

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

April 5, 2016
7:00 PM

PRESENT:

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

ABSENT:

Also Present: Bill Kramer, Code Enforcement Officer
Wendy Potter-Behling, Deputy Village Clerk/Secretary
Andy Gow, Nussbaumer & Clarke Inc

Dan Castle, Chairman opened the meeting at 7:03PM with Allen Ott Jr making a motion, seconded by Kristin Cameron. All approved.

Lowell Dewey made a motion to accept the minutes from the informal meeting January 5th and February 23rd, 2016 as written, seconded by Angela Griffis with a unanimous vote to follow.

Development Plan – Parking Lot Expansion
Chubb Realty, Coldwell Banker Realty
253 & 259 Main Street, East Aurora, NY 14052

Andy Gow is working with Coldwell Banker to improve the driveway. There are drainage issues, cleanup the area to use for additional parking, about 15 more spaces. They want to improve the drainage. They are not going back as far as the tennis courts and are proposing landscape screening area entire proposed parking area. A drywell will be installed in the middle of parking lot to pitch and perk into the existing ground. It is now running off to the west. They have used this method at West-Herr down the road. They put a pipe in towards the receiver in the street and wait and see approach. They believe it will work and if it doesn't, they will make the connection to the DOT system. There is currently no drainage. Lowell noted that water just stands there now. A perk test is often done to see if it works. He feels there should be a discussion with the DOT to connect to their catch basin. Lowell asks about lighting and Andy replied no. These spaces will be used by Pasquale's employees. Andy noted the town homes are adjacent and they want to keep it low key for lighting. Angela Griffis asked if trees will be removed. Andy states they tried to keep some trees especially along the easterly property line although some will be removed. Angela noted the Tree Board would be interested and noted the VEA code in Mid-Main regarding tree removal/replacement speaking to the caliper of the tree. Andy stated a 6", 8" and 10" tree will be removed. (Caliper is the measured by the thickness of the trunk). Andy noted 4' juniper bushes will provide screening. Dan Castle asked about a fence for screening. He believes the juniper bushes will not block headlights from the development because new parking will be a lot closer to the townhouses that currently exists. Dan also questioned where they would put snow storage. Dan mentioned a landscape plan is required. Geoff asked about the 130% increase in parking and how they arrived at that number they desired. Andy stated Chubb gave them some numbers along with where on the property they

wanted to expand. Did they state the number of spots they wanted or did they ask to maximize the property? Yes, maximize in a specific area. Angela specifically asked about question #6 on the short EAF, asking Andy to expand on the 'Yes' checked box. (Question #6: Is the proposed action consistent with the predominant character of the existing built or natural landscape?). Andy noted many parking lots in the area to determine if this property is in harmony or consist in the area. Dan Castle asked Bill Kramer regarding parking requirements. Bill noted the purchase came along with an agreement with Pasquale for parking. Chubb plans to rent small building next door. Bill noted they are requesting 15 spots beyond what they are currently have. Lowell spoke to boxing out/replacing the narrow driveways and perhaps resurfacing them. The pavement section is a little light to which he recommends 10x2½x1. The drawings show 6' of stone but 10' would help it to last longer. Lowell asked if a low fence would be an acceptable alternative instead of bushes. Geoff noted a trade off with fencing, as it would limit the places to put snow. Per Andy, the tennis court area will remain as is. Lowell noted the point elevations on the map seem to work but suggests that a deep-hole test be done, noting the soils, to make sure the dry well will work. Angela asked about additional environmental issues. This property is under an acre so no additional pollution prevention is needed. A neighbor, Paul Greatrix, 245 Main St was present in the audience. He stated he is in favor of a fence and submitted some paperwork to show where he was in favor of the fence.

A revised site plan to be submitted again to the PC prior to a recommendation for approval of the development plan as presented by New Jersey NRI LLC, Coldwell Banker Chubb Real Estate Care for parking lot expansion at 253 & 259 Main Street as follows:

- 1) 6' tall solid fence to accommodate 245 Main St neighbor's request, on westernmost property line in lieu of 15 juniper
- 2) 4' tall solid fence between tennis courts and south end of proposed parking lot, stop by 10" maple, bending north and east and north again to protect existing townhouses from headlight glare, allowing room for snow storage
- 1st – Lowell Dewey 2nd- Angela Griffis aye – all
- 3) Conduct deep hole test to indicate soil type to prove it will function as designed
- 4) After building permit is issued, show proof they applied for NY Dept of Transportation permit for future connection of discharge pipe as shown on plan
- 1st – Lowell Dewey 2nd – Geoff Hintz aye – all
- 5) Applicant should, per Village code section 285-23I, replace two trees of 3 ½ " caliper each for every tree removed and have a VEA tree board review
- 1st – Lowell Dewey 2nd – Angela Griffis aye - all
- 6) Consider repair to the twin access drives from Main St to new parking area and to consider a deeper sub-base
- 1st – Lowell Dewey 2nd – Al Ott Jr aye – all
- 7) Show where the area to be used for snow storage
- 1st – Dan Castle 2nd – Geoff Hintz aye - all

ELM/RILEY CORRIDOR:

There was a conference call with Ellen, Ingalls Planning & Design, to talk about the Elm-Riley Corridor plan. The public was welcome and present for this call. Ellen discussed the steps in the process and what has been covered at this point. She discussed the next step and how they will take the feedback and turn it into vision statement, goals and preliminary recommendations.

Those recommendations will later be organized and prioritized. Some things are short term while others are long term. Streetscaping will be a focus. Managing land use and zoning interface will be a concern. Karen Lee mentioned softening the zoning in their area. Several village residents attended the meeting and asked multiple questions regarding the Elm-Riley Corridor plan. Ellen will forward some mapping to be put on the Village website: maps to be sent will be Corridor analysis, existing land use and zoning and project area boundary. The Planning Commission would like to invite board members and the public to join them on April 21st for a tour of Co-operative Extensions new building at 591 Main St prior to the next public meeting regarding Elm-Riley Corridor.

The meeting adjourned around 9:00PM.

Respectfully submitted,

Wendy Potter-Behling
Deputy Village Clerk
Secretary, Planning Commission