

Minutes of the regular meeting of the Planning Board, held in Williamsville Village Hall, 5565 Main Street, Williamsville, New York on Monday, October 6, 2008 at 7:30pm

ROLL CALL:

Present: Kevin Lester, Chairman
Charles Rizzone
Catherine Kulpa
Wesley Stone
David Vitka
Edward Zabel

Also present: William Wutz, Alternate
Basil J. Piazza, Trustee
Brian Fineberg, Code Enforcement Officer
Deborah A. Habes, Deputy Clerk
Charles D. Grieco, Village Attorney

Absent: Walter Pacer
Shawn Michel, Alternate
Jeffrey Kingsley, Trustee Liaison

Chairman Lester opened the meeting at 7:30 p.m. with the Pledge of Allegiance.

ON MOTION by Mr. Rizzone, seconded by Mr. Stone, it was moved to approve the minutes of the meeting held on August 4, 2008, as per revisions made at the September 2, 2008 regular meeting.

Unanimously carried.

ON MOTION by Ms. Kulpa, seconded by Mr. Stone, it was moved to approve the minutes of the regular meeting held on September 2, 2008, as submitted.

Unanimously carried.

ON MOTION by Mr. Lester, seconded by Mr. Zabel, it was moved to re-open at the end of this meeting, tabled Log #08-09-11(5330 Main St. – Townsend Square - east side, Benderson Development, owner) which was not heretofore on tonight's agenda.

On the question, Ms. Kulpa stated that as per the minutes of the September 2, 2008 meeting, the Planning Board had requested that the property owner submit for their review a comprehensive sign plan for the entire parcel, which includes both McDonald's signage and Townsend Square signage. As of this meeting, a signage plan that fully encompasses the entire parcel had not been submitted for Planning Board review.

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Roll Call:	Rizzone	Yes
	Vitka	Yes
	Stone	Yes
	Lester	Yes
	Kulpa	No
	Zabel	Yes

Motion passed. 5-1.

Log #08-10-13
Second Floor Addition

5877 Main Street (C-2)
Marinaccio's Steak & Seafood

Peter Provenzo, manager, was present to represent the application for architectural review of the proposed addition of a HDCP bathroom on the second floor of the north elevation of the building. Mr. Provenzo stated that all exterior finishes will match the existing. This addition will square off the second story on the north side of the building. Recessed lighting will be installed to match the existing recessed archway lighting.

ON MOTION by Mr. Stone, seconded by Ms. Kulpa, it was moved to approve the plans for architectural review as submitted with the following stipulation:

- ***The narrow bathroom window, as shown in the plans, will be removed.***

Unanimously carried.

Log #08-09-12
Wall Sign

5329 Main Street (C-3)
DiCamillo's Bakery

No one was present to represent the application.

Mr. Lester referred to the minutes from the September 2, 2008 meeting for this application. He stated that it has been determined that the sign code does not allow for two wall signs, except in the case where a building fronts on two public thoroughfares. Since DiCamillo's is located on the corner of Main Street and S. Long Street, a wall sign would be permitted to be placed only on the east (S. Long Street) wall of the structure, and not on the west wall (Walgreen's side).

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ON MOTION by Mr. Rizzone, seconded by Ms. Kulpa, it was moved to approve only the wall sign for the east (S. Long Street) side of the building, with the following three (3) requirements from the previous motion made in the minutes of 9/2/08:

- *#1. The approved color is Pantone #491.*
- *#3. The height measurements and placement of the sign must be indicated on the sign plan.*
- *#4. Installation of any future goose neck lighting fixture(s) over the sign must be in line with the existing gooseneck lighting fixtures along the east wall and the owner would have to come before the Planning Board for approval of any lighting.*

Unanimously carried.

Log #08-09-11
Freestanding Sign (East)

5330 Main Street (C-3)
Townsend Square (at Main / N. Long)
Benderson Development, Owner

David Mavis, sign designer for Benderson Development, and James Boglioli, Attorney for Benderson Development, were present to represent the application.

Mr. Lester stated that the applicant has resubmitted his application for one freestanding sign to be located at the corner of Main Street and N. Long Street, which is on the east side of Townsend Square. He has withdrawn the application for a duplicate freestanding sign on the west side of the building. Mr. Mavis stated that the applications for wall signs for the building's tenants will be submitted for Planning Board review and approval in the near future.

This proposed freestanding sign structure measures 14' in overall height with an overall width of 7'-10". It provides signage space for seven tenants, each sign space measuring 10.5" in height and 5' in width, with the exception of the bottom-most sign space which provides for 2 tenant signs, thereby each half measuring 2.5' in width, but 10.5" in height.

The red brick base of the sign measures 2'9" in height and 7' in width. The capstone will be of cultured stone material. The columns and hip roof will be of beige aluminum. The address number will be in satin gold numerals. The background will be black and all lettering will be white 1" standup lettering featuring each tenant's unique font. There is no illumination planned for this sign.

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ON MOTION by Mr. Stone, seconded by Mr. Vitka, it was moved to approve this sign as submitted for the Main St./N. Long St. corner of this property (east side of Townsend Square), with the following stipulation:

- *The end view of the brick foundation will measure no more than 30” in depth.*

On the question, Ms. Kulpa stated that the Planning Board has requested several times from the applicant that a comprehensive sign plan be submitted for the entire parcel, which includes both McDonald’s and Townsend Square. Ms. Kulpa stated that since no such detailed, parcel-wide plan has been submitted as of this date, and since with this application, the number of pole signs on the parcel would exceed the number allowable by code, she stated she could not support this motion.

Roll Call:	Rizzone	Yes
	Vitka	Yes
	Stone	Yes
	Lester	Yes
	Kulpa	No
	Zabel	Yes

Motion passed. 5-1.

In other business:

- Mr. Zabel stated that he will be out of town for the next five months.
- Mr. Wutz and Mr. Rizzone both stated that they will not be able to attend the November meeting.
- Trustee Piazza stated that due to illness, Alternate Shawn Michel will be unable to attend meetings for an undetermined period of time. The Board wished him well.
- There was discussion about the need to revise the sign code; status of the Community Plan; signs that remain non-compliant, and lack of public parking.

ON MOTION by Mr. Stone, seconded by Mr. Vitka, it was moved to adjourn the meeting at 8:35 p.m.

Unanimously carried.

Deborah A. Habes
Deputy Clerk

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