

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

December 5, 2017 - 7:00 PM

PRESENT:

Lowell Dewey, Vice Chairman
Geoffrey Hintz
Allen Ott Jr.
Paul Porter

Absent:

Dan Castle, Chairman
Angela Griffis
Randy West
Bud Babcock, Alternate

Also Present:

Bill Kramer, Code Enforcement Officer
Nancy Burkhardt, Deputy Clerk
Matt Oates, Benderson Development

Lowell Dewey, Vice Chairman opened the meeting at 7:01 PM.

Motion by Member Ott to approve the Planning Commission minutes of October 3 and November 7 2017, noting the corrections made by Member Hintz to the November 7 minutes, seconded by Member Hintz and unanimously carried.

Development Plan –123 Grey Street, East Aurora, NY 14052

Matt Oates, Benderson Development, reviewed the updated proposed plan with the Planning Commission. Edits to the original plan include the requested changes for the inclusion of additional bike racks at either entrance, along with moving the curbing at the Main Entrance of the plaza through the removal of parking spaces in the front of the plaza.

Vice Chairman Dewey asked about the timing of the work - how Benderson will be able to accommodate the traffic flow into the plaza - would the work be completed at night? Mr. Oates confirmed the work will be completed during the day in varying sections. Vice Chairman inquired further in regards to the ability to bring up the grading as it appeared a bit low in some areas, and would like to request consideration of utilizing some additional catch basins, and the inclusion of a heavier subbase, potentially a 10-2 and 1 subbase gradation.

Member Hintz inquired about the bicycle racks, and the number of bicycles they will be able to accommodate? The Village is in the process of revising their Village Code, and one of the new requirements pertaining to bicycle parking reads: “bicycle parking shall be provided with all multi-family and non-residential development of at least 10% of the vehicle parking requirements as outlined in Table 40.6, but in no case shall be less than two (2) bicycle spaces for any single use”, with the goal of making the Village as bicycle friendly as possible, would Benderson be open to adding additional bike racks to the two included in the newest revision?

Mr. Oates replied they are already working within the confines of a non-conforming site, and while they are working to bring it up to code as best as possible, it is only if they see demand in excess of what will be provided, that they will then revisit the number of racks at the plaza.

As the Planning Commission was finished with generating conditions to accompany this Development plan, Vice Chairman Dewey requested for a motion to approve the plans as discussed.

Member Hintz motioned to approve the development plan as discussed with the addition of bike racks that are in place, and that if found to be insufficient in the future, then the Village will work with the Developer to have a greater number included. A further amendment was included for the developer to consider utilizing a heavier pavement. Seconded by Member Ott, and unanimously carried.

Zoning Code Update:

Member Hintz presented and update on the draft zoning code. The current stage is allowing members of the Committee to review areas for enhancements and clarification of ambiguities. Code Enforcement Officer Bill Kramer stated the best option may be for the different Boards and Commissions to meet separately from the consultant to have these groups submit a unified list of revisions, rather than having them be sent to them in an individual manner.

An informal motion was put forth for the Zoning Committee to organize an “in-house” meeting to review, revise, add commentary and edits to the draft in order to create a single submission to the consultant.

Motion by Member Hintz to adjourn the meeting at 7:41 pm. Seconded by Member Ott and unanimously carried.

Respectfully submitted,

Nancy A. Burkhardt
Deputy Clerk