

**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, April 6, 2009 at 7:30pm**

**AS CORRECTED BY PLANNING BOARD ON 5/4/09**

ROLL CALL:

Present: Catherine Waterman-Kulpa  
Wesley Stone  
David Vitka  
Charles Rizzone  
Edward Zabel

William Wutz, Alternate

Also present: Jeffrey L. Kingsley, Trustee Liaison  
John Pidgeon, Code Enforcement Officer  
Deborah A. Habes, Deputy Clerk  
Charles D. Grieco, Village Attorney

Absent: Walter Pacer  
Kevin Lester, Chairman  
Shawn Michel, Alternate

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Mr. Zabel, it was moved to appoint Wesley Stone as acting Chairman for the meeting in the absence of Kevin Lester.

Unanimously carried.

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

**ON MOTION** by Mr. Rizzone, seconded by Ms. Waterman-Kulpa, it was moved to approve the minutes of the last regular meeting held on March 2, 2009, as submitted.

Unanimously carried.

**Log # 2009-04-06**  
***Architectural Review***

**5564 Main St. (C-2)**  
***Bee Publications***

Trey Measer, business and property owner, and David Sutton of DeanSutton Architects, were present to represent the application.

Mr. Sutton stated that the proposal is for an exterior renovation which includes the replacement of the aluminum siding with Hardie Plank, new railings, new steps, four new doors and the replacement of various windows. The existing first floor mansard roof detail will be extended across the first level fascia to the east. The existing unused door

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between the picture windows on the first floor of the Bee building will be removed and replaced with a shadow box-type window which will be used for display. The building's chimneys will remain. The building's 2 roofs will remain since they were recently replaced. The wood shake shingles on the mansard overhang roof on the first floor level will be replaced with rubberized slate shingles in shades of medium grey. A planter/newspaper box will be located directly below the shadowbox window. The color of the Hardie Plank siding will be a creamy yellow hue to reflect the newspaper's black and yellow color scheme. Trim will be in an ivory tone. The retail store windows on the first floor will remain intact. The 2 large plate glass windows on the second floor over the retail space, will be replaced with a series of double-hung windows and the existing double-hung windows on the east and west sides will be replaced in kind. Black gooseneck lights will be installed on the second floor to highlight the building's facade. Recessed lights will be installed under the mansard overhang to provide soft downward lighting. The doors will be painted a vibrant golden yellow. Ivory trim frieze board will be installed above the second floor windows. The existing brick wall on the west side of the building will remain intact. The anticipated date for completion of the entire renovation is June 10, 2009.

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Mr. Zabel, it was moved to approve the plans as submitted as per the following conditions:

- 1. Awning detail SK-1, as submitted to the Planning Board on 4/6/09*
- 2. Scope of Work as submitted to the Planning Board on 4/6/09*
- 3. Colors to match color architectural rendering (labeled A101) as submitted to Planning Board on 4/6/09*
- 4. Black goose neck lighting fixtures will match those installed at Coffee Culture, 5590 Main St.*
- 5. It is recommended that any future roof replacements match the rubberized slate shingles used in the mansard roof detail.*

Unanimously carried.

**Log # 2009-04-06**  
*Site Plan - Patio*

**5590 Main St. (C-2)**  
*Coffee Culture*

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

Village Attorney Grieco stated that because the area in question this evening falls within the right-of-way, the property owner will first have to come to a lease/easement agreement with the Village Board to be able to use the area as proposed.

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Mr. Sutton stated that they are proposing an upgrade in the sidewalk and the introduction of patio seating on the east side of the building along E. Spring St. There is a 3' drop in grade between the front door and the east side door. They want to introduce a 5' wide public sidewalk closer to the curb and build a retaining wall to the level of the existing structure. The new sidewalk will end at 78 E. Spring St. The stamped concrete patio area would extend out from the east side of the building approximately 8' plus 1' for the width of the retaining wall. Decorative iron railings will be introduced on the patio to serve as a safety barrier. The patio would provide for outdoor seating. Planter boxes will be affixed to the railings and a potted deciduous tree will be placed on the patio. The poured concrete retaining wall will be 1' wide with a footer. Planter boxes to match those at the property next door will be located on the east side of the building near the front door. Existing green space to the north of the proposed patio will remain. Village totes are currently being used for garbage disposal.

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Mr. Zabel, it was moved to approve the plans, as submitted, with the following conditions:

- 1. Conditional to Village Board approval of easement/lease agreement with owners.*
- 2. As per the rendering submitted to the Planning Board on 4/6/09, with the elimination of the decorative logo medallions on the iron railing.*
- 3. The flower boxes will be located on the patio side of the railing and not on the sidewalk side.*
- 4. There will be at least a 4' distance between the patio tables and the east side of the building.*
- 5. Plants used will be a mix of year round and seasonal and will be changed out as necessary.*
- 6. The potted tree on the patio will be deciduous.*
- 7. The iron railing must extend from the stamped concrete surface to level grade of the smooth concrete.*

Unanimously carried.

**Log # Sign 09-04-12**  
***Signage***

**5330 Main St. (C-3)**  
***Spot Coffee***

- (A) South elevation (facing Main Street)*  
*(B) West elevation (facing Union Rd)*  
*(C) East elevation (facing N. Long St.)*

Mr. Gress and Mr. Goetz of Spot Coffee were present to represent the applications for signage.

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**(A) South elevation – wall sign**

**ON MOTION** by Mr. Zabel, seconded by Mr. Rizzone, it was moved to approve the sign as submitted with the following conditions:

- 1. The round logos will measure no more than 4 s.f. each*
- 2. The lettering for “Spot Coffee” will be installed between the top and bottom molding with a 4” spacing at top and bottom between the lettering and the molding.*
- 3. Colors are as per colors submitted and reviewed on 4/6/09, with the non-conforming accent color purple approved as an accent color only.*
- 4. Decorative raised lines will measure a maximum of 2” high and extend along the fascia in an east and west direction on either side of the “Spot Coffee” verbiage.*

Unanimously carried.

**(B) West elevation – wall logo**

**ON MOTION** by Mr. Zabel, seconded by Mr. Vitka, it was moved to approve the logo as submitted, with the following conditions:

- 1. Logo will measure no more than 4 sf.*
- 2. The non-conforming purple color is an accent only.*

Unanimously carried.

**(C) East elevation – wall logo**

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Mr. Vitka, it was moved to approve the logo sign as submitted, with the following conditions:

- 1. The logo will measure no more than 4 sf.*
- 2. The logo will be centered between the 2 columns.*
- 3. Goose neck lighting may be placed over the logo.*
- 4. All of the existing gooseneck lights that do not illuminate signage and logos as approved at this meeting will be removed and any damage to the facade will be repaired.*

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Unanimously carried.

**Log # 09-02-04**  
***Freestanding Sign***

**5930 Main St. (C-1)**  
***Natale Builders***

There was no one present to represent the sign application.

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Mr. Rizzone, it was moved to **TABLE** the application.

Unanimously carried.

**Log #2008-06-06**  
***Architectural Review, Site Plan & Signage***

**5316 Main Street (C-3)**  
***McDonald's***

Scott Francis of McDonald's Corp., Randy Bebout of FRA Engineering, and Leslie Senglaub, McDonald's corporate attorney, were present to represent the application.

**ON MOTION** by Ms. Waterman-Kulpa, seconded by Mr. Vitka, it was moved to approve plans dated 11/22/08, accompanied by a letter from Randy Bebout, FRA Engineering, dated 11/21/08, with the following exceptions:

- 1. The Everbrite sign drawings dated 6/9/08 and received by the Village of Williamsville 11/24/08.***
- 2. The Color Elevation Study titled "Proposed McDonald's Restaurant" dated 11/17/08.***
- 3. Drawing C-1, fence adjacent to the north yard at the Chimera property will be 8' high white PVC vinyl, until Town of Amherst determines that it steps down to 6', then to 3' at appropriate levels. The goal is for the 3' high fence not to start until after the setback of the Chimera house. This is for protection of the residence from spillage of vehicle headlights at night into their house through the windows.***
- 4. Eight foot high fence will be installed on the north and east property lines.***
- 5. Driveway to Union Rd. along the west will be as narrow as possible; 1 lane into McDonald's and 2 lanes out; 1 with turning lane to south and 1 with turning lane to the north. McDonald's will eliminate the stripped portion of the driveway.***

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- 6. Drawing C-1 note (S-3) – The canopies will be removed from plans in both drive-thru ordering locations.*
- 7. Drawing C-1.2 – Noise level to adjacent properties will be reduced as much as possible and reach 0.0 whenever possible.*
- 8. Drawing C-5 – Illumination levels to the north and east properties will be 0.0 outside of parameter of McDonald's or Benderson property.*
- 9. McDonald's will add the second speaker to C-1.2.*
- 10. C-6 – Elimination of S9 and S8 sign along west side of building. Other sign changes already noted. Pole sign/reader board at Union and Main to be determined under separate cover.*
- 11. C-6 – Sign S5 will be eliminated at both order stations.*
- 12. C-D-6 Trex fence at trash enclosure will be cedar color.*
- 13. Quick brick for the trash enclosure will be similar or same as the brick on the building façade of the Color Elevation Study dated 3/4/09 and received 3/20/09 by Village of Williamsville.*
- 14. A bollard will be added to the north façade near the east end of the building.*

The following is for conditional approval based on submittal of full set of drawings and receipt of recommendations from both the Traffic & Safety Committee and the Environmental Committee:

- 1. McDonald's may add recessed Soffit lights every 10' to 15' all around the entire building with level of illumination subject to Board approval.*
- 2. A pilaster will be added at SE corner of building (mirrored of the centerline of the SE door) with same appearance as pilasters at non-drive-thru elevation.*
- 3. Another column will be added to north facade at east end (mirrored of the centerline of the window).*

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- 4. On north elevation, the window at the west end will be enlarged to 16 lights at a minimum, similar to front west elevation windows. This is for pedestrian safety when walking into the drive-thru lane.*

Unanimously carried.

\*\*The Board decided the sign plan will be reviewed at the next meeting.

**ON MOTION** by Mr. Rizzone, seconded by Mr. Zabel, it was moved to adjourn the regular meeting at 11:20 p.m.

Unanimously carried.

Respectfully submitted,

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Deborah A. Habes  
Deputy Clerk