

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

August 2, 2016 - 7:00 PM

PRESENT:

Dan Castle, Chairman
Lowell Dewey, Vice Chairman
Kristin Cameron
Geoffrey Hintz
Allen Ott Jr.
Bud Babcock

Absent:

Angela Griffis
Stacy Oar

Also Present:

Joyce M. Jezewski, Village Clerk Treasurer
Bill Kramer, Code Enforcement Officer
Raymond C. Byrnes, Trustee Liaison
Matt Oates, Benderson Development, on behalf of Pet Smart

Dan Castle, Chairman opened the meeting at 7:01 PM.

Motion by Lowell Dewey to approve the Planning Commission minutes of April 5, 2016, May 10, 2016 and June 7, 2016, noting the following change to the April 5th minutes: 1st paragraph, line 18, last word “townhouse” – edit to say “development”. Seconded by Member Allen Ott, Jr. and unanimously carried.

Development Plan – Pet Smart, 123 Grey Street, East Aurora, NY 14052

Matt Oates, Benderson Development reviewed the proposed plan with the Planning Commission. Mr. Oates confirmed that he did not formally review the plans with the Village Board; it was just a submittal and referral to the Planning Commission. Benderson is proposing to fill a 15,000 square foot space that is currently vacant. The plan also includes a recessed loading dock at the rear of the site. Dumpsters will be located adjacent to the loading dock and recessed slightly behind the building wall with screened fencing on both sides of the dumpster.

Dan Castle asked about the grading behind the building. Mr. Oates indicated the grade comes down and then comes back up and is even with the finished floor. The dock is going to be a four (4) foot recessed loading dock.

Mr. Oates stated that there will be façade improvements as well for Pet Smart, noting that they propose to in-fill the existing glass front with brick veneer to match the existing brick veneer; also proposing new doors for the tenant. The façade will be painted to match the color tone from TJ Maxx along with keeping the green color for the trim that is consistent with the Pet Smart look.

Benderson is not providing anything for Pet Smart signage at this point, but rather just giving a visual representation.

Dan Castle stated that with addition of Pet Smart, there will only be two vacant areas in the plaza and Mr. Oates confirmed yes.

Bud Babcock indicated that he viewed the premises and noted the area is kept very neat and tidy behind the building. He asked if there will be any impact with regard to fire truck access and Mr. Oates replied no. They will maintain full 24 foot wide access around the plaza and in addition and old cooler structures will be removed to open up the area and make it more visually appealing.

Dan Castle asked for an explanation of the 65 x 5.2 rectangle area on the schematics drawing. Mr. Oates indicated the 5.2 is the offset from the corner of the building and the loading dock will be 5.2 feet off the back wall and will be used for the dumpster area. The area will be concrete loading docking that will go down 4 feet, with retaining walls on either side.

This area also houses the catch basin, trench drain and gravity drain.

Lowell Dewey confirmed that truck travel will come in via Grey Street and then travel outbound around the entire rear of the plaza to exit the plaza. Mr. Oates indicated yes and also confirmed that a few feet of pavement will be added for the 24 foot access. Benderson is not proposing any changes to the outdoor lighting.

Dan Castle inquired if this is a full service Pet Smart that includes a groomer, vet and doggy day camp. Mr. Oates said is he unsure at this time what their final services will be.

Bill Kramer asked if there will be any windows in front of the store. Mr. Oates stated that the only windows will be the window panels around the entry door, because the interior space behind the exterior façade will be for interior display. Bill Kramer felt it will not be visually appealing. Lowell agreed indicating it would have too much of an industrial look. Benderson feels with the architectural features, and with the columns and piers, it doesn't take away from the overall look. It is difficult for retail tenants to do merchandising with full glass across the front. All you would see then is racks of products. Mr. Oates indicated that Benderson could do some type of articulation where possibly some of the brick breaks out and/or some different coloring of the brick as well to give it some depth. However, he stated that windows would not meet the tenant's needs.

Bud Babcock indicated the façade would need some architectural enhancement. Discussions ensued on how to best enhance that area. Mr. Oates will present several options to the Village Board.

Benderson is ready to move forward as soon as Village Board approval is granted.

Motion by Lowell Dewey to recommend approval of the site plan and building renovations, with the loading dock in the rear as shown, for the Pet Smart to be located at 123 Grey Street. Said recommendation conditioned upon the Village Board considering architectural enhancement to the long stretch of wall that used to be windows. Seconded by Geoff Hintz and unanimously carried.

Clerk-Treasurer Joyce Jezewski confirmed that it is the intent of the Village Board at its August 15, 2016 meeting to schedule a public hearing for Tuesday, September 6, 2016 at 7:00 pm.

Dan Castle presented the final copies of the Elm Riley Corridor Study. The draft that was presented to the Village Board on July 5th went very well. Matt Ingalls walked the board through the five (5) general areas, along with the recommendations. Everyone appeared to be in agreement with what was presented. Dan stated this is a very good base to start with and to move forward from.

Motion by Allen Ott, Jr. to adjourn the meeting at 7:35 pm. Seconded by Kristin Cameron and unanimously carried.

Respectfully submitted,

Joyce M. Jezewski, CMC
Village Clerk Treasurer