

October 4, 2016

EAST AURORA PLANNING COMMISSION

REGULAR MEETING

October 4, 2016 – 7:00 PM

PRESENT:

Daniel Castle, Chairman
Lowell Dewey, Vice Chairman
Kristin Cameron
Geoffrey Hintz
Allen Ott Jr.
Angela Griffis
Stacy Oar
Bud Babcock

Also Present: Bill Kramer, Code Enforcement Officer
Linda Shepard, DPW Clerk
Kasey Smith, Project Manager, United Refining
David Schwanke, Project Manager, United Refining

Dan Castle, Chairman called the meeting to order at 7:00 PM, seconded by Kristin Cameron.

Dan Castle made a motion to approve the Minutes of August 2, 2016, accepted by Geoffrey Hintz, seconded by Stacy Oar.

New 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 plans for the development plans prior to the meeting. Discussion was opened regarding the new 2500 square foot building. The existing building and the one behind it would be demolished. There would be a wood slate fence with gates around the dumpster and mechanical system. There will also be a propane cage and ice chest. The three entrances would remain the same. There will be three (3) parking spaces and the area at the pump would be considered parking spaces as well. The parking was approved by Bill Kramer prior to the meeting.

The plan would be adding more green space than what is presently at this location. They will plant any kind of tree the village would prefer. Kasey Smith spoke with Rob Ballard from the Preservation Committee and he stated that the building was 54 years old with no historic value.

There was a lengthy discussion about the traffic flow, parking, location of the building, storm sewer, the location of the pumps and canopy.

Kasey Smith and David Schwanke reiterated that the storm sewer is all set and drains from the canopy go into storm system that would mean major changes if moved. Also, the need for visuals to the pumps from the cash register is vital. It was noted that ample room is necessary for the tanker to unload on a regular basis.

Suggestions were made by Dan and Lowell to move the building, turn the pumps and canopy along with moving the mechanicals, possibly getting a variance to move the set back.

The Planning Board agreed that the present configuration did not provide for good traffic flow, sufficient parking and a customer friendly atmosphere. They suggested that the Project Managers from Kwik Fill go back to the planners and use the space in a better manner.

Mr. Smith and Mr. Schwanke from United Refining agreed to go back to the planners to revise the current plan and submit prior to our next meeting scheduled for November 1, 2016.

UPDATE ON ELM/RILEY CORRIDOR STUDY

Dan Castle gave an update on the Elm/Riley Corridor study. The Village Board recommendation was unanimously approved for rezoning and release of the RFP. The plan is to have a consultant look at all code as there are many inconsistencies in the code. Dan stated that on Monday, October 3, 2016, Bryan Gazda was preparing the Request for Proposal.

At the Village Board meeting in November, they will be establishing the following committees to assist in the process:

- Zoning Code Committee
- Planning Committee
- ZBA Committee
- Historic Committee
- Village Board Committee

Dan stated that we are planning to have the new ordinance by next fall. We will have an update with the Elm/Riley Corridor project at the next meeting.

The motion to adjourn was made by Allen Oft Jr. and seconded by Geoff Hintz.

Respectfully submitted,

Linda M. Shepard
DPW Clerk