

EAST AURORA PLANNING COMMISSION

June 6, 2017 – 7:00 PM

PRESENT:

Dan Castle, Chairman
Angela Griffis
Geoffrey Hintz
Allen Ott Jr.
Paul Porter
Randy West

ABSENT:

Lowell Dewey, Vice Chairman
Bud Babcock, Alternate

ALSO PRESENT:

Ray Byrnes, Village Trustee Liaison
Bill Kramer, Building Code Enforcement Officer
Nancy Burkhardt, Deputy Village Clerk
Peter Sorgi, Hopkins Sorgi & Romanowski PLLC, Bank of America
Paul Mutch, Stonefield Engineering & Design, Bank of America
James P. Collins, 898 Main Street

Dan Castle, Chairman, called the meeting to order at 7:00 pm, noted that a quorum present for the meeting. Dan Castle requested a motion to call the meeting to order. Geoffrey Hintz made the motion, seconded by Randy West.

Randy West motioned to approve the minutes of May 2nd with requested changes, seconded by Allen Ott Jr. :

- 1) R. West: To include the verbiage of amendment rather than 'modification'.
- 2) R. West: To modify the language to include the Village's 'adopted' design guidelines.
- 3) R. West: The motion was 'made' by Randy West instead of 'approved' by Randy West.
- 4) D. Castle: To 'include' a walkway, instead of to 'implement' a walkway.

First Order of Business: Development Plan
Bank of America Drive-Through Kiosk, 123 Grey Street

Peter Sorgi: Revision of the layout in order to simplify the design, and enhance the visual appeal. Bricking has been added to the siding of the kiosk, and the landscape plan has been modified to include a path.

Paul Mutch: A stucco finish has been added to the body of the ATM, bricks have been included along the bottom of the kiosk, and the roof structure has been changed to a brown finish instead of the original aluminum coloring.

Concerns addressed:

- 1.) As requested by the Planning Commission, the plans now allow for the introduction a walkway in the landscaping to allow for pedestrian access.
 - P. Sorgi: A letter will be included from his firm, Hopkins Sorgi & Romanowski PLLC, indicating this walkway is not explicitly allowing for access to the ATM as this presents a liability.
 - D. Castle: Could include a bench or a bike rack in order to make use of the green space this walkway is generating.
- 2.) The layout has been simplified to lessen the potential congestion from queuing vehicles.

R. West: The manner in which this project is currently configured is not in the best interest of the Village; the kiosk creates potential hazards, and the current layout does not resolve many of the Commission's concerns.

P. Porter: The biggest concern is still the congestion. While the updated rendering does look more visually attractive, the current traffic situation in the plaza is already difficult, and by adding this kiosk, it could generate more congestion in an already difficult plaza.

A. Griffis: In agreement with Paul's opinion. A recent visit to the plaza on a Friday afternoon showed traffic congestion. The traffic would be even more difficult on a weekend, or during the Farmer's Market.

D. Castle: The Commission appreciates the presenting group's willingness to listen, consider and implement some of the suggested changes made by the Board. This still does not seem like the best location in the plaza for a drive-up ATM, but as this is what is being proposed, this is the plan under review.

R. West: Appreciates the constraints the Bank of America is working with, however consideration also needs to be given to how many of the Village's citizens will negatively view the location of the project. Additionally, R. West does not believe this project eliminates some possibly significant negative impacts on traffic and pedestrian safety; this is not a development plan that he can approve.

A. Ott Jr.: In agreement with the other Board members, this location does not make sense, and would like to know why the Bank has not investigated using the other side of the Mighty Taco.

A. Griffis: Has no issues with the aesthetics of the kiosk, however it is a walkable village, and people will most likely be walking to it. There will be congestion, and it will happen going in and out, and this kiosk will be adding to it. With this in mind she is recommending for the Bank of America to find a new location for this ATM.

G. Hintz: For the Bank of America, it is a great marketing location. While he does think people will mostly likely be accessing this ATM as a pedestrian, and not in a car, he does have concerns with safety surrounding the kiosk. Therefore, he approves the development plan as put forth.

Initial Motion made by Angela Griffis: Keep the aesthetics presented, and to approve the design of the ATM 'as is', but to look at the location on the other side of Mighty Taco as a potential ulterior location for the ATM.

P. Sorgi requested further clarification from the Commission as to if the layout works and makes sense to the Board.

D. Castle: The Commission is not objecting to an ATM kiosk, or for a drive-through in the plaza. But, the location would be much better on the other side of the Mighty Taco. This alternatively proposed locale

would: satisfy the need for safety, limit pedestrian access, and there are no parking restrictions. This new location should be explored to the extent that it is in the best interest for the Village.

Follow-up Motion (further clarified by A. Griffis): Approval of the Bank of America's ATM Development Plan, contingent on a thorough examination of the alternative location behind Mighty Taco.

Aye – Dan Castle, Angela Griffis, Allen Ott Jr., Paul Porter, Randy West

Nay- Geoffrey Hintz: Does not have an issue with the project as proposed. Additionally, feels that Planning Commission should have been more vocal in the initial stages in expressing concerns about the developer's chosen location.

Motion approved

Statement of Findings:

- 1) Commending the applicant in the flexibility they have shown in changing the aesthetics and the layout of the traffic flow on their proposed location.
- 2) A portion of the Board believes that the currently proposed location, (rather than the Planning Commission's suggested Mighty Taco local), creates potentially hazardous traffic conditions; and it is not in the best interest of the Village.

Review of Old Business – 0-41 Hamlin Ave

Update on the current plans provided by P. Sorgi of HSR: At the behest of the surrounding neighbors, the client has agreed to scale back from 15 to 10 units, hold the structure at 1.5 stories, and to have the unit's set-up with a condominium form of ownership, rather than the apartments. There now appears to be a large group in favor of these modified plans, but there is still some resistance to the overall concept. The next step will be for a meeting with neighbors to review the design and receive feedback. After this meeting, HSR will have more information for the next phase.

Review of Old Business – Zoning Code Update

D. Castle: Provided an update the study and input from the consultants regarding zoning districts, and the proposed tabular format reviewing sizing and uses. The next step will be revising the zoning map, which will occur on Wednesday, June 21st at 3:30PM

Dan Castle requested for a motion to close the meeting at 8:44PM. Motion made by Randy West, seconded by Allen Ott Jr., approved unanimously.

Respectfully submitted,

Nancy Burkhardt
Deputy Village Clerk