Minutes of the regular meeting of the Village of Williamsville Planning and Architectural Review Board, held in Williamsville Village Hall, 5565 Main Street, Williamsville, New York on Monday, January 5, 2009 at 7:30pm

AS CORRECTED
2/2/09

ROLL CALL:	Present:	Kevin Lester, Chairman Walter Pacer Catherine Waterman-Kulpa Wesley Stone David Vitka Charles Rizzone William Wutz, Alternate
	Also present:	Jeffrey L. Kingsley, Trustee Liaison Mary E. Lowther, Mayor Brian Fineberg, Code Enforcement Officer Deborah A. Habes, Deputy Clerk Charles D. Grieco, Village Attorney
	Absent:	Edward Zabel Shawn Michel, Alternate

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 last regular meeting held on December 1, 2008.

Roll Call:	Rizzone	Yes
	Vitka	Yes
	Stone	Yes
	Lester	Yes
	Pacer	Yes
	Waterman-Kulpa	Abstain

Motion passed.

Log #2009-01-01 **5661 Main Street (C-2)**
Wall Sign ***Lovallo Real Estate***

No one was present to represent the application.

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ON MOTION by Mr. Lester, seconded Ms. Waterman-Kulpa, it was moved to TABLE this application until the applicant, landowner, or sign maker is present to represent the application.

Unanimously carried.

Log #08-12-20 **5590 Main Street (C-2)**
Architectural Review/façade ***Coffee Culture***

Mr. David Sutton of DeanSutton Architects, LLP, was present to represent the application.

Mr. Sutton stated that the project will encompass a total renovation of the exterior of the building. He submitted a revised elevation plan (Sheet A-7) to the Board, addressing Board members' concerns as expressed at the December 1, 2008 Planning Board meeting. Mr. Sutton then pointed out the following particular façade revisions, as per Sheet A-7, as submitted to the Board on January 5, 2009:

- Dentil molding will be maintained by repairing and patching in kind.
- The Main St. and Spring St. façades have been balanced.
- The second floor windows will not be replaced but will be re-trimmed.
- The side porch roof will be removed.
- The side entranceway will be elongated and will include a custom railing.
- The second floor vent on the Main Street elevation will be relocated if at all possible. The goal is to bring it up through the roof. It is a vent for a heat producing unit. If it is not possible to relocate it, its appearance will be downplayed as much as possible to blend in with the façade.
- The set of 3 single windows on the second floor of the west elevation will remain as single windows.
- The basement glass block window on the west side elevation will remain as is.
- The cornices will be rehabbed.

ON MOTION by Ms. Waterman-Kulpa, seconded by Mr. Pacer, it was moved to approve the application as per Sheet A-7, as submitted tonight by Mr. Sutton and reviewed by the Planning Board this evening, January 5, 2009, with the following conditions:

1. ***The existing trim on the Main Street façade shall remain.***
2. ***The dentil molding shall remain.***
3. ***The set of 3 single windows on the west elevation of the second floor shall remain as such.***
4. ***The proposed multiple round decorative emblems on the side entryway railing shall be removed from the project entirely.***

5. The property owner shall work with the second floor tenant to remove or relocate the exhaust fan on the second floor façade.

Unanimously carried.

Log #2009-01-03 **5590 Main Street (C-2)**
Signage: ***Coffee Culture***
(A) Wall (Main St.)
(B) Wall (Spring Street)
(C) Projecting at corner

Mr. David Sutton of DeanSutton Architects, LLP, was present to represent the sign applications.

(A) Main Street - Wall

This wall sign will measure 13'-6" wide by 2'-8" high and will be centered on the Main Street elevation over the first floor windows. The sign will read: *Coffee Culture, Café & Eatery.* The raised bronze metallic letters will be applied to the dark brown painted signboard and will measure 1'-6" and 11" in height. Lighting will be provided by new overhead gooseneck lights.

(B) Spring Street - Wall

This wall sign is identical to (A), but will be located on the Spring Street elevation over the first floor windows.

(C) Projecting Sign

This two-sided circular sign will measure 2'-3", with a ground clearance of 9'-0". The wood-look, painted polystyrene sign will read: *Coffee Culture, Café & Eatery*, with a logo depiction of 5 coffee beans. The sign will be mounted over the front entrance. The street address numbers will be located over the front door.

ON MOTION by Mr. Stone, seconded by Ms. Waterman-Kulpa, it was moved to approve the signs A, B and C, as submitted.

Unanimously carried.

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Log #2009-01-02 **5732 Main Street (C-2)**
Font on Existing Awning Sign ***Sweet Jenny's***

Debbie Hanny, business owner, was present to represent the application.

Ms. Hanny stated that the blue vinyl awning that extends across the entire front façade of the building is actually 3 separate awnings. She would like to keep the existing awning sign with the existing font until she can afford to install a new awning sign. Chairman Lester explained to the applicant that if she decided in the future to change the sign in any way or decided to illuminate it, she must apply for a new sign permit. The sign reads "Sweet Jenny's". There is no proposed illumination of the awning sign.

ON MOTION by Mr. Pacer, seconded by Mr. Stone, it was moved to approve the existing script font of the lettering as submitted in the application photo.

Unanimously carried.

OLD BUSINESS:

Chairman Lester stated that representatives from McDonald's and Benderson Development had visited the work session this evening and although not on the agenda, were allowed to briefly and informally address the Board. They showed the Board the newest exterior elevation and freestanding sign plan proposals that they had most recently submitted to the Building Dept. Village Attorney Grieco stated that since the location of the proposed new McDonald's building does not conform to the Village Code's front yard setback requirement, the applicant would need to request of and be granted a variance by the Zoning Board of Appeals for the project to move forward. However, no variance could be considered until a SEQRA approval is granted. The Planning Board would most likely be the lead agency for this process. The Planning Board would review the SEQRA application. It would then go to the Zoning Board of Appeals for the variance process, then come back to the Planning Board for architectural, site plan and sign review if a variance for the setback requirement were ultimately granted. The Planning Board could do a SEQRA review and possibly make a determination at their February meeting.

Board member comments:

- Litter and noise would be SEQRA issues.
- Problematic issues at the new Sheridan Dr. McDonald's appear to include the sound level of the customers yelling into the microphones and drainage.
- Could the drive-thru be re-located to the other side of the building, away from the residential properties?

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- The designs of the newly proposed building elevation and the freestanding sign are not amenable to the Board.
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ON MOTION by Mr. Lester, seconded by Mr. Stone, it was moved to adjourn the regular meeting at 8:58 p.m. to open an Executive Session for the purpose of discussing a potential legal matter.

Unanimously carried.

ON MOTION by Mr. Lester, seconded by Mr. Pacer, it was moved to adjourn the Executive Session and return to the regular meeting at 9:20 p.m.

Unanimously carried.

ON MOTION by Mr. Lester, seconded by Mr. Rizzone, it was moved to adjourn the regular meeting at 9:21 p.m.

Unanimously carried.

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Deborah A. Habes
Deputy Clerk