

Jeffery D. Palumbo
Partner

December 29, 2021

VIA HAND DELIVERY
VIA ELECTRONIC MAIL

Village of Williamsville
Village Planning Board
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
Third Supplemental Submission
Architectural Submission

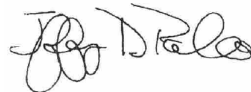
Dear Chairperson Alexander:

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 to the July 21, 2021 Site Plan Application submission, our appearances before this Planning Board on August 2, 2021 and October 4, 2021, revised site plan submissions on August 31, 2021 and October 29, 2021, as well as our appearances before the Traffic Safety Committee and Zoning Board of Appeals, Applicant encloses the following:

- (1) Revised Site Plan C-100
- (2) Revised Lighting Plan L-100
- (3) Revised Landscaping Plan LP-100
- (4) Architectural Elevations A-201 to A-204
- (5) Architectural Renderings

The Revised Site Plan adds additional interior walkways in the center and southern end of the Property. Three full size sets of the architectural drawings are also enclosed. We look forward to presenting the project to 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

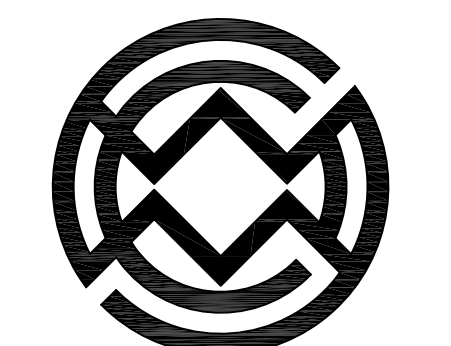
Village of Williamsville
December 29, 2021
Page 2

JDP:amg
Enclosure

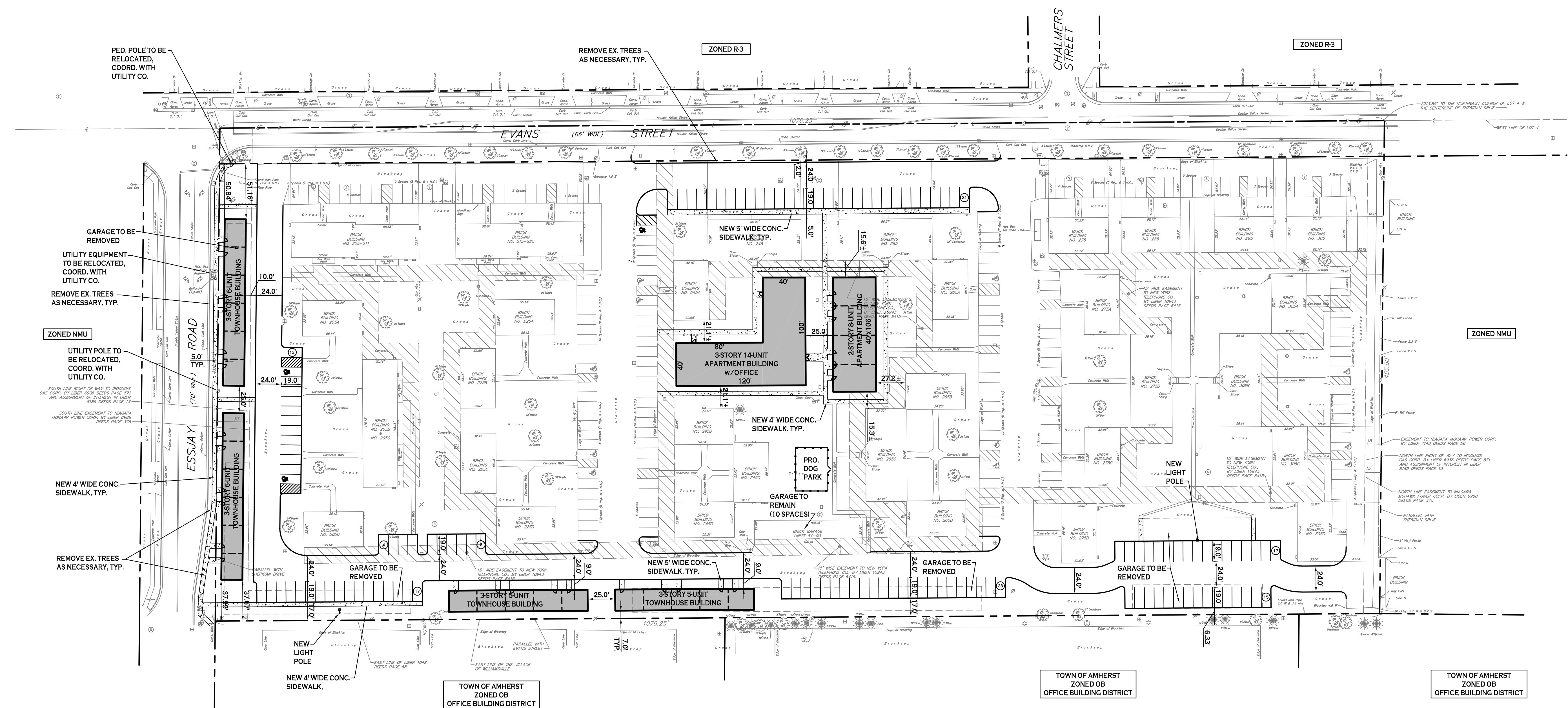
cc: Matt Etu, Village Trustee and Planning Board Liaison
(via e-mail only) Wally Pacer, Chair – Village Traffic and Safety Committee
Matt Green
Bryan Green
Chris Wood
Patrick Sheedy, Jr.
Christina Barmosz

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris DPC is prohibited. WARNING: It is violation of article 14b sections 7202N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

© Carmina Wood Morris DPC



Carmina Wood Morris DPC
 487 Main Street Suite 500
 Buffalo, New York 14203
 P 716.842.3165
 F 716.842.0263



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	300**	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 44 PROPOSED 200 TOTAL UNITS
PARKING:	198 EXISTING ON SITE 87 EXISTING GARAGE 285 TOTAL EXISTING
	308 PROPOSED ON SITE 10 PROPOSED GARAGE 318 TOTAL PROPOSED

*VARIANCE REQUIRED

**PARKING SUMMARY:
 1.5 SPACES PER RESIDENTIAL UNIT
 1.5 * 200 UNITS = 300 SPACES REQ'D

SITE LEGEND	
PROPERTY LINE	---
PROPOSED SIDEWALK	---
NUMBER OF PARKING SPACES	(27)
PROPOSED SIGN	▼
PROPOSED LIGHT POLE	⋮

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



No.	Description	Date
1	Rev. per Village comments	10/28/21
2	Rev. building footprints	11/18/21

PROJECT NAME:

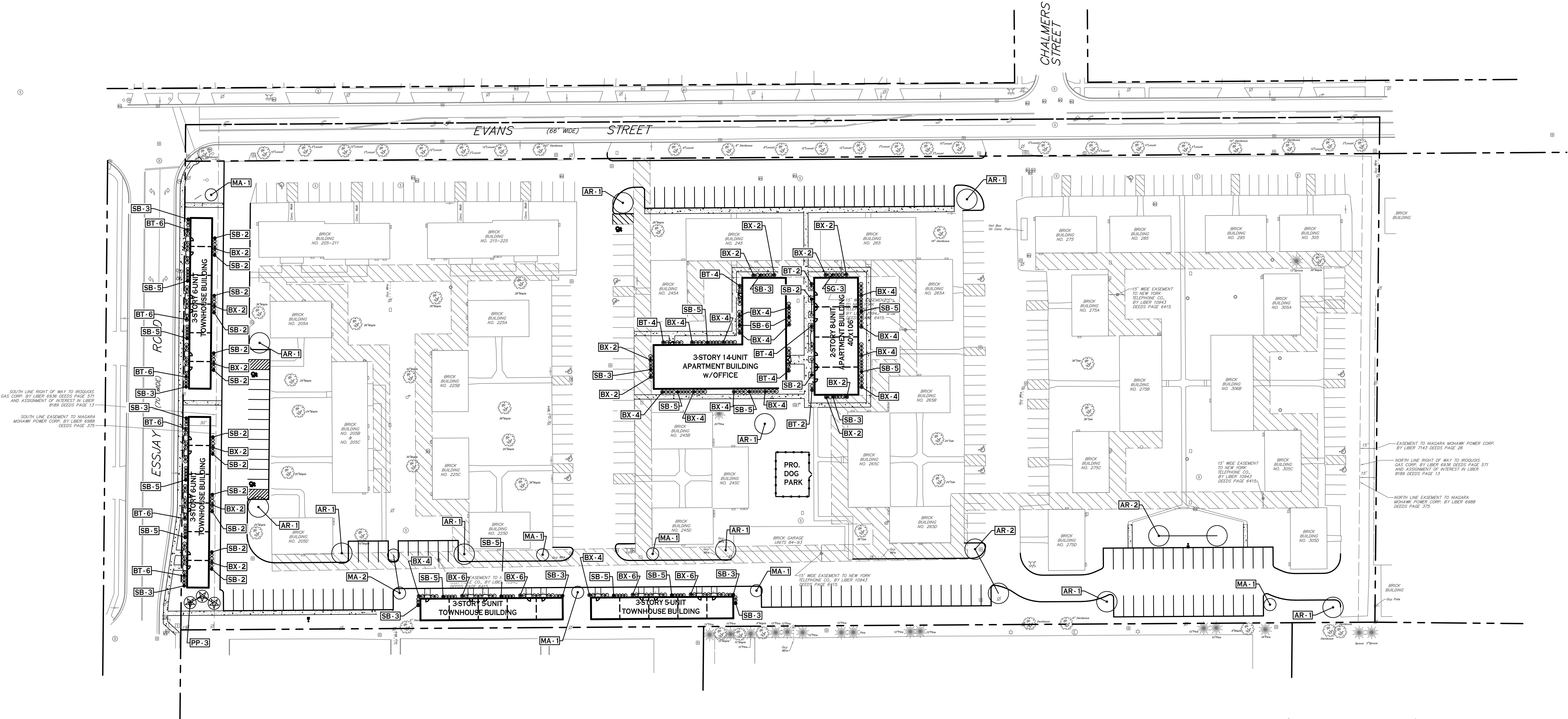
Site Development Plans for:
Drexel Hill Apartments
 255 Evans Street
 Williamsville, New York

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

DRAWING NAME:
Concept Site Plan

DRAWING NO.
C-100
 Project no.: 20.180

© Carmina Wood Morris DPC
 All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris DPC is prohibited. WARNING: It is violation of article 146 sections 7202N and 7301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

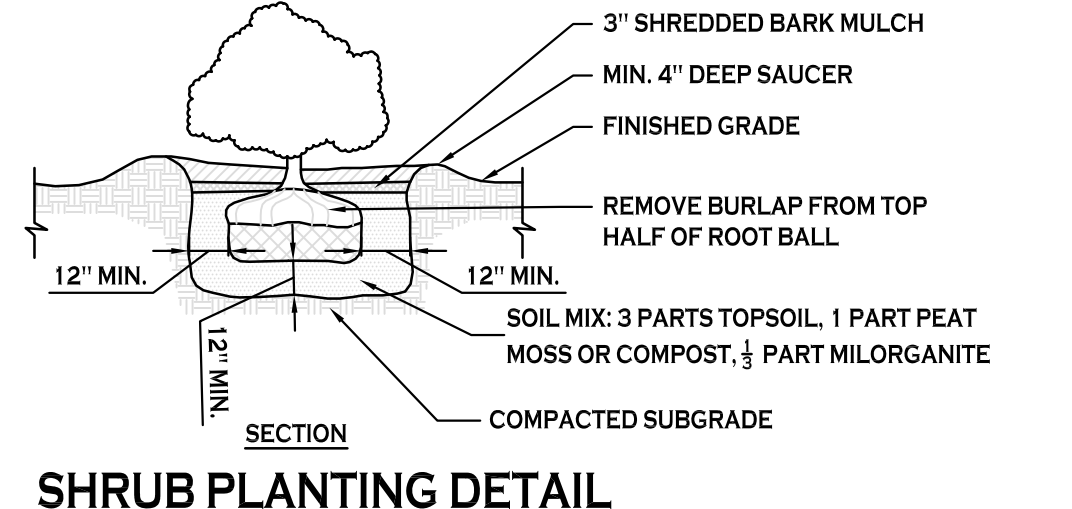


PLANTING SCHEDULE - DREXIL HILL APARTMENTS, 255 EVANS STREET

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
DECIDUOUS TREES					
AR	14	ACER X RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	2" - 2" CAL	B&B
SMALL / ORNAMENTAL TREES					
MA	8	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	1 1/4" - 2" CAL	B&B
EVERGREEN TREES					
PP	3	PICEA PUNGENS	COLORADO SPRUCE	5' HIGH MIN.	B&B; MEASURED TO BOTTOM OF LEADER
SHRUBS					
BX	108	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	24" MIN. HT.	NO. 5 CONT.
BT	44	BERBERIS THUNBERGII "PYGRUZAM"	PYGRMY RUBY BARBERRY	18" - 24"	
SB	135	SPIRAE X BIMALDO "GOLDFLAME"	GOLDFLAME SPIRAEA	24" MIN. HT.	NO. 5 CONT.

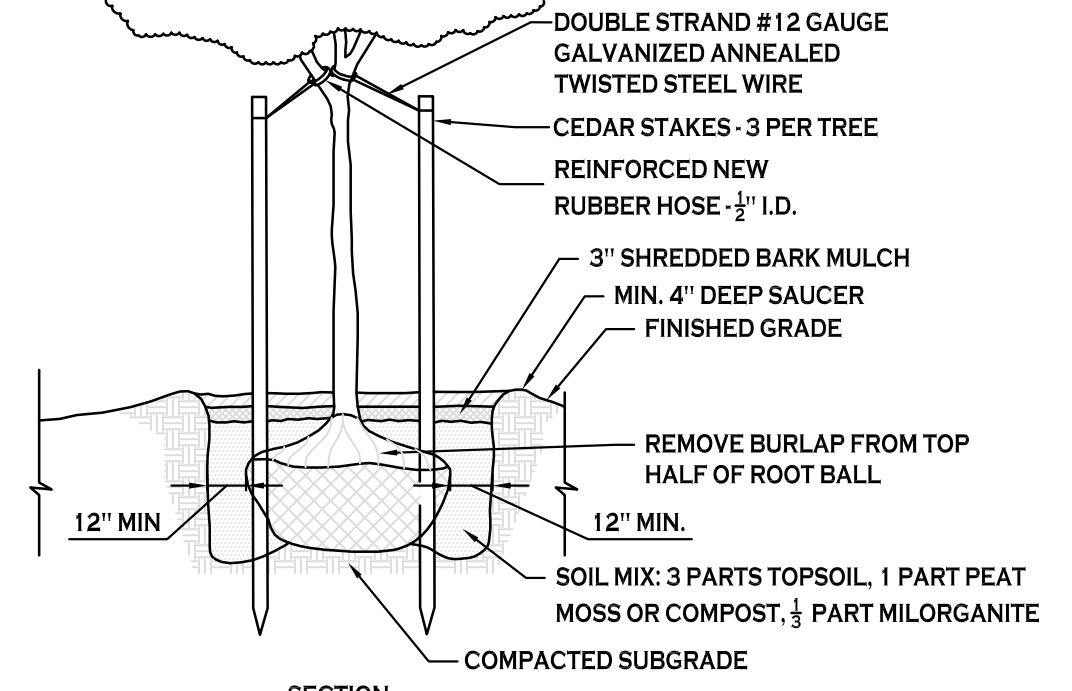
NOTES: ALL PLANTING BEDS AND TREE PITS SHALL RECEIVE A MINIMUM 3 INCH DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURE TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING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

LANDSCAPE PLAN
 SCALE: 1"=50'



SHRUB 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.



TREE PLANTING DETAIL

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



REVISIONS:

No.	Description	Date
1	Rev. building footprints	11/18/21

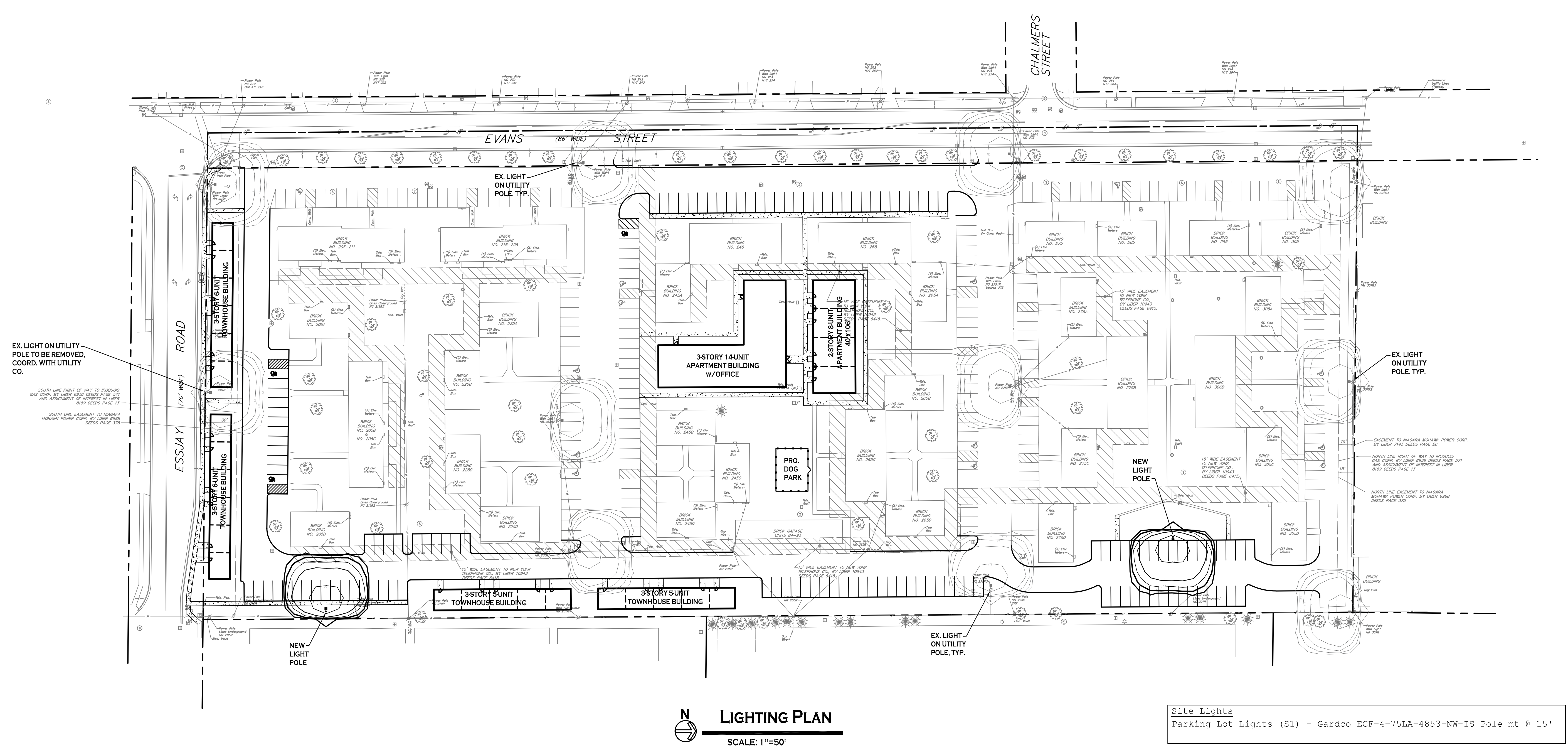
PROJECT NAME:
 Site Development Plans for:
Drexel Hill Apartments
 255 Evans Street
 Williamsville, New York

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

DRAWING NAME:
Landscape Plan

DRAWING NO.
L-100
 Project no.: 20.180

© Carmina Wood Morris DPC
 All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris DPC is prohibited. WARNING: It is violation of article 146 sections 2202N and 2301 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.



REVISIONS:	No.	Description	Date
		Rev. building footprints	11/18/21

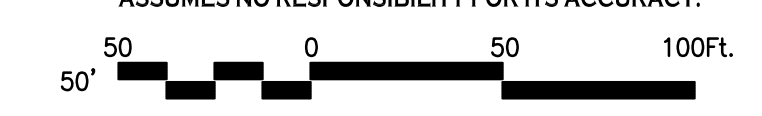
PROJECT NAME:
 Site Development Plans for:
Drexel Hill Apartments
 255 Evans Street
 Williamsville, New York

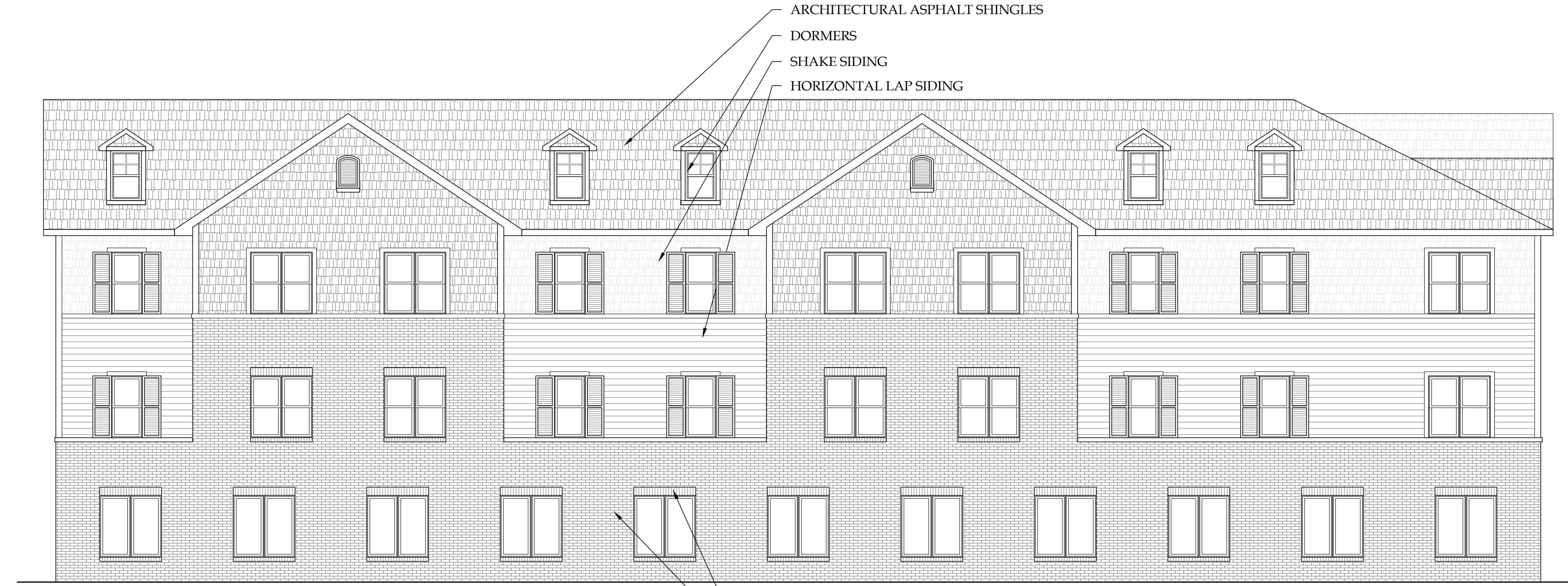
Date: 8/23/21
 Drawn by: P. Sheedy
 Scale: As Noted

DRAWING NAME:
Lighting Plan

DRAWING NO.
LP-100
 Project no.: 20.180

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

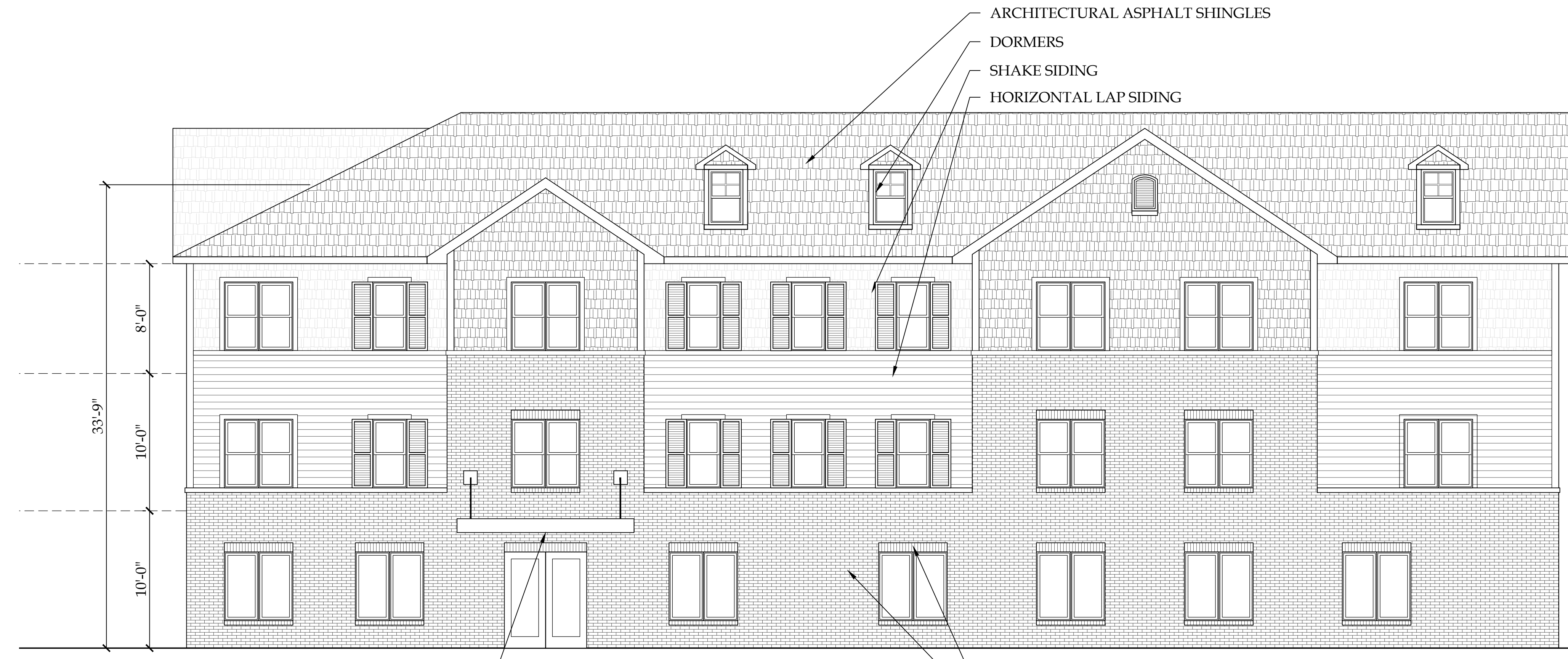




C1 SIDE ELEVATION
3/16"=1'-0"

- ARCHITECTURAL ASPHALT SHINGLES
- DORMERS
- SHAKE SIDING
- HORIZONTAL LAP SIDING

- SOLDIER BRICK
- THIN BRICK



A1 FRONT ELEVATION
3/16"=1'-0"

- ARCHITECTURAL ASPHALT SHINGLES
- DORMERS
- SHAKE SIDING
- HORIZONTAL LAP SIDING

- SOLDIER BRICK
- THIN BRICK

CANOPY

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project named _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

DREXEL HILL APARTMENTS

255 EVANS STREET
WILLIAMSVILLE, NY

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

THREE STORY BUILDING
EXTERIOR ELEVATIONS



SILVESTRI ARCHITECTS · PC

1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 20123-02 DATE: 12-8-21

DRAWING #: A-201

1

2

3

4

5

6

E

D

C

B

A

NOTICE
 This document, the property of, prepared and issued by the architect, is submitted for the specific project named _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
 This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

DREXEL HILL APARTMENTS

255 EVANS STREET
 WILLIAMSVILLE, NY

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri
 PROJ. ARCH. _____ DRAFTER _____
 JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

TWO STORY BUILDING - EXTERIOR ELEVATION

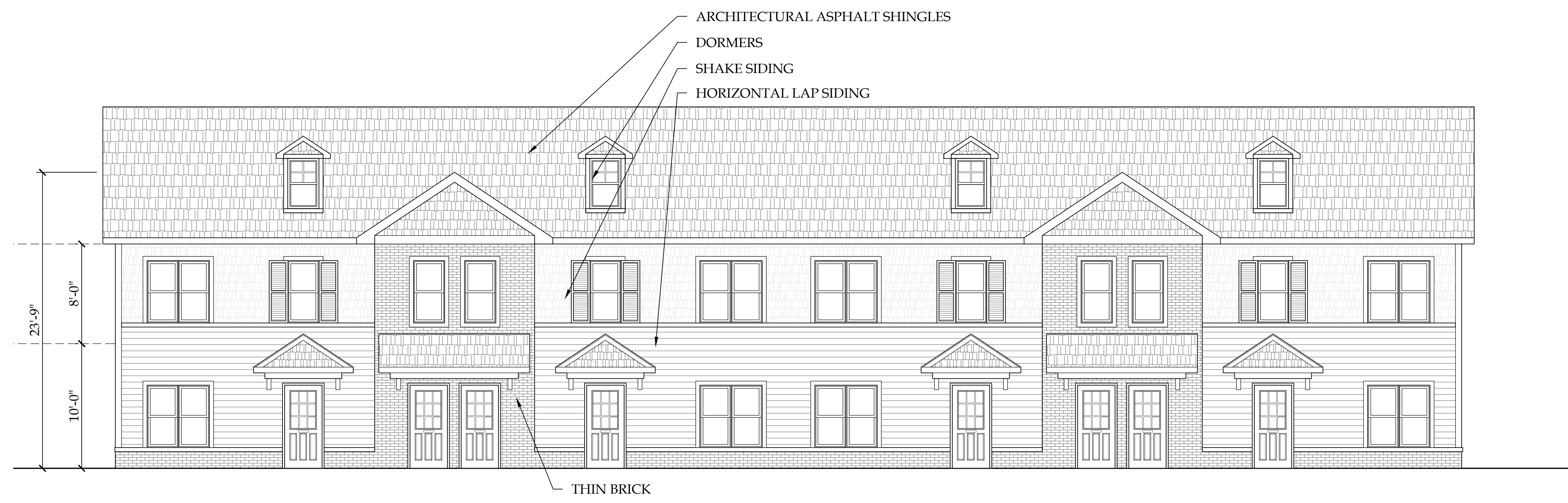


SILVESTRI ARCHITECTS · PC

1321 MILLERSPORT HWY PH. 716.691.0900
 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 20123-02 DATE: 12-8-21

DRAWING #: A-202



A1 FRONT ELEVATION
 3/16"=1'-0"



A1 FRONT ELEVATION
3/16"=1'-0"

NOTICE
 This document, the property of, prepared and issued by the architect, is submitted for the specific project named _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
 This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

DREXEL HILL APARTMENTS
 255 EVANS STREET
 WILLIAMSVILLE, NY

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri
 PROJ. ARCH. _____ DRAFTER _____
 JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:
THREE STORY TOWNHOUSES - BUILDING TYPE 1 EXTERIOR ELEVATION



SILVESTRI ARCHITECTS · PC

1321 MILLERSPORT HWY PH. 716.691.0900
 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 20123-02 DATE: 12-8-21

DRAWING #: A-203



NOTICE
 This document, the property of, prepared and issued by the architect, is submitted for the specific project named _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
 This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

DREXEL HILL APARTMENTS
 255 EVANS STREET
 WILLIAMSVILLE, NY

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri
 PROJ. ARCH. _____ DRAFTER _____
 JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:
THREE STORY TOWNHOUSES - BUILDING TYPE 2 EXTERIOR ELEVATION



SILVESTRI ARCHITECTS · PC

1321 MILLERSPORT HWY PH. 716.691.0900
 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 20123-02 DATE: 12-8-21

DRAWING #: **A-204**

A1 FRONT ELEVATION
 3/16"=1'-0"



DREXEL HILL APARTMENTS

2 STORY BUILDING



DREXEL HILL APARTMENTS

THREE STORY "L" SHAPE BUILDING



DREXEL HILL APARTMENTS

THREE STORY "L" SHAPE BUILDING



DREXEL HILL APARTMENTS

TOWNHOMES - BUILDING 1



DREXEL HILL APARTMENTS

TOWNHOMES - BUILDING 2