

February 7, 2017

EAST AURORA PLANNING COMMISSION

REGULAR MEETING

February 7, 2017 – 7:00 PM

PRESENT:

Lowell Dewey, Vice Chairman
Geoffrey Hintz
Allen Ott Jr.
Angela Griffis
Randy West
Bud Babcock, Alternate

ABSENT: Dan Castle

ALSO PRESENT:

Nancy Burkhardt, Deputy Village Clerk
RAS Development: Peter Sorgi, Robert Savarino, Chris Wood

Lowell Dewey, Vice Chairman called the meeting to order at 7:02 pm

Geoffrey Hintz made a motion to approve the minutes of November 1, 2016 as presented, Motion seconded by Allen Ott Jr. and unanimously carried (Randy West abstained).

First Order of Business: Development Plan, 41 Hamlin Ave, East Aurora, NY 14052

Peter Sorgi, Robert Savarino, Chris Wood, representing RAS Development, LLC to provide an overview of the development plan for the proposed apartments being placed on the site of the old bus depot. The following points were made by RAS Development:

- Peter: The current remains of the old bus depot that stood on this site will go through complete demolition and abatement. There will be environmental clean-up work required, and they are prepared to work with the DEC to make sure the work is done correctly. Robert Savarino has a contract to purchase the property, contingent upon successful rezoning, and DEC approval.
- The property will need to go through rezoning to RGN to allow for apartments to be constructed in this area.
- Chris: provided an overview of the site plan. There will be fifteen multi-family units; split into 5 and 10 family units. Each unit will have a private garage and corresponding parking space. Proposing landscaping and fences for shielding of the property. The current design will require for a zoning variance to accommodate the proposed 22 foot setback, instead of the required 35 ft. setback.
- Robert Saravino: There is a demand in the Village of East Aurora for apartments, and this proposed development will meet some of the need.

- There is a significant amount of money that needs to be spent for environmental remediation. RAS is hoping the land will qualify for the Brownfield Clean-Up Tax Credits program.
- The placement is similar to other transitional areas in the Village, and these proposed apartments will make sense for this portion of the block.
- These apartments are intended to be priced at market-rate. Aiming to have these apartments ready for rental by late-spring of 2018.
- There will be no basements in the structures, the heating and cooling elements will be contained within each unit.

Concerns voiced by the Planning Commission members:

- The building looks a bit generic, and may appear disjointed in comparison to the surrounding community. Is there some architectural interest which can be added to the structure to help it meld in to the area – the addition of porches?
- Clarification requested by Randy West: The Board did adopt Commercial Design Standards, but not Residential Design Standards? Correct – though something to be considered going forward.

Lowell Dewey verified at 7:36 pm, that a motion is not needed for a conceptual plan.

Review of Old Business

- An advisory group has been formed to provide review and put forth suggestions to be adopted in the next Zoning code update. There are two representatives from the Village Board, 2 from the Planning Commission, 2 from the Zoning Board, one resident of the village, the Village Administrator, the Building Code Enforcement Officer and the Village Attorney.
- The firm handling the study for the updates is Steinmetz Planning Group from Rochester, NY.

Motion to adjourn at 7:45 pm made by Bud Babcock. Seconded by Randy West, and unanimously carried.

Respectfully submitted,

Nancy Burkhardt
Deputy Village Clerk