

**ARCHITECTURAL OVERLAY DISTRICT MEETING MINUTES**

Minutes of the **December 15, 2020** meeting of the **Architectural Overlay District Board of the TOWN OF ORCHARD PARK**, Community Activities Center, Room 127, 4520 California Rd, Orchard Park, New York at 7:00 P.M. Present were the following:

**MEMBERS PRESENT:** Thomas Jaeger, Chair/Andrew Sako/John Bernard/ Scott Honer/ Peter Krog II

**EXCUSED:** Paul Gorczyca

**OTHERS PRESENT:** Remy C. Orffeo, Acting Planning Coordinator  
Natalie Nawrocki, Secretary

The Chair called the meeting to order at 7:00 P.M. by stating that in accordance with the provisions of the Ethics Law of the Town of Orchard Park it is incumbent upon any Architectural Overlay District Board member with a financial or business relationship with any petitioner coming before this Board to disclose this relationship and, if warranted, to recuse him or herself from any matter involving the petitioner. Any petitioner coming before this Board who is a relative of, or has a financial or business relationship with, any officer or employee of the Town of Orchard Park, must disclose the nature and extent of such relationship in accordance with the provisions of the ethics law of the Town of Orchard Park.

Meeting held in honor of the deceased Nan Ackerman, former Town Member and Board Member.

1. A.O.D. File #28-2020, 3573 North Buffalo Road, located on the east side of North Buffalo Road south of Milestrip Road, Zoned B-3. Seeking Architectural Overlay District Committee review and approval of "Eco Serve" parking expansion plan, presented by Chis Wood. (SBL # 161.08-2-15.2)

**APPEARANCE:** Mr. Christopher Wood / Engineer  
Mr. Scott Hall/Property Owner

Mr. Wood presented and explained the features for the proposed "Eco Serve" parking expansion. A proposal was for a 16 vehicle parking lot expansion for the existing business. Parking to be used over night for vehicles owned by the business. The vehicles would be in use during the day. The parking lot is to be located behind the building, no site lighting is being proposed. The proposal includes a few trees. The site is .62 acres, .37 acres of that is green space which exceeds the 20% requirement. The required setbacks will also be maintained. A dry detention basin is being proposed, located at the front of the site to meet the storm water requirements, which will discharge into North Buffalo Road storm drainage. This will require a DOT work permit in the future. The plan has been submitted to the Planning Board. No new curb cut is required, existing cut will be utilized.

The members reviewed the presented plan and had the following comments:

- Chairman Jaeger questioned if the plans have been submitted to the Conservation Board for review of the landscaping. Mr. Wood stated that an application to discuss with the Conservation Board has been submitted. Mr. Orffeo stated that hopefully the next meeting will be in January.
- Mr. Bernard questioned the amount of business vehicles that would be in use. Mr. Hall stated that currently there are not 16 vehicles, however the plan for the future is to acquire up to 16 business vehicles and have adequate parking for such.
- Mr. Bernard suggested that the view traveling north up North Buffalo Road should be 'softened'. Mr. Bernard recommended that Mr. Wood and Mr. Hall work with the Conversation Board to create a natural barrier to the screen the parking lot.

- Mr. Bernard also questioned if the detention basin can be smaller. Mr. Wood stated that it cannot be made smaller, however due to the size, it does not need to be a wet detention basin. The basin will be able to be mowed and properly maintained. It is not Bio Retention. Mr. Wood stated that on a small site the lower storm events need to be controlled (the 1 year and 10 years) however the high storm events (100 years) are then over controlled. The pipe therefore cannot be made smaller to control the 100 year without impacting the lower storm events. The basin will tie into DOT not town storm system. It was also discussed that the overflow will most likely not be used in typical circumstances.
- Mr. Wood stated the possibility of connecting the parking lot to the future sub division access road behind the site to allow for easier exiting from the business. The site has more than enough room for the potential exit.
- Chairman Jaeger questioned the number of parking spaces to be added. Mr. Wood stated that the plan was to include the most parking spots possible for future business vehicles in order to maintain the present business at this site. Chairman Jaeger requested the possibility of removing or relocating the parking spot closest to the road. Mr. Hall stated that the current expansion plan was created with the intent for a future expansion of the building. Mr. Krog questioned how large are the parking spots. Mr. Wood stated that the proposed spots would be 10' x 18'. Mr. Krog suggested shrinking the proposed parking spots to 9' x 18' to allocate for relocating the parking spot near the road. Mr. Wood and Mr. Hall stated that a smaller spot would not be conducive to the type and size vehicles that may be used in the future for the business. Mr. Bernard stated that shrinking the proposed spots would not create enough space for an additional parking spot. Mr. Hall stated that a large space is also conducive to side loading vehicles. Mr. Bernard stated the number of spaces is not required due to the square footage of the building. Mr. Bernard suggested that 10 to 8 parking spaces would be to Code due to the number of employees in the building. Mr. Wood stated that they would look into possible relocation of the parking space.
- Chairman Jaeger questioned the light standards. The proposed plan did not have light standards. Mr. Wood stated that the expansion would be for employee parking, not customer so there would not be a need for additional lighting. Chairman Jaeger suggested some lighting may be warranted for the security of the vehicles. Mr. Hall stated that there is currently a motion sensor light at corner of building of which one could also be installed at the back of the building.
- Chairman Jaeger questioned if the site has a dumpster. Mr. Hall stated that they do not require a dumpster, they have garbage cans.
- Mr. Bernard made a **MOTION** to approve and accept the plan for 16 additional parking spaces with recommendation that the petitioner work with the Conservation Board for some vegetation screening of the parking lot viewed from the south. Seconded by Mr. Sako

**MOTION TO APPROVE IS UNANIMOUSLY PASSED.**

2. A.O.D. File #27-2020, 3726 North Buffalo Road, located on the west side of North Buffalo south of Milestrip, Zoned B-3. Requesting Architectural Overlay District Committee review and approval of "Blush" signage and exterior facade update (SBL # 161.08-3-37.1)

APPEARANCE: Mr. Jim Bammel of Bammel Architects  
Mr. Mike Schaffstall/ Owner

Mr. Bammel presented and explained the proposed alterations to the existing building for "Blush". Mr. Bammel stated that Mr. Schaffstall purchased the building and started repairs. Mr. Schaffstall is currently in the process of meeting with The Planning Board and AOD Board, as well as working with the Building Inspector's permit process. Plans have been submitted. Mr. Bammel provided rendering for the proposed building updates. The proposal included two sides that were most significant. The proposal for the street side of the site included removing two awnings, painting the brick, replacing the existing window with one that does not have the 'grills', replace the trim and to replace a second story door with a window. On the south side of the building the old chimney vents have been removed and sided over. Two additional windows are also proposed. A handicap accessible ramp will be installed in the back of the building. Planting is at the front of the building and repair of the parking lot is also proposed.

- Mr. Bernard questioned Mr. Schaffstall why he wished the grills in the front window to be omitted. Mr. Schaffstall stated that the site will be used as a small retail shop and that the window will be used to showcase products in the main window. Mr. Bernard reiterated that the petitioner wished people to see inside the building and see showcased merchandise for a business reason. Mr. Bernard stated that the grills were used at a different site (BMG), but due to the type of window the effect of the 'grills' could not be seen from the outside. Mr. Krog questioned what the primary business of "Blush" is. Mr. Schaffstall explained that "Blush" mainly sells women's clothing and accessory. Currently there are three locations. The Village of Orchard Park location is moving to the site in question. Mr. Krog reinstated that a clear window without the grid would be advantageous to this type of business.
- Chairman Jaeger questioned the landscaping of the site and advised that it would need to go in front of the Conservation Board to be reviewed.
- Chairman Jaeger questioned the second awning. Mr. Bammel explained that the awning is to be removed. Chairman Jaeger discussed the single pane window being replaced.
- Chairman Jaeger questioned the current color of the chimney, which is currently white.
- Mr. Bernard questioned the color of the proposed trim. Mr. Bammel stated that windows in the front of the building are worthy of trim, the main window and the two second floor windows, currently they have no trim. Mr. Bammel proposed the trim would be black.
- Chairman Jaeger questioned the size and lighting of the proposed sign as well as plantings around the sign. Mr. Schaffstall stated that currently the sign has a light at the top that shines down on both sides of the sign. Mr. Schaffstall stated that the proposed sign will be using the existing sign posts. Chairman Jaeger and Mr. Schaffstall agreed that some ground cover vegetation will be used in this area. Mr. Bammel also stated that the site is going in front of the Conservation Board.
- Chairman Jaeger advised that the mechanical systems to be screened. Mr. Bammel stated that any mechanics that are existing will stay. The current exterior mechanics have a partial fence.
- Mr. Horner questioned if there will be signage on the front of the building. Mr. Schaffstall stated that nothing is proposed for building face signage. Mr. Bammel stated the existing sign location is to remain the same.
- Mr. Sako stated picture window without the 'mutton' with the trim will look nice. Mr. Sako questioned if the picture window would be used as a display. Mr. Schaffstall stated that the window will be restored and used for small displays.

- Chairman Jaeger questioned the building in the back of the site. Mr. Schaffstall stated that he also owns the building in questions. The building currently has tenants that will continue to occupy the building.
- Mr. Bernard questioned if the sign that is currently displayed in the window is going to be the sign used at the front of the site. Mr. Schaffstall stated that the sign proposed will be very similar. The proposed sign will have different dimensions.
- Mr. Bernard questioned the wall packs. Mr. Bernard recommended replacing the flood lights with LED lights and point the light down to better light the parking area.
- Mr. Bernard questioned if the garage doors were used for merchandise drop off. Mr. Schaffstall confirmed.
- Mr. Bernard questioned the current roof condition on the building. Mr. Schaffstall and Mr. Bammel stated that the roof is budget and weather contingent.
- Chairman Jaeger questioned if the other windows will have the 'muttons'. Mr. Bammel confirmed that the additional windows with have the grills.
- Chairman Jaeger also advised that screening of the refuse area will be asked by the Conservation Board.
- Chairman Jaeger questioned the lighting of the sign. Mr. Schaffstall stated that the existing lights shine down from above the sign and that he intends to use the existing lighting for the sign. Chairman Jaeger also questioned the design of the sign, whether the sign will be painted or engraved. Mr. Bernard confirmed that the proposed sign is plastic with paint.
- Mr. Offero thanked Mr. Bammel for taking this project and heading it in the right direction.
- Mr. Krog made a **MOTION** to approve the exterior updates to the building, seconded by Mr. Sako.
- Mr. Bernard made a **MOTION** to approve the proposed signage for "Blush" as presented (to be attached to the existing sign post), seconded by Mr. Sako.

**BOTH MOTIONS ARE UNANIMOUSLY PASSED.**

Mr. Bernard made the **MOTION** to adjourn the meeting, seconded by Mr. Krog.

**MOTION IS UNANIMOUSLY PASSED**

Being no further business, the meeting adjourned at 7:45 P.M.

DATED: 12/15/20  
REVIEWED: 2/18/21

Respectfully submitted,  
Natalie A. Nawrocki Secretary

Thomas Jaeger, Chair