

November 1, 2016

EAST AURORA PLANNING COMMISSION
REGULAR MEETING
November 1, 2016 – 7:00 PM

PRESENT:

Daniel Castle, Chairman
Lowell Dewey, Vice Chairman
Kristin Cameron
Geoffrey Hintz
Allen Ott Jr.

Also Present:

Joyce M. Jezewski, Village Clerk Treasurer
Bill Kramer, Code Enforcement Officer
Ray Byrnes, Village Trustee Liaison
Ellen & David Moomaw
Steve Chojnacki, Patio Enclosures
Brian Hejmanowski, Patio Enclosures
Dr. Westermeier, Westermeier Martin Dental
Dr. Martin, Westermeier Martin Dental
Kasey Smith, Project Manager, United Refining
David Schwanke, Project Manager, United Refining

Dan Castle, Chairman called the meeting to order at 7:01 pm

Allen Ott made a motion to approve the minutes of October 4, 2016 as presented, Motion seconded by Geoff Hintz and unanimously carried.

Old Business: Development Plan, Kwik Fill, 5 Ernst Place, East Aurora, NY 14052

Kasey Smith and David Schwanke representing the owner United Refining, Kwik Fill had submitted revised plans for the development plans prior to the meeting based on the discussions of the previous Planning Commission meeting.

Lowell Dewey suggested moving the gas tanks around to get additional parking. Kasey Smith felt it would cause a problem with the gas tanker trucks getting into the lot.

Other concerns voiced by the planning commission members, notably:

- Lowell - The building looks to industrial and needs a little architectural interest
- Dan – the goal is to get more parking, make it visually appealing and yet still function
- Dan – the store is 4 times larger than the old store; can it be reduced to 1500 square feet to allow for more space for gas pumps?
- Lowell – stated that the planning commission's concern is to make the design function best for the village, not the applicant.

- Dan – façade should be pedestrian friendly
- Lowell proposed and prepared a Plan B sketch based on the Kwik Fill plan, which indicates that the mechanicals be moved toward McDonalds; changing the Seneca Street wall to provide architectural detail, and to make the store smaller square feet.

Kasey indicated they are unable to commit to any changes at the point without conferring with their corporate office.

Planning Commission members agreed with Lowell Dewey's proposal.

Development Plan, Westermeier Martin Dental, 950 Main Street, East Aurora, NY 14052

Dr.'s Westermeier and Martin submitted and reviewed their revised development plan, noting the original plan was approved June 1, 2015. No construction was ever started based on that plan and the Dr.'s decided to revisit the project. Patio Enclosures was contacted to redesign the walls and roof of the vestibule but with a size of 8 feet by 8 feet, instead of the original 9 feet by 8 feet. The new design will feature a bronze finish Energy Star rated solarium. The glass will have a solar bronze tint and Low E coating and argon gas filled insulated glass roof and windows to provide energy efficiency and natural light to the vestibule.

Motion by Lowell Dewey to recommend approval of the revised site plan as submitted. Seconded by Allen Ott, Jr. and unanimously carried.

Development Plan, David & Ellen Moomaw, Air B&B, 23 Oakwood, East Aurora, NY 14052

David and Ellen Moomaw presented their plan noting there will be no signage on their property. All business is transacted online through a 3rd party vendor who screens and recommends clientele. Two rooms are offered for rent with a maximum of four guests staying at any one time. No children or pets and adequate off street parking. There will be no additional development or renovations to the property. It is low impact, quiet operation, with most activity on weekends from May through August.

Code Enforcement Officer Bill Kramer indicated that the village will follow the code for general Bed and Breakfast establishments, noting that a development plan and special permit are required. There might be minor variances between the Air B&B and other Bed and Breakfast establishments; however, the mission remains the same for ensuring adequate parking, light, fire codes and inspecting for state safety codes. B&B's are limited to a certain number of rooms.

Motion by Lowell Dewey to recommend the approval of the Air B&B development plan as submitted by David and Ellen Moomaw. Seconded by Geoff Hintz and unanimously carried.

Dan Castle recommended that the village look at other communities for direction on Air B&B establishments.

On that note, Dan Castle asked if any members were interested in sitting on the Zoning RFP committee to please let him know.

Motion to adjourn at 7:59 pm made by Kristen Cameron. Seconded by Allen Oft Jr. and unanimously carried.

Respectfully submitted,

Joyce M. Jezewski, CMC
Village Clerk Treasurer