member	Present
Eugene Richards	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
Chip Greico	Bond, Schoeneck & King	Village Attorney	Present
Carol Boeck	Village of Williamsville	Building & Zoning Clerk	Present
Jeffrey Hahn	Village of Williamsville	Liaison	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

Minutes from May 4, 2026, meeting were reviewed. Motion to approve made by Member Leiker, seconded by Member Stone. Ayes 6, Noes 0, Abstain 1

RESULT:	MOTION PASSED
MOVER:	Leiker, Member
SECONDER:	Stone, Member
AYES:	Richards, Vitka, Pacer, Waterman-Kulpa
ABSTAIN:	Petrocelli
Motion passed:	6-0 Abstain: 1

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OLD BUSINESS

2026-PB-05- 5630 Main Street – Architectural and Site Plan Review

The Board reviewed the application for architectural and site plan reviews at 5630 Main Street. Chairperson Waterman-Kulpa moved this item to the beginning of the agenda.

Presentation:

Jason Burford of Greenman-Pederson Inc. presented the proposed redevelopment of 5630 Main Street for restaurant use. The applicant reported that the project had previously been reviewed by the Traffic & Safety Committee and the Environmental Advisory Council and that comments from both boards had been incorporated into the revised plans.

For the Site Plan Review the applicant requested waivers related to landscape buffering and setbacks due to site constraints. For the Architecture review waivers were requested to standards for the exterior materials and for transparency.

Site Plan Discussion:

The Board reviewed:

- Proposed parking layout and circulation
- ADA-compliant parking space
- Snow storage locations
- Stormwater management strategy
- Parking lot buffer requirements
- Refuse enclosure
- Outdoor patio area
- Fencing and screening
- Shared access to the adjacent property

Discussion focused on:

- Drainage patterns and stormwater infiltration areas
- Additional landscaping along Mill Street
- The proposed waiver for the required five-foot landscape buffer along the northern property line
- The need to prevent vehicle traffic cut-through between adjoining parking lots
- Emergency access considerations
- Maintenance of existing ornamental grass areas
- Refuse enclosure design and protection of Ellicott Creek
- Screening to prevent litter from entering the creek
- Fence details and outdoor storage screening
- Rooftop mechanical equipment screening
- Compliance with Mixed-Use Design Standards

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Board members expressed concern that signage designating "No Through Traffic" would not adequately prevent vehicles from crossing between properties and recommended that the applicant provide a physical separation meeting Village Code requirements. (If there is no shared parking agreement)

The Board indicated that a landscaped buffer with curbing would be preferable to the requested waiver.

Architectural Review Discussion

The applicant presented revisions to the building exterior, including removal of the deteriorated simulated mansard roof.

Proposed improvements included:

- Installation of a new stucco sign band
- Architectural detailing intended to reference the building's original porcelain-panel appearance
- Retention of the existing roofline
- Future tenant signage within the proposed sign band

Discussion focused on:

- Stucco (vs. EFIS) material specifications
- Compatibility with Village design standards
- Roof coping details
- Historic appearance of the building
- Future signage placement
- Screening of rooftop mechanical equipment

The Board requested material samples and additional construction details for future review and requested revised site plans and elevation drawings addressing:

- Landscape buffering along the northern property line
- Additional landscaping along Mill Street
- Physical barriers preventing traffic cut-through
- Refuse enclosure details
- Fence and screening details
- Rooftop equipment screening
- Material samples and architectural details

Chairperson Waterman-Kulpa made a motion to table **2026-PB-05A-5630 Main Street Architectural Review** to allow the applicant time to revise the plans and address Board comments. Seconded by Member Pacer. Ayes 7, Noes 0.

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RESULT:	TABLED (UNANIMOUS)
MOVER:	Waterman-Kulpa, Chairperson
SECONDER:	Pacer, Member
AYES:	Leiker, Petrocelli, Richards, Vitka, Stone
Motion passed: 7-0	

Motion to table **2026-PB-05S- 5630 Main St. Site Plan Modifications** to allow applicant time to revise the plans as discussed and pursue required variances before the ZBA. Motion made by Chairperson Waterman-Kulpa, seconded by Member Petrocelli. Ayes 7, Noes 0.

RESULT:	TABLED (UNANIMOUS)
MOVER:	Waterman-Kulpa, Chairperson
SECONDER:	Petrocelli, Member
AYES:	Leiker, Richards, Vitka, Stone, Pacer
Motion passed: 7-0	

2026-PB-04- 5759 Main Street – Architectural Review

Representing the applicant were Joe Marinaccio and James Baglioli of Benderson Development.

Presentation

The applicant presented revised architectural plans for tenant improvements at 5759 Main Street.

The revised proposal eliminated previously submitted façade modifications and instead focused on:

- New storefront glazing on the east and south elevations
- Future placement of tenant signage
- Retention of existing building colors and materials

Board Discussion

- Sign placement and consistency with Village sign regulations
- Window and storefront design
- Building base requirements under the Mixed-Use Design Standards
- Consistency with adjacent storefronts
- Storefront framing materials
- Lighting impacts

The Board determined that signage was not part of the current architectural review and would require separate application.

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The Board requested that a continuous building base be incorporated beneath the new storefront glazing to match adjacent storefront conditions.

Motion to approve **2026-PB-04-5759 Main Street Architectural Review** as presented, subject to the following conditions:

- Signage is not included in this architectural approval.
- The building base shall be continued beneath the proposed storefront glazing on both the east and south elevations to match the adjacent storefront conditions.
- Storefront framing shall be clear anodized aluminum.
- No changes are approved to the existing lighting plan.
- Final plans submitted for stamped approval shall bear original professional seals and signatures.

Motion made by Member Vitka, Seconded by Petrocelli. Ayes 6, Noes 0.

RESULT:	APPROVED (UNANIMOUS)
MOVER:	Vitka, Member
SECONDER:	Petrocelli, Member
AYES:	Leiker, Richards, Stone, Pacer

Motion passed: 6-0

NEW BUSINESS

None.

MISCELLANEOUS

The Board discussed the Planning Board Rules and Procedures document. Members noted that revised drafts had previously been circulated but had not yet been formally adopted.

It was agreed that the updated Rules and Procedures would be placed on a future agenda for review and possible adoption.

Staff reminded members that the next meeting would be held on **July 20, 2026**, replacing the regularly scheduled August meeting.

ADJOURNMENT

Member Vitka made a motion to adjourn at 8:30. The motion was seconded by Member Leiker and carried. Ayes 6, Noes 0.

RESULT: ADJOURNED

The Planning Board meeting of June 1, 2026, was adjourned at 8:30 p.m.

The next meeting of the Planning Board is scheduled for **July 20, 2026**

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