

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

October 3, 2017 - 7:00 PM

PRESENT:

Dan Castle, Chairman
Lowell Dewey, Vice Chairman
Allen Ott Jr.
Angela Griffis
Geoffrey Hintz
Paul Porter
Bud Babcock, Alternate

ABSENT:

Randy West

Also Present:

Bill Kramer, Code Enforcement Officer
Raymond C. Byrnes, Trustee Liaison
Nancy Burkhardt, Deputy Clerk
Clark Crook, Facelift Properties
Mike Burger, Sutton Architecture
Steve Lucas, Bohler Engineering,
Bruce Danko, Key Bank

Dan Castle, Chairman, requested for a motion to open the meeting at 7:01 PM, motioned by Member Ott, seconded by Member Dewey.

Development Plan – Facelift Properties - 191-193 Main St. East Aurora, NY 14052

Clark Crook from Facelift Properties reviewed the proposed plan with the Planning Commission. Mr. Crook is proposing to construct a 3500 square foot second floor addition above 191-193 Main Street. The facility will be used ad hoc for events; the kitchen displayed on the blueprints will be utilized as a ‘warming facility’. The other key feature will be the elevator facing the street. There are no plans to connect this proposed facility with 189 Main – there will still be an alleyway splitting the two parcels. Facelift Properties is hoping to begin construction in the spring of 2018.

Mike Burger - Sutton Architect: The elevator leading to the second floor of the business will fulfill both a major function of transporting individuals and a requirement of the Village Code based on the size of the addition. The lobby and elevator will be constructed in the space between the two buildings, right on the lot-line, which is an allowance by the current zoning code. There will be dual access to the elevator from both the street-side and the lobby – which can be accessed by an alleyway leading from the municipal parking lot in the rear of the building. In addition to the elevator access, a set of stairs will lead from the ground floor, along with an emergency set of stairs. The windows/doors chosen are garage doors that can be fully opened. The addition will include a dining area, bar area, patio, and a small kitchen for warming up items.

Discussion ensued amongst the members and the presenters as to the design, aesthetic and lighting choices shown on the diagrams.

Chairman Castle asked if there would be any signage, or if a name has been chosen, to which Mr. Crook replied “no, it is currently being referred to as Bar Bill Banquet”. An additional concern was brought forth by Member Dewey, to how the parking would work for this facility, as it is already limited. Mr. Crook confirmed the Zoning Board of Appeals has issued them a variance prior to approaching the Village Board and Planning Commission. The current lot (i.e. Municipal lot), there are a little over 200 spots, Main Street provides an additional 35 spots, and then across street at the Benderson plaza are roughly 100 spots. All of these locations and the other off-street parking areas will provide an adequate number. They are also hoping to utilize Uber and Lyft to transport attendees to the facility.

Chairman Castle mentioned the Village Board and the general public may have concerns about the lighting, signage, noise and parking – and that during busier weekends, further consideration should be made to the concept of introducing valet parking.

Member Dewey moved to recommend for the Village Board to review and approve the development plan for 191-193 Main Street as submitted based on the site plan, floor plan, and the elevation submitted, along with the adherence to the Village Code, with consideration given to any comments received by the Village Board concerning this project. Seconded by member Ott, with unanimous approval.

Development Plan – Key Bank- 55 Douglas Ln. East Aurora, NY 14052

Steve Lucas of Bohler Engineering provided an overview of the proposed project. The hope is this will be a fairly simple project in that it will allow for bypass lane in order to eliminate the line that often accumulates in the teller/ATM lanes. The lane will be added on the southern side of the existing drive-through – it will be ten feet in width, and will be approximately 200 square feet in asphalt area. Bruce Danko, Key Bank, confirmed that Key Bank has received approval from the property owner that owns the adjoining parcel to allow them to go over their current property line. A letter from the neighbor shows their approval of the 1.9 ft encroachment as a result of the addition of this bypass lane. In addition to the pavement, there will be some shrubberies located beyond the pavement, bringing the total to a five foot easement. The permanent easement will be finalized and sent over in time to receive approval from the Village Board.

Member Dewey inquired about the potential sheetflow of water that may result if they were to move forward with what is currently planned. Steve Lucas confirmed his firm is aware of this increased water flow, and have added an additional catch basin to accommodate any additional water flow resulting from the larger drainage area.

Bruce Danko, Key Bank touched on why they are seeking to implement this change – in light of the merging with First Niagara Bank, they have experienced a tremendous increase in customer flow and transactions through their vacuum and ATM lanes, resulting in a large back-up.

Chairman Castle inquired as to why the bank is allowing for just a ‘cut-through’ rather than utilizing this additional lane for the installation of another ATM or vacuum lane – there are already four other points of ingress and egress – what is the purpose? Mr. Danko replied that the

bank is still attempting to have people come into the bank in order to interact with bank employees and foster opportunities to make other deals.

Lowell Dewey made a motion to recommend the site plan revised dated 9.21.17 that shows a second catch basin along with minor grading changes and landscaping as indicated, with a contingency that an easement is worked out with the neighbors owning the property which they will encroach upon. Seconded by Paul Porter and unanimously carried.

Chairman Castle and CEO Kramer presented an update on the zoning study. The last meeting covered setbacks, the current regulations in the Village's zoning code along with what is and isn't allowable in certain areas. No follow-up meeting has been scheduled at this time.

Discussion ensued regarding the Tannery Brook situation. The main points from the conversation are as follows:

- Ray Byrnes: The money for the temporary fix proposed by the Village's consulting engineers Clark Patterson Lee will be coming from the Village's reserve fund: Putting a Band-Aid over the current problem, there is one hole that is causing part of the problem, the bottom of the culvert is corroded away, and the entire system is now in failure. The proposed temporary fix of a concrete liner could provide 30 year stabilization at a cost of roughly \$900,000.

- Bill Kramer: The Village is currently looking in to creating a special drainage district. The original parking district had a funding breakdown of: 50% Village, 50% of the businesses broken out into three districts.

- Geoffrey Hintz: The Army Corp of Engineers can take a look at it from the brook and see if this qualifies under the Continuing Authorities program. While he is not fully versed on the different programs, he does know that it cannot be used for the benefit of a private business or specific individual, it has to be of federal interest determination to be beneficial to the general public, a ratio is utilized to determine such qualification. There may be a potential for a cost sharing opportunity.

Motion Geoffrey Hintz to adjourn the meeting at 8:05pm. Seconded by Dan Castle and unanimously carried.

Respectfully submitted,

Nancy Burkhardt
Deputy Clerk