

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

January 8, 2019 - 7:00 PM

PRESENT:

Dan Castle, Chairman
Geoffrey Hintz
Karen Lee
Dale Morris
Bud Babcock, Alternate

Absent:

Randy West, Vice Chairman
Allen Ott Jr.
Aaron Fisher

Also Present:

Elizabeth Cassidy, Code Enforcement Officer, Town of Aurora
Andrew H. Gow, Nussbaumer & Clarke, Inc.

Dan Castle, Chairman, noting that quorum was present, requested a motion to open the January 8th meeting of the Planning Commission at 7:00 PM. Member Karen Lee offered a motion to open the meeting, seconded by Member Geoffrey Hintz.

Member Hintz motioned to approve the meeting minutes from November 6th ‘as is’, seconded by Member Lee with unanimous approval. Chairman Castle, Member Lee, and Member Hintz advised for corrections on the December 4th meeting minutes: inclusion of the attendance of Trustee liaison Paul Porter, along with a few grammatical clarifications. Member Hintz motioned to approve the minutes with the aforementioned correction, seconded by Member Lee with unanimous approval from the Commission.

Site Plan Application – 1235 Warren Drive
‘Tannery Brook Community Association – Parking Lot Relocation’

Andrew H. Gow of Nussbaumer & Clarke, Inc. presented on behalf of the Tannery Brook Community Association. The proposed project includes the following components:

1. Removal and restoration of the existing parking area.
2. Removal and restoration of the existing tennis/basketball courts.
3. Installation of a new 12-car parking area.
4. Installation of one light standard.
5. Installation of a new public sidewalk along Warren Drive.
6. Installation of proposed landscaping and fencing as shown on site plan.

Mr. Gow stated the overall intent of the project is to remove the underutilized tennis courts, replace them with a small parking area, and then create a subdivided lot that will then be available for sale at a later point. Chairman Castle inquired how the plan had been referred to the Planning Commission. As the Village Board had referred only the portion containing the parking lot relocation, Chairman Castle advised the Commission that they will review the subdivision separately at a later time.

Member Hintz inquired about the increased sheet flow that may result from increase of impervious surface that may result from the parking lot. Mr. Gow replied it would be a null change due to the tennis courts having a similar surface material to the proposed parking lots – the stormwater run-off would remain at the same level as before. Member Babcock requested further information about the ‘demo’ plan presented to the Commission. Mr. Gow advised that all hashed markings on the drawings reflected items that would be removed during the demolition – ‘demo’ for short. Member Hintz requested further information about the marking of ‘Yes’ on the EAF mapping for the project occurring in an archaeological sensitive location. Mr. Gow replied that most areas in WNY default to ‘Yes’ for being located in a sensitive location. With the Village’s proximity to fresh water sources and the nature refuge – plans completed in this area will most definitely contain a ‘Yes’ response.

Elizabeth Cassidy, CEO, conveyed to the applicant the Building Department’s concern about the lack of screening between the parking lot and pool area. The line of Juniper shrubs may not provide a sufficient level of screening from the headlights of cars in the parking lot. Mr. Gow replied that he would take this recommendation to the Tannery Brook Community Association for further review. Member Hintz expressed concern about the headlights bouncing off and shining in the neighbor’s yards behind the pool. With consideration to how exposed the pool would be to the parking lot, Chairman Castle suggested for the applicant to extend the proposed stockade fence to ensconce the pool in its entirety. Commission members also noted that the new zoning code has an allowance for fencing to be 8 feet in height in this location on Warren Drive – rather than the current height of 7 feet.

Member Hintz motioned to make a recommendation that Nussbaumer & Clarke's proposal on behalf of the Tannery Brook Community Association receive approval with the following condition:

- Wrapping the proposed stockade fence around the entirety of the pool to provide further screening from the relocated parking lot.

Motion was seconded by Member Lee with unanimous approval.

Zoning Code Update:

Chairman Castle stated a work session is set for Monday, January 28th at 7pm for the Village Board to review the proposed code update. The biggest outstanding question is whether the Village will be codifying the Design Guidelines by including them in the zoning code, or, to just leave them as guidelines. Member Lee inquired about creating language covering the upcoming state level classifications for marijuana dispensaries. Chairman Castle advised it would be difficult to include zoning regulations as it has yet to receive legislative approval. However, these are all valid questions worth conversation considering the imminent changes on the horizon per Governor Cuomo.

Motion by Member Lee to adjourn the meeting at 7:47 pm. Seconded by Chairman Castle and unanimously carried.

Respectfully submitted,

Nancy A. Burkhardt
Deputy Clerk