

May 2, 2017

EAST AURORA PLANNING COMMISSION

May 2, 2017 – 7:00 PM

PRESENT:

Dan Castle, Chairman  
Geoffrey Hintz  
Randy West  
Paul Porter  
Bud Babcock, Alternate

ABSENT:

Lowell Dewey, Vice Chairman  
Angela Griffis  
Allen Ott Jr.

ALSO PRESENT:

Allan Kasprzak, Mayor  
Ray Byrnes, Village Trustee Liaison  
Bill Kramer, Building Code Enforcement Officer  
Nancy Burkhardt, Deputy Village Clerk  
Peter Sorgi, Hopkins Sorgi & Romanowski PLLC  
Paul Mutch, Stonefield Engineering & Design, Bank of America  
Christopher Frank, C.B.R.E., Bank of America  
James Boglioli, Benderson Development, Bank of

Dan Castle, Chairman, called the meeting to order at 7:02 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 April 4<sup>th</sup> with requested amendment: "Proceeding with this development with an RGN zoning will allow for the residents to have greater control over the look and feel of the development, rather than the current Residential (R) zoning which does not allow for the residents to exert any control over what is erected on this parcel." Motion seconded by Allen Ott and unanimously carried.

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

Peter Sorgi: presented a map of the Benderson Development at Grey Street which shows that in accordance with all of the other lease agreements in the development, the proposed section for the ATM is one of the only sections that is not a 'no change' or a 'no build' area.

James Boglioli: This map was not one generated by him specific to this plan; it is pulled from company's system which compiles all of the information on file whenever a new lease is signed with tenants.

Concerns addressed:

- 1.) ITE provided numbers of cars that will utilize this drive-through lane. The numbers in the report provide a frame of reference of 15-17 cars per/hour as the peak number of cars to queue.
  - This is what the plaza is zoned for - to allow for this type of commercial use. Per the traffic letter, and the documents submitted, it is not seen to be an impactful change to the development. 25-35% of the users of this drive-through kiosk are from trips of individuals already in the plaza.
- 2.) Headlight Issue: Adding additional landscaping: included hedges, planning for the removal of several parking spaces to convert the space to allow for greater landscaping to prevent car light disturbance.
- 3.) ATM Walk-ups: Planning Commission: it is inevitable that you will have walk-ups as this is in the the pedestrian-heavy plaza, along with quite a large number of walkers from the Farmers Market.
  - Dan Castle: could you install a walkway, with a stone pathway which is marked, and has a buffer to provide differentiation from the car queue?  
James Boglioli: Absolutely possible considering the high number of walkers in EA  
Design Firm: The bank typically does not have this type of inclusion in this development; it would need to be run by the bank.
  - Geoffrey: Bicyclists will be in line with the cars, is there an issue with them jumping in line with the other cars?  
Peter Sorgi: This would not be an issue, an additional traffic calming measure can be included (potentially signage?) James B.: No, including additional signage would not be an issue for Benderson.
- 4.) Randy West: Is this the type of development the Village is looking for? It is auto-centric development; does it have the 'look' they are looking for? The Village has adopted commercial design guidelines, which emphasize the need to trying to make the look fall in line with the overall Village look.
- 5.) Geoffrey Hintz: There are all sign guidelines – and this includes backlit lighting, which is not ideal in the Village. Is it possible to have the signage be a similar layout to that of Key Bank - no backlighting, lowered profile?
  - Peter Sorgi: Currently thinking of pursuing a signage variance from the ZBA - Will review examples which have happened along Delaware Ave, for potential brick or wood signage.
  - Paul Mutch: the design for this ATM will aim to reduce light-spill by lowering the lights and moving them away from the property line. Less spillover into Grey Street - will still meet the NYS guidelines of safety lighting.

Peter Sorgi: At the pleasure of the board, would it be preferred for the group representing Bank of America to come back again at a later date with the suggested changes and updated renderings? Or, would the Board like to vote with the special concessions included?

James Boglioli : The Bank of America representatives would like to take some time review the presented issues, and come back after these have been rectified... afterwards, they would come back with a new iteration that has the ATM more integrated with the design look of the rest of the plaza.

Dan Castle: Requested for a motion to entertain tabling the discussion until the June 4<sup>th</sup> Planning Commission meeting. Paul Porter made a motion, seconded by Randy West.

#### **Review of Old Business**

No update to the zoning study. Next meeting will be May 30th, more information to follow in the June meeting. The zoning code will be completely updated which will include new categories, changing the uses of what is currently accepted in current zones, and may require for a consideration of grandfathering the current allowances, and what may need to be considered when a change of ownership occurs.

Dan Castle requested for a motion to close the meeting at 8:09. Motion made by Randy West, seconded by Paul Porter, and approved unanimously.

Respectfully submitted,

Nancy Burkhardt  
Deputy Village Clerk