

ARCHITECTURAL OVERLAY DISTRICT

**COMMUNITY ACTIVITY CENTER
Room 127**

**4520 California Road
Orchard Park, New York 14127**

ARCHITECTURAL OVERLAY DISTRICT MEETING MINUTES

Present were the following:

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

EXCUSED: Paul Gorczyca
Connor Flynn

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

The Chair called the meeting to order at 7:03 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.

-Mr. Bernard made motion to pass the minutes from February 18, 2020. Seconded by Mr. Krog. Unanimously passed.

1. A.O.D. File #06-2021, 3740 North Buffalo Street (former Legion Post) Zoned B-3, (SBL#161.08-3-35.1) Board to review submitted Elevations.

APPEARANCE: Mr. Mike Anderson/ Architect
Charles (Brad) Rowell and Caryn Dujanovich/Property Owners
Mr. Christopher Wood/ Architect (in audience)

Mr. Jaeger stated that the petitioner were in front of the Board February. At that meeting there were concerns with the property line that have now been resolved.

Mr. Jaeger introduced the presenters and allowed Ms. Dujanovich to begin her presentation on the proposed project. Ms. Dujanovich and Mr. Rowell introduced themselves as the Co-Owners of the property. Ms. Dujanovich stated that she and Mr. Rowell also own The Grange in Hamburg and West Rose in Ellicottville. Ms. Dujanovich stated the project was interesting to lay out due to the amount of buildings and various shapes on the property. Ms. Dujanovich stated that they were looking for a cohesive project. In their other properties Ms. Dujanovich stated they take into consideration the surrounding areas. The green house structure that is proposed for the atrium is a nod to the green houses in the area historically. It is proposed to take down the vinyl siding and bring the building to its original natural look. Natural looks have been carefully selected with consideration of patina and weathering. The roof is of a material that will not rust, the cedar proposed for the exterior will naturally age. Looking to maintain a classic minimal design.

Ms. Dujanovich had renderings to refer to for the project. She presented the aerial view of the property with the proposed atrium, banquet facility, courtyard, and brewery.

Mr. Jaeger stated that the Board wished to discuss the architectural aspects of the project and the color. Ms. Dujanovich had a sample of the color that was chosen for the building. Mr. Jaeger noted concerns for the historic building to be all black that was historically white. Mr. Jaeger suggested reviewing the color scheme to tone down the coloring. He proposed a suggestion of the rust color proposed on other sections of the building for the framing of the doors and windows. Mr. Anderson stated that the lighter brown color on the exterior is the cedar. Ms. Dujanovich stated that all color schemes had been considered. Ms. Dujanovich stated that the 'black' was more of a blue grey. The color was selected to tie all the parts of the project together. Mr. Anderson stated that the more 'mono toned' color scheme will make the original parts of the building (trim and wood working) 'pop'. Mr. Anderson also stated that the color is not black, but has richness to it. Mr. Anderson also stated the wood trims around the windows and door will stand out against the dark color once the vinyl siding has been removed. Ms. Dujanovich pointed out the front of the banquet hall where the cedar exterior was proposed as a contrast to the dark coloring of the rest of the building. The street scape will be unique to Orchard Park. Mr. Anderson stated the cedar will darken with time and weathering. Ms. Dujanovich stated that only the sections exposed to the weather will darken. The area underneath the walkway will remain the cedar color. Mr. Jaeger noted that the elevation on Webster had been addressed. Mr. Anderson and Ms. Dujanovich stated that they attempted to break up the view from Webster.

Ms. Dujanovich noted that at the last meeting of the AOD lighting was mentioned. Ms. Dujanovich brought renderings of the lighting fixtures to present the Board. She reiterated that the lighting fixtures are to be minimal. Under the walkway will have globe lights between the brewery and the main house to light the way. Pin lights will be placed near the ramp, front of the brewery, and front of the atrium. Ms. Dujanovich hoped that the proposed lighting would blend in with the surroundings.

Mr. Jaeger questioned any mechanical equipment with the need to be screened. Mr. Jaeger also mentioned the Conservation Board, which Ms. Dujanovich stated they had approval from. Mr. Jaeger stated that the Conservation Board will most likely want some greenery in the street scape. Ms. Dujanovich stated that the project has been approved by the Conservation Board and the Planning Board. Ms. Dujanovich pointed out an area along Webster where various grasses will be planted out approximately five feet from the property line. The project was not able to put any trees in because it is located on a County road and approval was not given. Boxwood and Lavender as well as some hardier will be used near the front of the building to withstand the plowing and salt during the winter. Mr. Bernard questioned if the placement of the grasses was all county property, Ms. Dujanovich confirmed that. Mr. Orffeo questioned if the presenters had gotten the permits from the county. Mr. Wood stated that the county had been contacted but they did not have the permit yet. The county wanted to scale the greenery from the original plan as it was in the right of way. Mr. Wood stated that there is about 30 feet from the curb to the building, which will allow enough room for the grasses. Mr. Anderson stated that the greenery selected will be species that will last. Ms. Dujanovich stated that the intent is to have boxes around property for perennial plantings that will be up kept.

Mr. Bernard questioned any mechanical equipment and placement. Mr. Anderson stated that most of the mechanical equipment for the brewery will be housed inside the building. Mr. Anderson also stated that they are finalizing the rest of the mechanicals, with intent to have it on the kitchen roof and the petitioners are aware that it will need to be screened.

Mr. Jaeger questioned what was to be done with the concrete wall extending from the main building back. Ms. Dujanovich stated that the wall will not be visual due to the grass plantings. Mr. Jaeger suggested to possibly use a finishing or a rub to the concrete to give a textured finished. Ms.

Dujanovich stated that she will have a natural finish to the concrete, with consideration of a treatment if the finished project is not visually pleasing. Ms. Dujanovich stated that there are other areas of concrete throughout the project, so the contractor will be held to high standards.

Mr. Jaeger questioned the framing of the windows and if the windows will be replaced. Ms. Dujanovich stated they intend to use the existing windows. Mr. Jaeger stated that he would like to see more of a rust color on the trim of the building. Mrs. Dujanovich stated the petitioners are open to consider the option, however would prefer to maintain the minimal approach presented. Ms. Dujanovich stated a lot of research had been put into the design elements. Mr. Jaeger questioned the color of the glazing of the atrium glass that abuts the existing building. Mr. Anderson stated the glazing would be clear. Mr. Anderson noted a solar film has to be applied for heat gain, but the film will be clear. Mr. Rowell stated that the appeal of the clear glazing would be the 'advertising' of an inviting indoor environment. Ms. Dujanovich stated the petitioners had met with the glazers.

Mr. Jaeger opened the floor for comments from the Board members.

Mr. Sako stated that the color scheme reminded him of buildings in Salem. Traditionally the building had been white, but he feels that the color scheme would work.

Mr. Krog stated that he was looking for a lighter window frame, but as the petitioners described the project, he likes the proposed color scheme. Mr. Krog commented that the vertical elevations presented tonight were better received than the horizontal elevations at last meeting.

Mr. Honer also stated that he liked the project as presented. He questioned how the building would be lit at night due to the dark color of the exterior. Mr. Anderson stated that the outside lighting would be very minimal with a few decorative sconces to highlight some features. Mr. Anderson stated that most of the lighting would come from the indoor lighting. Ms. Dujanovich stated that the front door of the main building would have two sconces on either side as well as at the entrance to the event space keep with a residential look. She also noted that they did not want anything too bright that the surrounding residents would have to deal with. Mr. Honer suggested soffit lights pointing downward.

Mr. Bernard stated that the lighting needed to be submitted for the record. Ms. Dujanovich stated that she can email the renderings provided of the lighting. Mr. Bernard noted that there was only one pole in the plans that was existing from the former owner, he suggested LED lighting.

Mr. Bernard also noted mechanical equipment to be screened. Mr. Anderson stated that the new kitchen will be close to the existing kitchen location. The project will include both commercial and residential units so there should be enough space to keep the units hidden from view as well as space inside. If the commercial units located on the roof are visible the petitioners will screen them. Mr. Bernard noted that the brewery was so tall so that some mechanical units could be located in the 'eaves' of the building. Mr. Anderson confirmed as well that any outdoor equipment will be screened from view.

Mr. Bernard noted that the historical house could have the concrete stamped to look like stone. Mr. Bernard also suggested some sort of texture on the concrete. Mr. Jaeger suggested a technique like board form for a textured concrete. Mr. Anderson stated that the purpose of the smooth concrete is a smooth lines and not to compete with the original stone of the building. Mr. Anderson also stated that most of the concrete will be hidden by the decorative grasses. Ms. Dujanovich assured that the finished project will be quality work. Mr. Bernard noted that with a textured finish any inevitable imperfections will not stand out. Ms. Dujanovich also noted that the grass was intentional in order to shield most of the concrete of the building.

Mr. Bernard stated that he was not in favor of the all 'black' building. Mr. Bernard stated that the colors historically in the area were not so dark. Mr. Bernard stated that he would be in favor of a contrasting color of the trim in order to 'soften' the appearance of the dark coloring. Ms. Dujanovich stated that the color selected has been used by a design studio in California. Once the color is surrounded by the cedar and the galvanized roof the color will look more blue than black. Ms. Dujanovich stated that she would be willing to change the front door to a more residential look, however would like the front to remain as presented. A cedar door may break up the dark coloring Mr. Bernard noted.

Mr. Bernard noted to be careful with the clear glazing, which may cause the interior of the building to become hot from the sun. Ms. Dujanovich stated there will be large planting/ trees within the atrium to break up the heat coming into the building.

The petitioners noted this was the last Board from the town the project needed approval from. Both the Conservation Board and the Planning Board have approved the project. Ms. Dujanovich stated after approval from the AOD they wished to move forward quickly on the project. Mr. Jaeger questioned if the project needed to go to engineering. The petitioner stated that the project did not need to be seen by engineering.

Mr. Jaeger stated approval could be given contingent on submittal of an alternative color. Ms. Dujanovich questioned if approval could be granted if the color remained and the front door be wooden, more residential door. Mr. Jaeger requested the window frames also be changed. Ms. Dujanovich did not wish to change the frames, but again offered the compromise of making the front door a wooden possibly cedar in color. Mr. Bernard reiterated that approval could be given with a follow up on 2-3 points. (The color scheme, the glazing, and the concrete finish). Mr. Anderson stated that the concrete will be later in the project and that the petitioners would be happy to meet with the Board to review the project at that time. Ms. Dujanovich also noted that the windows are also a detail that will occur later in the project. Mr. Bernard and Mr. Jaeger were looking for something in writing spelling out the check points of the project that the Board will want to review.

Ms. Dujanovich requested to come to a solidify so that a full approval can be made with house color this evening. Mr. Jaeger requested a revised print with a final submission of a color scheme. Mr. Sako questioned what was being asked of the petitioners in order to grant approval.

Mr. Jaeger stated that the Board would like a revised drawing showing the natural cedar or another color on the frames. Mr. Bernard noted that the petitioner offered to change the color of the front door. Ms. Dujanovich would prefer to keep the color with a wood door. She also noted that there will be cedar boxes on the stairs leading to the front of the house. Mr. Honer questioned if cedar boxes could be placed on the house. Ms. Dujanovich stated they would not be on the house, however substantial boxes would be on the stairs.

Mr. Krog questioned if the windows will be wrapped in aluminum. Ms. Dujanovich stated the hope was to paint the frames, but first needed to be taken apart to see what is behind the vinyl siding. Mr. Anderson stated that there is Tyvek behind the vinyl. Mr. Anderson stated that once the windows are not hidden by the vinyl siding that the original frames are going to 'pop'.

Mr. Jaeger stated that the rendering will be resubmitted showing the new door. The Board can approve the project contingent on the rendering with the new door. Upon receipt of the rendering the Board will be able to approve the project. Mr. Anderson stated that he will get the new rendering to the Board.

Mr. Jaeger questioned if Planning Board had approved parking. Ms. Dujanovich confirmed.

Mr. Jaeger also questioned the signage of the building. Ms. Dujanovich and Mr. Rowell stated that it would be simple. Mr. Bernard stated that the signage would need to be submitted to the Bboard. Mr. Bernard also noted that the Board would not approve any flashy neon lighting for signage.

Mr. Jaeger put up the project for a motion, contingent on a revised elevation being submitted. Mr. Bernard also added that once the concrete is being poured, that members of the Board be would like to notified. Mr. Wood asked for clarification that the revised elevation is to include only the changes to the door. The Board confirmed.

Mr. Sako made the motion to approve the project. Mr. Krog seconded.

MOTION IS UNANIMOUSLY PASSED.

2. AOD File #05-2021, 3330 Orchard Park Road, V/L located on the west side of Orchard Park Road, south of Rte. 20, across from the Hammocks, Zoned B-2. "InSite Investment Properties, LLC," is proposing a commercial grocery store project and is seeking Board approval of proposed elevations. (SBL#152.16-6-3 & 152.16-6-2)

APPEARANCE: Mr. Chris Wood/ Architect
Douglas Levey/ Architect
Joseph Giannini/Contract Purchaser and Developer

Mr. Giannini made a presentation with renderings on the proposed project. A commercial grocery store is proposed at the site. The area of the site is 6.6 acres with Smokes Creek wraps the property on the south and west. A large tree area buffers the property that should not be impacted as well as the trees along Smokes Creek. The proposed project will impact 3-3.5 acres of the property. A tree survey has recently been completed and received by the petitioners, but had not been submitted to the Board. The information will be submitted. The parcel is located within a flood plain, it is proposed to raise the site in order to work above the flood plain elevation (over 100 year flood plain). 4-6 feet of fill is proposed for the site to raise the elevation of the building. The building would still be lower than Orchard Park Road, however the building height is approx. 29' so the appearance of the building will not be far below the road way. The gradient of Orchard Park Road slopes down to the south. The petitioners were mindful not to have the view from the road looking down at the building.

Mr. Levey stated that both faces of the building will have signage. Mr. Levey pointed out a vertical message board within the building that will be changed out as needed. He also pointed out the views of the proposed building from the road. The main material of the building will be masonry brick. Mr. Bernard questioned the proposed color as compared to the sample provided by Mr. Levey. Mr. Levey stated that the sample provided is a better representation of the color than depicted in the rendering. Mr. Jaeger, Mr. Bernard and Mr. Levey discussed the colors presented both in the rendering and the sample provided. Mr. Krog confirmed that the sample brick provided was the color proposed. He commented that when seen in the day light, the color will look lighter. Mr. Levey also provided a sample of the panels that would go on the building.

At this point the petitioners and Board members discussed the colors.

Mr. Levey stated that canister lights will be used.

Mr. Jaeger questioned the signage at the presentation board. Mr. Levey confirmed that signage depicted are all the signs that would be located on the site. Mr. Giannini commented that the tenant has not been finalized or announced so presently the sign renderings are not complete.

Mr. Krog had no questions, however commented that the proposed store looks nice.

Mr. Sako used the renderings to question the material used near the light. Mr. Levey stated there will be contrasting material used. Galvanized silver color will be used.

Mr. Honer questioned if it was a local or national grocer. Mr. Giannini confirmed that the proposed tenant is a national grocer. Mr. Honer also questioned when the grocer would be named. Mr. Giannini did not have a time line for the announcement, only stated the process was 'in the works'.

Mr. Bernard questioned the view coming up Orchard Park road. Mr. Bernard wished to have more detail as to how that view soften either by trees or other greenery. Mr. Giannini stated the petitioners will take a look at that view as the project moves forward. He stated that the view would be covered by either greenery or other landscaping. Mr. Jaeger questioned if the petitioners had gone before the Conservation Board. Mr. Giannini stated that they had not. Mr. Jaeger stated that the Conservation Board would make recommendations as to the landscaping.

Mr. Jaeger, Mr. Bernard and Mr. Giannini spoke at length concerning the landscaping at the site.

Mr. Krog questioned the cart storage. The layout was found in the plans submitted.

Mr. Bernard cautioned having lights shining up. Mr. Bernard requested a more detailed plan of lighting to be submitted.

Mr. Bernard and Mr. Wood discussed the screening of the dumpster. Mr. Wood stated that a picture of what is proposed can be submitted. Mr. Bernard also requested the details of the mechanical equipment.

Mr. Jaeger and Mr. Levey discussed the project at the presentation board as Mr. Wood, Mr. Sako, and Mr. Krog discussed the project using the rendering provided.

Mr. Jaeger opened the floor for Board member discussion.

Mr. Sako did not have any further questions.

Mr. Krog did not have any further questions.

Mr. Honer did not have any further questions.

Mr. Bernard requested revised plans with notes with the fixture cuts and more details.

Mr. Orffeo confirmed that the petitioner are not prevented from continuing on to meet with other Boards. The petitioners still need to meet with the Planning Board, Conservation Board and the Zoning Board of Appeals.

Mr. Giannini stated that he would submit the lighting cut sheets and will submit a landscape plans.

Mr. Bernard stated that he would like to table the project pending on more details being submitted. Mr. Bernard stated that he approved with the major aspects of the project, however will still need to look at the more minimal details of the project.

Mr. Jaeger stated that a tentative approval can be made, pending more information being provided. Other Boards can be met with and an additional meeting can be made with the AOD when all the details can be submitted.

Mr. Bernard added that the details the Board is looking for is the lighting plan, the softening of the view up Orchard Park Road, the dumpster screening, and equipment height,

Mr. Sako made a motion for a conditional approval pending the above mentioned items, seconded by Mr. Bernard.

MOTION IS 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 8:34 P.M.

DATED: 4/22/21
REVIEWED: 5/27/21

Respectfully submitted,
Natalie A. Nawrocki Secretary

Thomas Jaeger, Chair