

Minutes of the regular meeting of the Planning Board, held in Williamsville Village Hall, 5565 Main Street, Williamsville, New York on Monday, December 1, 2008 at 7:30pm

ROLL CALL:

Present: Kevin Lester, Chairman
Walter Pacer
Catherine Waterman-Kulpa
Wesley Stone
David Vitka
Charles Rizzone

Also present: Jeffrey L. Kingsley, Trustee Liaison
Mary E. Lowther, Mayor
Basil J. Piazza, Trustee
Lynda L. Juul, Village Administrator
Brian Fineberg, Code Enforcement Officer
Deborah A. Habes, Deputy Clerk
Charles D. Grieco, Village Attorney

Absent: Edward Zabel
William Wutz, Alternate
Shawn Michel, Alternate

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

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Rizzone, it was moved to approve the minutes of the last regular meeting held on October 6, 2008.

Unanimously carried.

Log #08-12-20

Architectural Review-Discussion

5590 Main Street (C-2)

Coffee Culture

David Sutton of DeanSutton Architects LLP, and Peter Karamountzos, owner of Coffee Culture, were present to represent the application for architectural review. It has been determined that no site plan approval is required for this project since the building's footprint is remaining the same.

Mr. Sutton stated that Coffee Culture is a successful Canadian company that has chosen the Village of Williamsville as the site of its first American location. The corner's proximity to the Mill and its location in the heart of the Village suits the company's philosophy of gearing itself towards pedestrian traffic. Mr. Sutton further stated that the property owners' intent is to rehabilitate the whole façade of the building. This would complete the renovation of the entire block, which includes Center for Plastic Surgery at 5604 Main Street and the building at 5600 Main Street. Coffee Culture will occupy only

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the first floor space of the building. The current second floor tenants will remain. They include a residential apartment at the rear and a dentist's office at the front.

Ms. Waterman-Kulpa stated she would like to see more rhythm between the signage placement and the façade on the front and side windows. Mr. Vitka encouraged the use of corner boards.

Points made by Mr. Sutton re the proposed exterior renovation:

- The storefront's façade will consist of dark brown Azak, a cementitious material that can be painted and is extremely durable.
- The building's siding material will be a putty-colored Hardiboard in a clapboard design to match the clapboard style used on the building at 5600 Main Street.
- All other trim accents will be off-white in color.
- The existing dentil molding at the roof line will either be rehabed or replaced in kind, depending on its condition.
- The side door on the Spring Street side will be retained. The landing/stairs are not actually part of the property, but the building owner is willing to work with the Village so that it can be remedied. A railing would be installed.
- Windows on the second story front will be replaced with more architecturally appropriate windows in the same openings. No reflective glass will be used on the building, but energy-efficient, UV protective glass will be used.
- Corner boards would be a good detail and could be done.
- Gooseneck lighting fixtures will be used to illuminate not only the signage, but also the front and side of the building/sidewalk.
- The proposed project must first receive an area variance for parking from the Zoning Board of Appeals. The applicant will be appearing at the public hearing on December 3rd. There is an agreement with the property owners for shared parking in the existing parking lot behind 5600 Main and 5604 Main, along with on-street parking.
- Outdoor seating would be desirable, but at this time there is not enough room.
- Maximum number of customers at one time would be 50.
- No drive-thru. Walk-in only.

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- Number of employees would be 5.
- Coffee Culture is a low density coffee shop, with early morning, mid-day and late night customers coming in and staying awhile. It will offer a comfortable atmosphere with a fireplace and plasma TVs.
- Store operating hours are 6:30 a.m. to 12:30 a.m. or 1:00 a.m.
- Most of the food prep is directly behind the counter.
- Supply deliveries will be made at the Spring St. side.
- Trash will be stored in Village-issued totes at the rear of the building. If tote screening is required, it will be addressed. The amount of trash will most likely be less than that generated by the previous tenant.
- If any member of the Board is interested in seeing an existing Coffee Culture store, there is one located at 26 Jarvis Street in Ft. Erie, Ontario.

Mr. Sutton stated that if the Board could make an approval for the exterior renovation aspects of the project, it would be most appreciated by the applicants, since they would like to start renovations as soon as possible. They have a Spring 2009 opening planned. The Board decided that since this evening's presentation was for discussion only, and the applicant would need to receive a variance for parking from the ZBA on December 3rd, they would wait until the January 5th Planning Board meeting to make any formal decisions on the proposal. The additional time would also allow the applicant to further develop the details of the proposal and present them in January.

Mr. Sutton and Mr. Karamountzos thanked the Board for their time.

Log #08-12-21

***Site Plan Review-Property Split
Required per Exceptional Development***

151 Arend Ave. (R-3)

Dennis Kraft, Property Owner

Mr. Dennis Kraft, property owner, was present.

Chairman Lester stated that according to 28-5 (4) of the Village Code, any proposal to sub-divide a property requires Village Board of Trustees approval under Exceptional Development. As part of the required Exceptional Development process, the Planning Board is reviewing the proposal and will make its recommendations to the Village Board. Mr. Lester stated that the Planning Board members had viewed the site.

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ON MOTION by Mr. Stone, seconded by Mr. Pacer, it was moved to recommend approval to the Village Board.

Unanimously carried.

Log #08-12-22

Site Plan Review-Property Split

Required per Exceptional Development

116 Evans Street (R-3)

Estate of Norma Flynn

Chairman Lester stated that according to 28-5 (4) of the Village Code, any proposal to sub-divide a property requires Village Board of Trustees approval under Exceptional Development. As part of the required Exceptional Development process, the Planning Board is reviewing the proposal and will make its recommendations to the Village Board.

Mr. Larry Reagan was present on behalf of the Estate of Norma Flynn.

Mr. Reagan stated that the 33.5' by 42.2' section at the rear of the property at 116 Evans Street would be sold to Nelson Torre, owner of property at 109 N. Ellicott St., who wishes to enlarge his property, which abuts the subject property at the rear.

ON MOTION by Mr. Stone, seconded by Mr. Vitka, it was moved to recommend approval to the Village Board.

Unanimously carried.

In other business:

Ms. Waterman-Kulpa asked to be notified by the Building Dept. if a final Certificate of Occupancy had been issued to Walgreen's.

ON MOTION by Mr. Pacer, seconded by Mr. Vitka, it was moved to adjourn the meeting at 8:30 p.m.

Unanimously carried.

Deborah A. Habes
Deputy Clerk

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