

ARCHITECTURAL OVERLAY DISTRICT

**COMMUNITY ACTIVITY CENTER
Room 150**

**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
Andrew Sako
Remy C. Orffeo, Acting Planning Coordinator

OTHERS PRESENT: Natalie Nawrocki, Secretary

Chairmen Jaeger would like to make note in the minutes that moving forward, the AOD board meetings will now begin at 6:30 with the work session for members starting at 6:00 PM.

The Chair called the meeting to order at 7:05 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, 2021. Seconded by Mr. Honer. Unanimously passed.

1. A.O.D. File #12-2021, 3605 North Buffalo Road (Shanor Lighting) Zoned B-3, (SBL#162.05-2-1.1) is seeking Board approval of proposed elevations.

APPEARANCE: Mr. Thomas Wrate/ President of Shanor Electric
Mr. Brian McCormick/Operations Manager- Shanor Electric
Mr. Andrew Warne/ Ulrich Sign Company
Mr. Jim Manguso/ Architect

Mr. Manguso represented Shanor Electric who is 're-purposing' the company with a new image both internally and externally. A façade treatment was developed playing off the existing exterior of the building, using architectural metal panels as well as the canopy system that was already in place. The company wished portray a more 'high tech' image to stand out moving forward.

The existing entrance will have an additional 3' (approximately) bump out projection in front of the existing canopy. The existing soffit lighting will remain and be exchanged downward pointing LED lighting. The area under the canopies currently has some plantings, however the proposal will have landscaping at the base of the walls in the West, South, and East elevations.

The company hopes to begin construction as soon as possible. The drawings are complete unless a Board or the Building Department requires revisions. The proposed color scheme will be blue and grey with a blue accent stripe along the building. The summary of the project is a façade renovation.

Chairman Jaeger questioned if there was room for plantings. Mr. Manguso stated that currently the pavement was right up to the building, the proposal will cut back the black top from the wall of the building. Chairman Jaeger questioned if the project had been presented to the Conservation Board. Mr. Manguso stated that the Conservation Board had not seen this project.

Chairman Jaeger also questioned if there was to be any addition to the square footage of the building. Mr. Manguso stated that at this time only the façade was to be altered.

Mr. Bernard questioned the 'warehouse' area. He stated that it looked more commercial than the surrounding residential/ commercial buildings on the street. Mr. Bernard made mention of the paneling that was proposed for the West elevation where the brick was to remain on the other elevations. Mr. Manguso stated that surface was in bad condition. Mr. Bernard questioned other options from the vertical grey paneling. Mr. Wrate stated that they had looked into repairing the brick and painting, however the end result did not have as nice a look as the panel system. Painting the rest of the brick may be a future project. Mr. Wrate stated that the South elevation must have 'taken the most weather' based on the damage of the brick. Mr. Bernard questioned if an alternative color pallet was looked at beyond a dark grey. Mr. Manguso showed the color example with sconces and stated once the lights are on the coloring would not look as dark.

Mr. Bernard requested that the presenters submit more details for the plans with lighting cuts and a site plan with the proposed plantings. Chairman Jaeger added that additions and the details of the proposal will be documented and approved. Chairman Jaeger also stated that the trees may soften the appearance of the grey color on the building.

Mr. Manguso also stated that the panels change orientation on the section where the signs are located. The lines of the paneling as horizontal where the signs will be placed. The Panels also change from 8in to 12 in wide. Mr. Manguso pointed out on the renderings where the paneling will differ.

Mr. Krog stated that he liked the proposal of the project and that it looked good. Mr. Krog questioned if the panels would be mechanically attached to the building. Mr. Manguso agreed. Mr. Krog questioned if the petitioners had looked into an easement finish. Mr. Manguso stated that proposed method would give a 'kinder' finish and would have a better longevity.

Mr. Honer took a closer look at the rendering of the paneling, but had no further questions and stated that proposal looked great.

Chairman Jaeger stated that an approval can be made with a submission of the landscaping with the space between the parking lot and the building. Mr. Manguso questioned if a site plan with type of vegetation was needed. Chairman Jaeger stated that a site plan would be useful to aid in the approval of the project. Mr. Manguso stated that he would get a site plan to the Board next week.

The members and the petitioners discussed the need for or requirement of the Conservation Board.

Mr. Bernard made a motion on the ADO file #12-2021- 3605 North Buffalo Road. Mr. Bernard stated that he moved to approve the elevation submitted on April 20, 2021 with the following conditions;

1. A landscape plan for the plantings to be added with the hard surfaces to be removed around the West Elevation (North Buffalo side) to be submitted for review and acceptance by the Board.
2. Lighting cuts to be submitted for review and acceptance by the Board.
3. Signage shown is acceptable to the AOD subject to the approval of the Building Inspector.

Chairman Jaeger questioned if the façade was the only project or if any of the roof needed to be addressed or any mechanical systems. Mr. Wrate stated that the roof mechanicals had been changed 2 years ago. Two of the units had to be reinstalled correctly and two of the units needed new curb cuts.

Chairman Jaeger questioned the trash enclosures. Mr. McCormick stated that the enclosures already exist. There is one for the garbage and one for recycling. Mr. Wrate stated that the enclosures are located in the rear of the property.

Mr. Krog seconded the motion.

MOTION IS UNANIMOUSLY PASSED

2. AOD File #13-2021, 3560 North Buffalo Road (Quaker Medical Group), Zoned B-3 (SBL # 161.08-2-22) is seeking Board approval of proposed addition.

APPEARANCE: Mr. Jim Bammel/ Architect

Mr. Bammel stated that the Medical Office wished to create a larger space for drop off and pick up of patients, as well to have the entrance more handicap accessible. The proposed plan is to go out 6 feet out from the building and 12 feet across. The color scheme consists of dark bronze and aluminum. The glass will have a slight tint to the appearance. The furthest part will have a partition for a wind screen. The proposal will remove a tree in the front; two rocks and three bushes that will be relocated.

Chairman Jaeger stated that there was a section of the rendering that showed a down spout. Mr. Bammel stated that there are no down spouts. Mr. Bernard pointed out what appeared to be an air handling unit. Mr. Bammel stated that it was a pre-existing AC equipment. Mr. Bernard pointed out that it was only on one rendering. Mr. Bammel stated it was an oversight and will be removed from the rendering.

Mr. Bernard questioned the color selection. Mr. Bammel stated that the backup on alternative color would push the project back, so they stayed as natural as possible.

Mr. Bernard questioned the lighting to be used. Mr. Bammel stated that any lighting would be not be exposed, any lighting would be pointed straight down.

Mr. Bernard stated that it appeared that the new vestibule was about 9' x 12' and the covered area was 8' x 12'. Mr. Bammel agreed.

Mr. Krog questioned if the proposed project faces North Buffalo. Mr. Bammel confirmed.

No further questions.

Mr. Bernard made a motion to approve AOD file #13-2021, addition of a 8' x 12' covered entrance and a 9' x 12' vestibule as shown on elevations submitted on May 13, 2021. The finishing of the project are medium brown. Seconded by Mr. Horner.

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 7:39 P.M.

DATED: 5/27/21

REVIEWED: 9/23/21

Respectfully submitted,
Natalie A. Nawrocki Secretary

Thomas Jaeger, Chair