

VILLAGE OF WILLIAMSVILLE



Building Department

APPLICATION FOR SITE PLAN/ ARCHITECTURAL REVIEW

MAR 06 2024

OFFICIAL USE ONLY

Project #: _____ Zoning District: _____ Date Received: _____

Planning Board or Historic Preservation Commission

VILLAGE OF WILLIAMSVILLE
 RECEIVED

Application Review Fee Schedule (Check all that apply)

Sketch Plan Review	\$0	<input type="checkbox"/>
Architectural Review – New Construction	\$1,000	<input type="checkbox"/>
Architectural Review – Building Modification	\$500	<input type="checkbox"/>
Site Plan Review- New Construction	\$1,000	<input type="checkbox"/>
Site Plan Review- Site Modification	\$500	<input type="checkbox"/>
Sign Review	\$0	<input type="checkbox"/>
Engineering Review Fee*	\$2,000	<input type="checkbox"/>
Total \$ _____		

* 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.

COMPLETED BY APPLICANT

Project Location: Address: _____
 Primary Parcel - 26 W Spring Street; Secondary parcels - 34 & 42 W Spring St

SBL(s) #: 26 W. Spring - 80.08-1-8.1; 34 W. Spring - 80.08-1-8.2; 42 W. Spring - 80.08-1-11

Project Description: Please describe the proposed scope of work below, or attach a letter
 See attached letter

Parcel Size: 26 W. Spring - 0.576 acres; 34 W. Spring - 0.672 acres; 42 W. Spring - .218 acres; Total: 1.466 acres

Area of Disturbance: .24 acres

Number of Parking Spaces: +/- 30 48 new 78

Gross Floor Area: Existing Proposed Total For 26 W Spring Only
 +/- 11,236 sf 0 sf +/- 11,236 sf

5565 Main Street, Williamsville NY, 14221 | 716-632-7747 | www.walkablewilliamsville.com

VILLAGE OF WILLIAMSVILLE



Applicant:

Name: Iskalo Development Corp.

Address: 5166 Main Street

Williamsville NY 14221

City State Zip

Phone: 716.633.2096 Email: nmdolpp@iskalo.com

** If applicant is **not** the property owner, provide a signed letter of authorization from the property owner as an attachment to this application**

Representative: Name: Nicholas Dolpp

Address: 5166 Main Street

Williamsville NY 14221

City State Zip

Phone: 716.633.2096 Email: nmdolpp@iskalo.com

Owner: Name: Iskalo Spring Street LLC

Address: 5166 Main Street

Williamsville NY 14221

City State Zip

Phone: 716.633.2096 Email: nmdolpp@iskalo.com

Signature of Preparer:  Date: 3/6/2024

Title of Preparer: VP of Development



Building Department

MAR 06 2024

VILLAGE OF WILLIAMSVILLE
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March 6, 2024

Village of Williamsville
C/O: Mr. Gary Palumbo, AICP, Associate Planner
Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Re: Request for Sketch Plan Review
Proposed Adaptive Re-Use
26 West Spring Street, Williamsville, NY 14221

Dear Gary:

With reference to the above, Iskalo Development Corp., on behalf of Iskalo Spring Street LLC, seeks to have a prospective adaptive re-use project proposed for 26 West Spring Street placed on the agenda for the April Planning Board meeting for the purpose of a Sketch Plan review. Enclosed please find the following preliminary site plan, floor plan and elevations for the project. As we discussed during the meeting held on Monday March 4, 2024, we anticipate having an initial rendering of the building available in time for the April meeting.

Background: The building at 26 West Spring Street was constructed on or around 1976 by the founders of Scipar, Inc., an engineering firm that provides support to hydroelectric (i.e. dams) control systems. Scipar occupied the building continuously until November of 2023. Iskalo Spring Street LLC acquired the property in February of 2019.

The original two-story part of the building fronts on West Spring Street. It was later expanded with a two-story addition extending northward toward Glen Avenue. At the time of its acquisition by Iskalo, there were only a few employees working in the building, and its interior was sorely outdated and mostly unused. Now vacant, Iskalo has considered its options for the re-use of the building. It's current layout and interior condition together with the softness in demand for office space make the building wholly unsuitable for re-use as office space. Another option considered was demolition and merging of the parcel with the neighboring parcel at 34 West Spring Street which is also owned by Iskalo. However, further architectural due diligence revealed the potential for adaptation of the building for use as multi-family which is the direction we believe is the highest and best use.

The Redevelopment Project: Working with Sutton Architecture, PLLC, preliminary plans have been developed that would convert the roughly 11,000 square foot building into eight (8) apartments. Six (6) of the units would be two-story, townhouse-style apartments and Two (2) of the units would be traditional, single-level apartments. The entry of one of the single-level apartments would be located on West Spring Street. The entry for the other seven apartments would be from the existing parking lot which would be improved as part

of the project (further described below). The apartments would range in size from 1,200 to 1,450 square feet.

In approaching the renovation of the exterior, we sought to build upon the prairie-style design of the two-story addition which is typified by strong horizontal elements and a shallow-pitched roof. The proposed renovation accentuates these elements to enhance the visual appeal of the building, easing its transformation from commercial office to multi-family use. Particular attention was paid to the north building elevation as we view the Glen Street driveway as the primary entrance to the property.

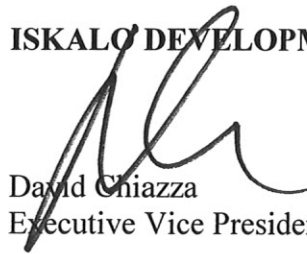
The Site: Though the proposed re-use of the 26 West Spring Street building would only require a modest amount of parking, the preliminary site plan provided with our submission also incorporates the adjacent properties located at 34 and 42 West Spring Street also owned by Iskalo.¹ The buildings at 26 and 34 West Spring Street have historically shared the existing parking lot located in between, together with the driveways on Glen Avenue and Spring Street. Though Iskalo is not proposing any improvements to the building located at 34 West Spring Street at this time², it made sense to consider the three parcels together for purposes of planning for the appropriate site improvements (ingress, egress, parking and circulation). Iskalo further believes that obtaining approval of the proposed improvements to the three-parcel assemblage would be useful in the marketing of the 34 West Spring Street building to prospective users.

We are pleased with the planning and design undertaken thus far for the project and look forward to feedback from the Planning Board at their April meeting, following which we will proceed to prepare an application for formal Site Plan and Architectural Review of the project. It would be our hope to proceed with the completion of the project this year.

We look forward to hearing from you.

Sincerely,

ISKALO DEVELOPMENT CORP.



David Chiazza
Executive Vice President

Enc.

cc: David Sutton, Sutton Architecture PLLC
Sean Hopkins, Esq.

¹ Iskalo also owns the single-family homes at 109 and 115 Glen.

² 34 West Spring Street was designated a local landmark in 2018 by the Village Historic Preservation Committee.