

2021-PB-04

Old Milos – Mixed Use

Site Plan/Architectural Review

Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewilliamsville.com

Application for Planning Board Review

For Official Use Only

Project #: 2021-PB-04 Zoning: MU Total Fees: \$ TBD

Project Name: S877 Main - Old Milos

Materials Received by
Building Department TM 7-23-21
Verified by Date

Traffic & Safety
Approval _____
Verified by Date

Environmental Advisory
Council Approval _____
Verified by Date

Historic Preservation
Approval _____
Verified by Date

Village Engineer
Approval _____
Verified by Date

Zoning Board of Appeals
Approval _____
Verified by Date

Fee Paid to Village Clerk TM 7-26-21
Verified by Date

<u>Fees:</u>		Mark Appropriate Fees
Architectural Review – New Construction	\$1,000.00	<input type="checkbox"/>
Architectural Review – Building Modifications	\$500.00	<input checked="" type="checkbox"/>
Site Plan Review – New Construction	\$1,000.00	<input type="checkbox"/>
Site Plan Review – Site Modification	\$500.00	<input type="checkbox"/>
Sign Review	No Charge	<input type="checkbox"/>
Engineering Review Fee*	\$2,000.00	<input type="checkbox"/> ?

* Engineering Review fees are required for most large projects and for projects triggering SWPPP. The amount of the fee can be increased by the Village of Williamsville to cover costs incurred by the Village in excess of \$2,000. Where costs are under \$2,000, the balance will be refunded to the applicant.

Application for Planning Board Review (Cont.)

To Be Completed By Applicant

Project Location: Address: 5877 MAIN STREET
WILLIAMSVILLE NY 14221
City State Zip

SBL #'s:

Estimated Cost: \$ 7 to 10 Million Dollars.

Project Description: 1 DEMOLISH EXIST 14,000 SF BUILDING. PROPOSE
4 STORY, 55,000 SF MIXED USE BUILDING.
AS PER THE CONCEPT SITE PLAN AND
RENDERING PROVIDED.

Project Size:

Gross Floor Area: 14,000 Existing 55,000 Proposed 55,000 Total

Number of Parking Spaces: 100 Existing 100 Proposed = 100 Total


Parcel Size: 1.457 ACRES.


Application for Planning Board Review (Cont.)

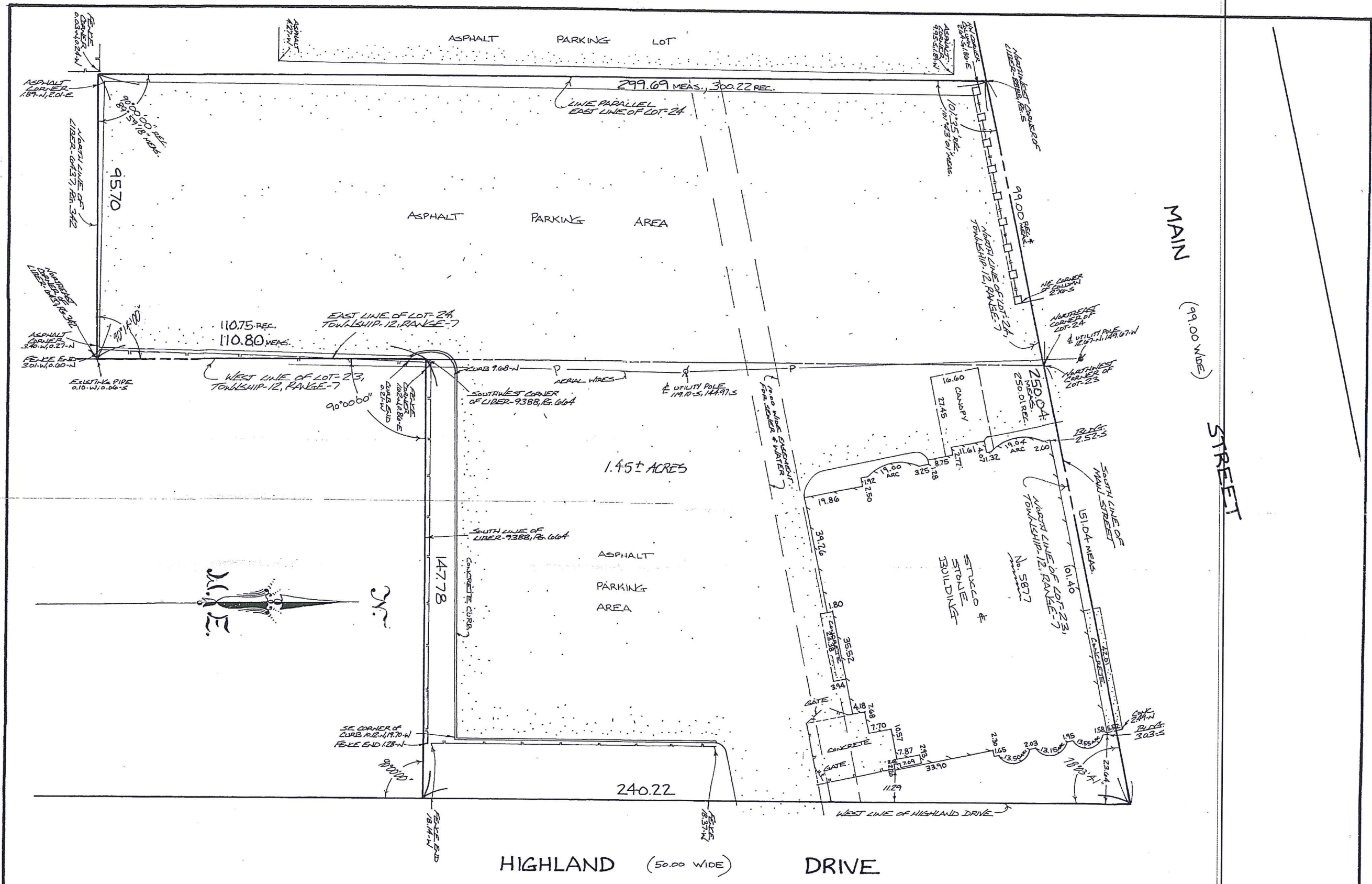
Petitioner/Tenant: Name 5877 MAIN STREET LLC
Address: 6550 CONNER ROAD
E. AMHERST N.Y. 14051
City State Zip
Phone: (716) 440-3034 Fax: NA.
E-mail: PAULGREENLAWER@ME.COM

Representative/
Engineer: Name SUTTON ARCHITECTURE
Address: 5409 MAIN STREET
WILLIAMSVILLE N.Y. 14221
City State Zip
Phone: (716) 932-7156 Fax: _____
E-mail: daves@design2build.com

Owner: Name 5877 MAIN STREET LLC
Address: 6550 CONNER ROAD
E. AMHERST N.Y. 14051
City State Zip
Phone: (716) 440-3034 Fax: _____
E-mail: PAULGREENLAWER@ME.COM

Owner Endorsement:  Date: 7/23/21

Signature of Preparer:  Date: 7/23/21
Title of Preparer: ARCHITECT



2021-PB-04
Exhibit 1

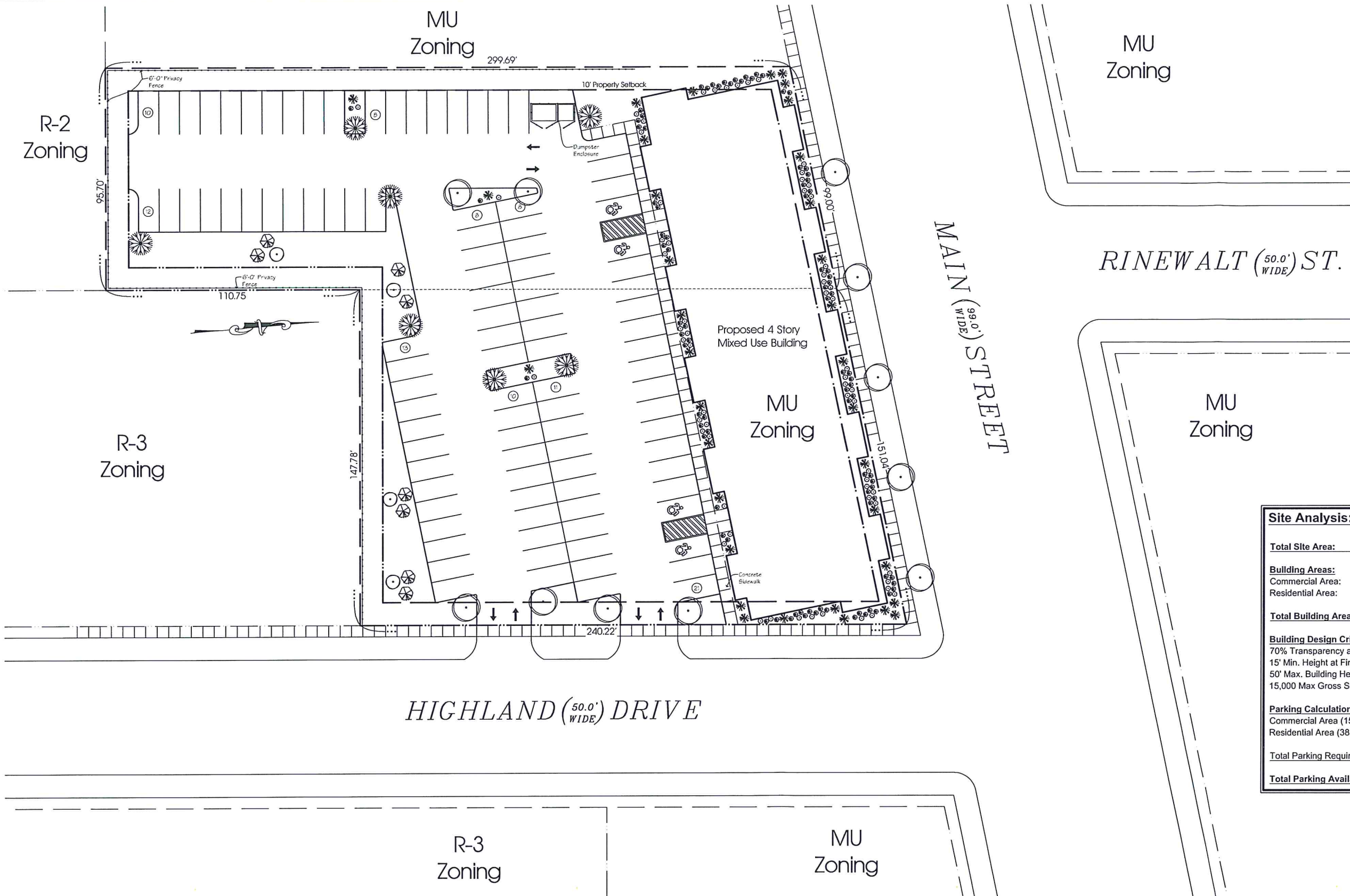
Part of Lot(s) 23 & 24 Section 7 Township 12 Range 7 Of The HOLLAND LAND COMPANY'S SURVEY
City (or Village) of WILLIAMSVILLE, Town of AMHERST, County of ERIE, State of New York.
Notes:
1) This map is void unless embossed with New York State licensed Land Surveyors seal #050182.
2) Altering any item on the map is in violation of the law, excepting as provided in section 7209 part 2 of the New York State Education Law.
3) This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of same.
Date of Survey FEBRUARY 5, 2019 Signature MARSHALL L. MILL Drawing Scale: 1" = 20'

Note: This Map Void If Used
With An Affidavit Of No Change.

MARSHALL L. MILL PLS
KRAUSE AND GANTZER
LAND SURVEYORS
13 OLEAN STREET
EAST AURORA
NEW YORK, 14052



Feet	inches	Feet	inches
0.08	1 inch	0.58	7 inches
0.17	2 inches	0.67	8 inches
0.25	3 inches	0.75	9 inches
0.33	4 inches	0.83	10 inches
0.42	5 inches	0.92	11 inches
0.50	6 inches	1.00	12 inches



Site Analysis:

Total Site Area:	63,452 sf / 1.457 Acres
Building Areas:	
Commercial Area:	15,000 sf / 0.184 Acres (Gross)
Residential Area:	38,500+/- sf / .126 Acres
Total Building Area:	53,500 sf / 1.23 Acres
Building Design Criteria:	
70% Transparency at the Ground Floor Between 3' - 10'	
15' Min. Height at First Floor	
50' Max. Building Height	
15,000 Max Gross Square Footage Per Floor	
Parking Calculations:	
Commercial Area (15,000 SF): 1.5 per 1000 Leasable = 23 spaces	
Residential Area (38,500 SF): 1.5 per 1000 Leasable = 58 spaces	
Total Parking Requirements:	81 Parking Spaces
Total Parking Available:	101 Parking Spaces

Site Plan
1" = 20'-0"

2021 - PB - 04
Exhibit 2

Proposed New Building For:

**Paul Grenauer
5877 Main St.
Williamsville, New York**





Photography Studio

Optometrist Office

Nail Salon

Arkana Fitness

Village Cafe

2021 - PB - 04
Exhibit 3