MINUTES
TOWN OF AMHERST
DESIGN ADVISORY BOARD MEETING
April 22, 2021
6:00 PM

The regular meeting of the Town of Amherst Design Advisory Board was called to order by Chair Giuliani on Thursday, April 22, 2021 at 6:10 pm.

In accordance with the Governor's Executive Order 202.1 and for public health and safety concerns related to COVID-19, the Design Advisory Board meeting was held for the public via Zoom and in person for the Board, staff members, and petitioners in the Conference Room of the Amherst Industrial Agency Office, 4287 Main Street, Amherst, NY 14226.

The public had the opportunity to view and participate in the meeting live via video or audio call using the Zoom application:

Zoom Meeting Computer/Visuals Link:
https://us02web.zoom.us/j/85417567800?pwd=Q1o3UDVGT0JXcGlrMHNieWJhbng4UT09

Call-In Instructions: 1-646-558-8656
Meeting ID: 854 1756 7800
Passcode: 936436

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Duncan M. Black	Town of Amherst	Vice Chairperson	Present	
Dal Giuliani	Town of Amherst	Chairperson	Present	
Peter Talty	Town of Amherst	Member	Present	
Tracy Conhiser-Uy	Town of Amherst	Member	Present	
Marissa Colucci	Town of Amherst	Member	Present	
Dan Howard	Town of Amherst	Planning Director	Present	
Scott Marshall	Town of Amherst	Principal Planner	Present	
Rachel Boerschig	Town of Amherst	Clerk-Typist	Present	
Ann Demopolous	Town of Amherst	Deputy Town Attorney	Remote	

DESIGN REVIEW APPLICATIONS

1.1. DESIGN REVIEW FOR SITE PLAN, SP-2015-07_B, PROPOSED BUILDING CONVERSION & ADDITION FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
Property Located at 1265 Sweet Home Road
DMG Investments, Petitioner

Proposed conversion of a vacant, existing 6 story, 130-room hotel and construction of a 6-story, 3,100 sq. ft. addition to the south end of the vacant hotel building to result in a 154-unit apartment building with 144 parking spaces.

Ari M. Goldberg, Esq. represented the petitioner, explained the proposal and answered questions from the Board. Matt Owczarczak, RA, LEED AP, presented building materials to the Board and also answered questions.

The Board discussed the proposed site plan with the petitioner and various design considerations.

In response to the Boards general questions, Mr. Owczarczak stated the following: the intended tenants would be college students, the rooftop equipment was already inconspicuously installed, the patio's view of the Water Authority building would be screened as much as possible, and that the planned off-site light rail line and station should include a buffer on its plans.

Mr. Owczarczak requested the Board's input on the property's entrance sign. The Board recommended the petitioner use the same materials as those used for the building exterior since there are no common elements in the area.

Design Guideline Review:
The Board conducted a review of the Design Guidelines Checklist and made the following findings.

A-1 - Pedestrian Access and Connectivity:
The Board requested the sidewalk be continuous around the entire site and cited the importance of walkability for the residents. Mr. Owczarczak stated a continuous sidewalk would reduce the addition's size and disturb the locations of other structures. The petitioners noted the building was entirely accessible as currently designed.

A-2 - Outdoor Amenity Space:
The Board asked about public space and amenities. The petitioner noted there will be no public amenities, only private ones for the tenants' comfort and privacy. The Board asked the petitioner to pay particular attention to the Fire Commissioner's comments in regards to the fire pits and grilling areas.

A-3 - Bicycle Amenities:
The petitioner will include a very modern style bike rack.

A-4 - Public Art:
The Board asked if there would be public art pieces. Mr. Owczarczak stated the bike rack is the only planned public art piece. The Board agreed the modern style matched the target tenants.

A-5 - Site Landscaping: No comments.

A-6 - Sustainable Features: No comments.

A-7 - Residential Transitions: No comments.

B-1 - Façade:
The Board requested the brick base of the building be extended through the patios to be continuous.

The Board noted, on the A-1000 drawing, that the building felt slightly uneven due to the single line of black paneling. Mr. Owczarczak stated the A-1002 rendering better illustrated the accenting and pointed out that the façade is on the pre-existing structure.

B-2 - Entryways:
The Board considered the entryway too small compared the rest of the building. They suggested it should be highlighted as the main entrance. Mr. Owczarczak noted its structure is an existing element but the brick could be extended vertically to better accent it.

B-3 - Windows:
Mr. Owczarczak confirmed for Mr. Giuliani that the windows are pre-installed but they will maintain the pattern on the addition.

B-4 - Roofs and Architectural Details:
The Board asked about the building lighting so Mr. Owczarczak clarified that they are still working on the lighting plans.

B-5 - Street Level Interest: No comments.

B-6 - Sustainable Building Features:
The Board asked about the planned integration of sustainable features on the site. Mr. Owczarczak state that various energy efficient utilities, including LED lighting, low-water faucets, storm water planters, and water retention under the parking lot, will be installed.

B-7 - Building Materials:
The Board inquired about the selection and condition of the EFIS. Mr. Owczarczak noted that most sections of EFIS are completed, thus protected, or shielded by blue skin. The three colors of the EFIS will be from the same family and would not be used on the lower floors. Mr. Goldberg noted this material matches neighboring buildings. The Board recommended they research better quality alternatives for any sections needing replacement.

C-1 - Open Space:
Mr. Owczarczak stated trashcans will be installed throughout to keep the site clean.

C-2 - Sidewalk: No comments.

C-3 - Curb Zone:
Dan Howard, Planning Director, asked the petitioner and the Board to pay particular attention to curb zone and how it can be utilized to serve the project.

Recommendations:
The Board formed their recommendations to the Planning Board as follows:

1) That the brick used at the base of the north elevation be used on all sides of the building and proposed building addition.

2) That the principal brick entryway feature to the building be increased in height to the greatest extent possible but not to interfere with windows on the floors above.

3) That the walkway be continuous around the entire perimeter of the building.

4) That in the event the existing EFIS on the building is unsuitable for use in completing the finish installation, a more durable material be used.

5) That the development ground sign incorporate some or all of the materials and/or colors used on the building exterior.

Ms. Conhiser-Uy moved to send the project to the Planning Board with the recommendations. The motion was seconded by Mr. Talty and carried. Ayes 5, Noes 0, Abstain 0.

MISCELLANEOUS

2.1. DAB TIME LIMITS FOR SPEAKERS AT MEETINGS

Mr. Giuliani presented the time limits used at the Planning Board meetings and suggested the Design Advisory Board adopt them for consistency.

The Board agreed to the proposed limits as a guideline but expect flexibility. Mr. Giuliani proposed that Board members may wish to question a petitioner during the presentation which cannot be counted against the presenter's time. The limits are intended to keep things fair for all who wish to speak and for timeliness. The limits also reduce redundancy for multiple persons repeating similar points over less time.

Mr. Giuliani asked the Board for their approval. Ayes 5, Noes 0, Abstains 0.

The Board then took public comment. There were no comments made.

OTHER COMMUNICATIONS

None

UNFINISHED BUSINESS

None

MINUTES APPROVAL

March 25, 2021

Mr. Black moved to approve the minutes. The motion was seconded by Ms. Colucci and carried. Ayes 5, Noes 0, Abstain 0.

The Board then took public comment. There were no comments made.

Dan Howard, Planning Director, asked the Board to reflect on the meeting and offered to present the checklist on the slides for the public's reference. The Board then discussed meeting procedures and public comments. The Board agreed that the order of the meeting will be: 1) the chairman will review the introductory slides, 2) the petitioner will present the agenda item, 3) the Board will ask general questions then review the checklist, 4) the chairman will request public comment, 5) the Board's recommendations will be finalized. This procedure is repeated for each agenda item.

Mr. Howard informed the Board that the next meeting location is yet to be determined based on the availability of the Town's facilities and the next relevant submittal.

ADJOURNMENT

The Design Advisory Board meeting of April 22, 2021 was adjourned at 7:46 pm.