

Jeffery D. Palumbo
Partner

August 31, 2021

VIA OVERNIGHT MAIL
VIA ELECTRONIC MAIL

Village of Williamsville
Village Planning Board, Chairperson Alexander
c/o Tim Masters, Village Code Enforcement Officer
5565 Main Street
Williamsville, NY 14221
tmasters@village.williamsville.ny.us

Re: 255 Evans Street - Drexel Hill Apartments

Dear Chairperson Alexander:

Barclay Damon LLP represents Drexel Hill Apartments LLC (“Applicant”), record owner of 255 Evans Street, SBL 69.13-2-59 in Village of Williamsville (“Property”), with respect to Applicant’s redevelopment of the Property. In follow up the July 21, 2021 Site Plan Application and our appearance before this Planning Board on August 2, 2021, Applicant encloses nine copies of each of the following:

1. Revised Site Plan (C-100)

The Revised Site Plan includes proposal of 5’ wide concrete sidewalks on the Property, including within the existing apartment development in an effort to enhance inter-development connectivity. A sidewalk adjacent to Evans Street was considered; however, because of the multiple mature trees facing Evans Street, and the utilities within the right of way area, installation of the sidewalk is not feasible.

2. Landscape Plan (L-100)

The Landscape Plan details numerous new plantings, such as 17 new red maple trees, including 4 to adjacent to Evans Street to supplement existing mature tree coverage, as well as 14 Crabapple trees and multiple shrubs

3. Lighting Plan (LP-100)

The Lighting Plan adds two new light poles to the Property, and generally maintains existing lighting conditions.

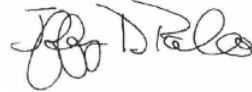
Further, Applicant sincerely investigated the possibility of revising the site plan, so as to locate the two 3-story, 7-unit townhouse buildings along Evans Street. However, locating those buildings adjacent to Evans Street would result in the loss of multiple mature trees along Evans Street and exacerbation of existing interior traffic circulation issues that the Property

Village of Williamsville
August 31, 2021
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redevelopment seeks to fix.

We look forward to continuing our discussing on this project with the Board at the next meeting. Please reach out to me with any questions. Thank you for your consideration.

Very truly yours,



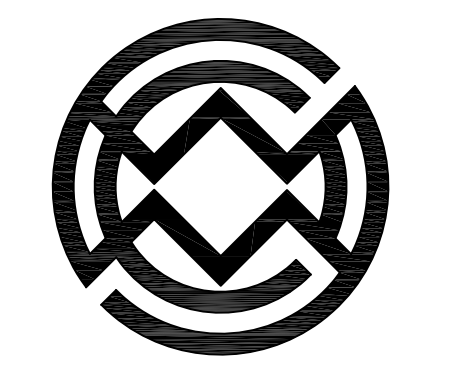
Jeffery D. Palumbo

JDP:amg
Enclosures

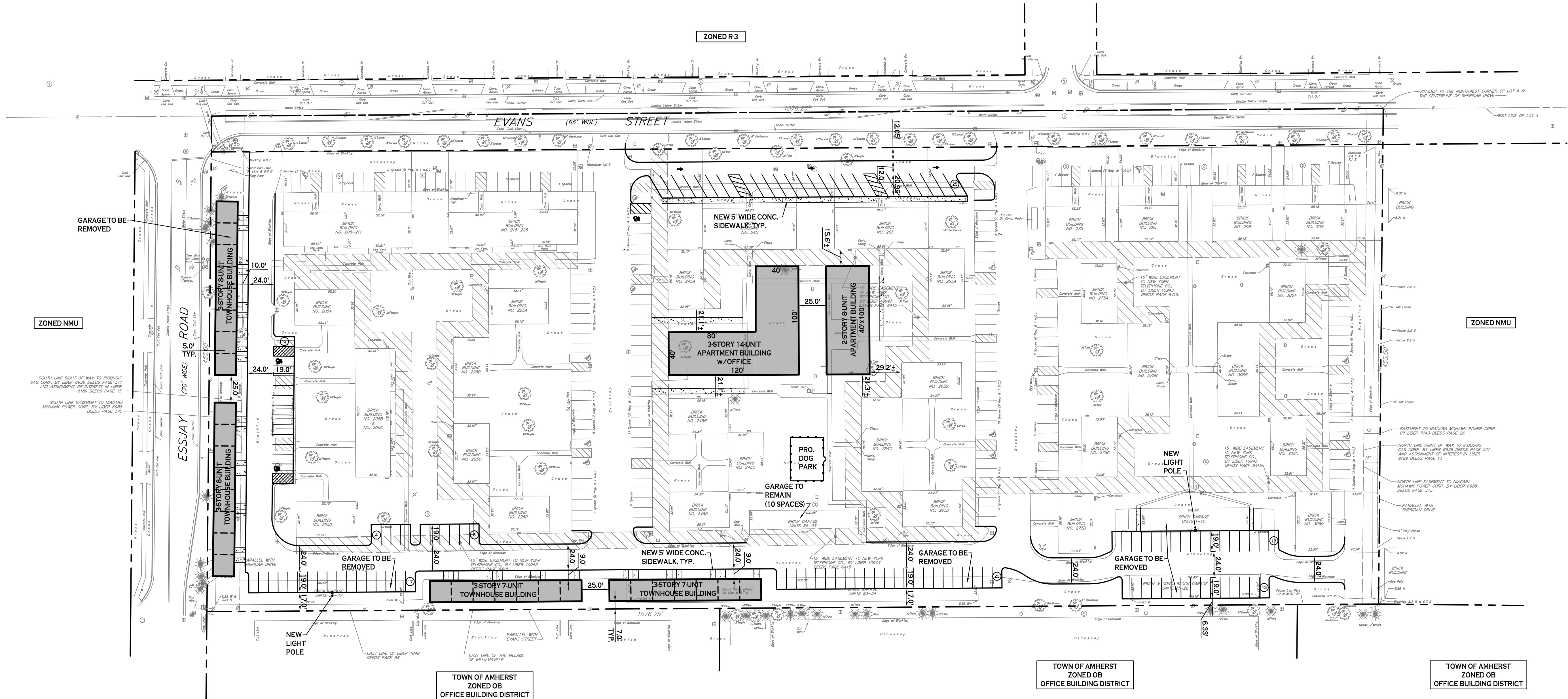
cc: Matt Etu, Village Trustee and Planning Board Liaison
(via e-mail only) Matt Green
Bryan Green
Chris Wood
Patrick Sheedy, Jr.

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SITE PLAN
 SCALE: 1"=50'

SITE DATA		
SITE AREA = 10.4 AC		
ZONED: NMU - NEIGHBORHOOD MIXED USE DISTRICT		
USE: PROPOSED FIVE (5) APARTMENT BUILDINGS & ONE (1) MIXED USE BUILDING		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT	0' - 10'	5' MIN.*
SIDE (COMBINED MAX.)	0' - 20'	7.0'
REAR (ABUTTING DIS. BDY)	20' MIN.	N/A
SETBACKS - PARKING		
FRONT (FROM R.O.W.)	10' MIN.	12.05'
SIDE	5' MIN.	6.33' MIN.
REAR	5' MIN.	N/A
PARKING STALLS		10 GARAGES
REQUIRED SPACES	312*	302 ON SITE 312 TOTAL
GREENSPACE		
OVERALL SITE GREENSPACE (EX.)	N/A	50.9% (5.3 AC)
OVERALL SITE GREENSPACE (PROP.)	N/A	56.7% (5.9 AC)
MAX. BUILDING HEIGHT	36 FT	<= 36 FT
MAX. BUILDING COVERAGE	100% MAX.	21% (2.2 AC)

IMPROVEMENTS SUMMARY	
UNITS:	156 EXISTING 52 PROPOSED 208 TOTAL UNITS
PARKING:	198 EXISTING ON SITE 87 EXISTING GARAGE 285 TOTAL EXISTING
	302 PROPOSED ON SITE 10 PROPOSED GARAGE 312 TOTAL PROPOSED

*VARIANCE REQUIRED

**PARKING SUMMARY:
 1.5 SPACES PER RESIDENTIAL UNIT
 1.5 * 208 UNITS = 312 SPACES REQ'D

SITE LEGEND	
PROPERTY LINE	---
PROPOSED SIDEWALK	▬
NUMBER OF PARKING SPACES	27
PROPOSED SIGN	▼

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION
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REVISIONS:	Date
No. Description	

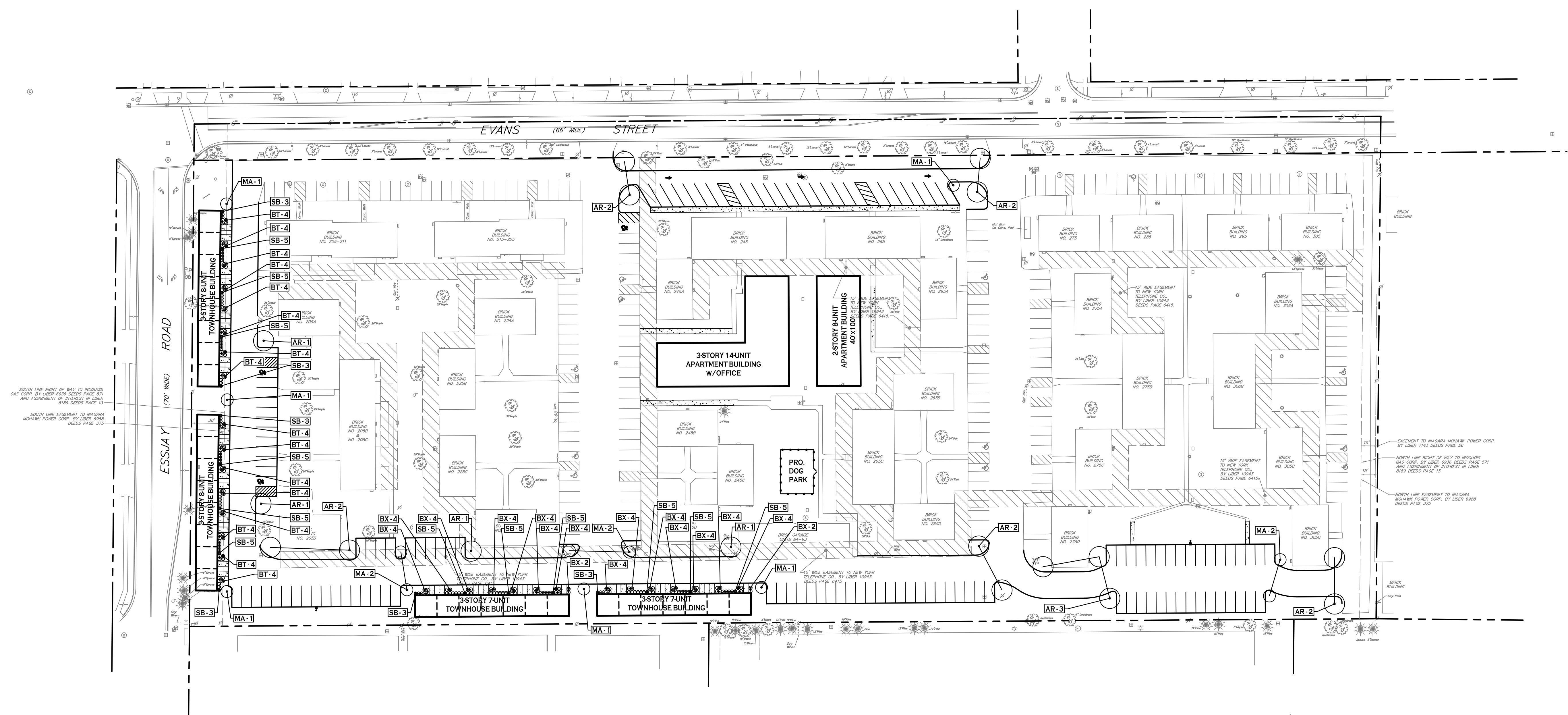
PROJECT NAME:
 Site Development Plans for:
Drexel Hill Apartments
 255 Evans Street
 Williamsville, New York

Date: 8/23/21
 Drawn by: P. Sheedy
 Scale: As Noted

DRAWING NAME:
Concept Site Plan

DRAWING NO.
C-100

Project no.: 20.180

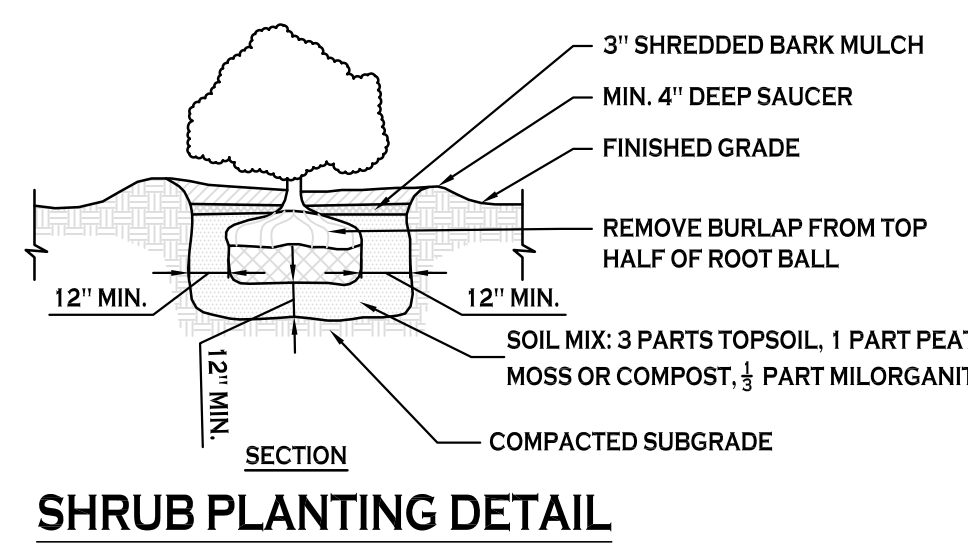


PLANTING SCHEDULE - DREXEL HILL APARTMENTS, 255 EVANS STREET

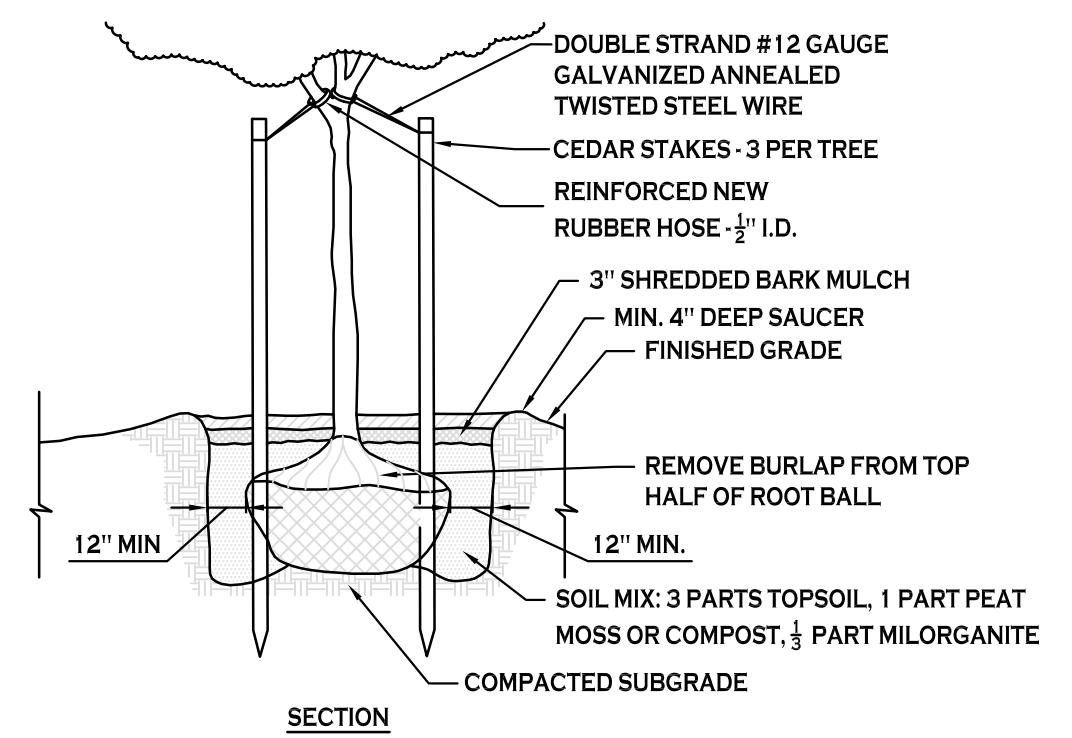
KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
DECIDUOUS TREES					
AR	17	ACER X RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	2" - 2" CAL	B&B
SMALL / ORNAMENTAL TREES					
MA	12	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	1 1/4" - 2" CAL	B&B
SHRUBS					
BX	60	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	24" MIN. HT.	NO. 5 CONT.
BT	64	BERBERIS THUNBERGII "PYGRUZAM"	PYGYMY RUBY BARBERRY	18" - 24"	
SB	78	SPIRAEA X BUMALDO "GOLDFLAME"	GOLDFLAME SPIRAEA	24" MIN. HT.	NO. 5 CONT.

NOTES: ALL PLANTING BEDS AND TREE PITS SHALL RECEIVE A MINIMUM 3-INCH DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURE TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS

LANDSCAPE PLAN
 SCALE: 1"=50'
 N



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

- PLANTING NOTES:**
- ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
 - ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
 - ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS. SEASONAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
 - ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



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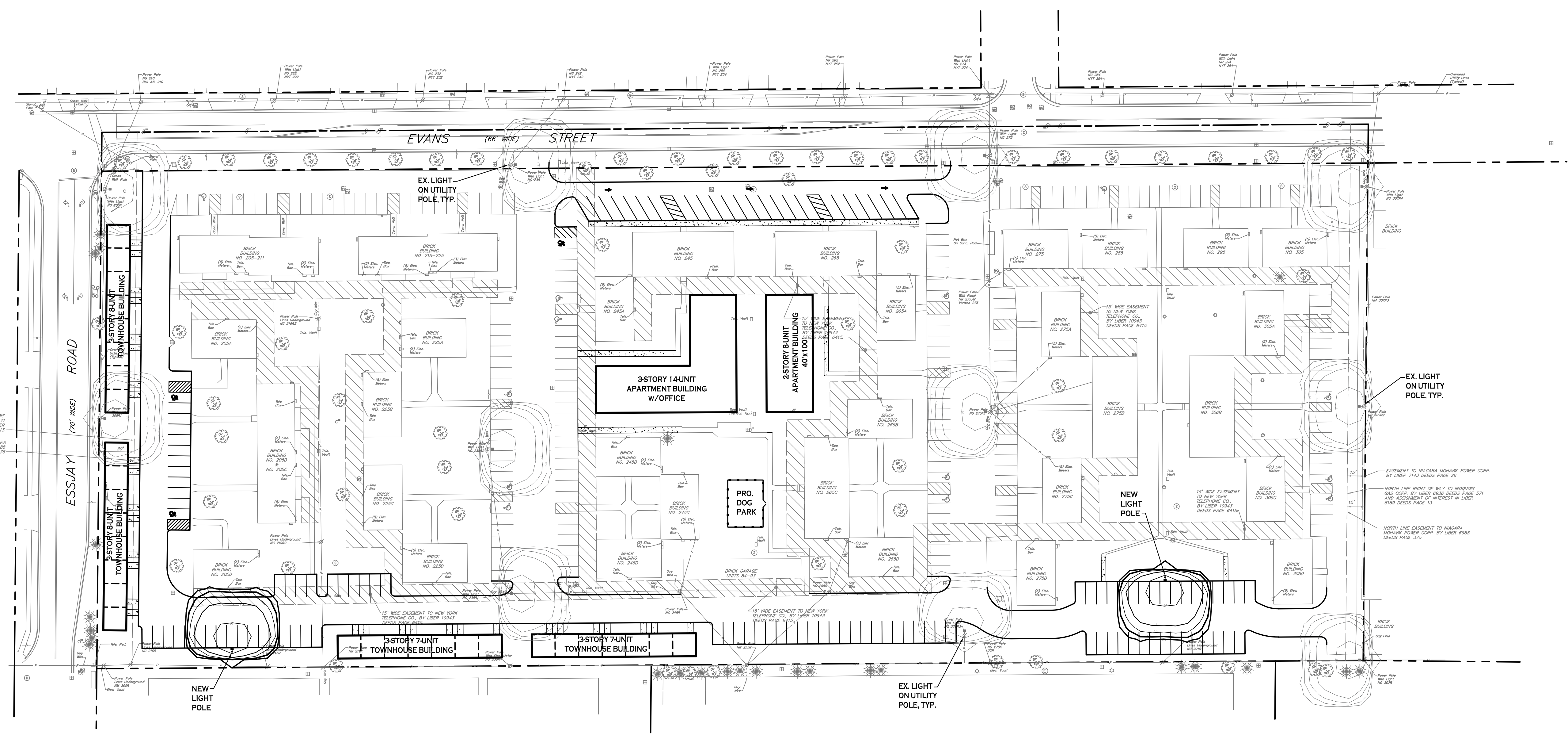
Date: 8/23/21
 Drawn by: P. Sheedy
 Scale: As Noted

DRAWING NAME:
 Landscape Plan

DRAWING NO.
L-100
 Project no.: 20.180

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SOUTH LINE RIGHT OF WAY TO BROOKS GAS CORP. BY LIBER 6348 DEEDS PAGE 571 AND ASSIGNMENT OF INTEREST IN LIBER 6189 DEEDS PAGE 13
 SOUTH LINE EASEMENT TO NIAGARA MOHAWK POWER CORP. BY LIBER 6348 DEEDS PAGE 571



N LIGHTING PLAN
 SCALE: 1"=50'

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 Scale: As Noted

DRAWING NAME:
Lighting Plan

DRAWING NO.
LP-100
 Project no.: 20.180