

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

December 1, 2015
7:00 PM

PRESENT:

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

ABSENT:

Frank Mesi Jr
Kristin Cameron

Also Present: Bill Kramer, Code Enforcement Officer
Wendy Potter-Behling, Deputy Village Clerk/Secretary
Jay DePerno, 70 Elm St
Heather Nemec, Architect

Dan Castle, Chairman opened the meeting at 7:03PM and noted that a quorum was present.

Lowell Dewey made a motion to accept the minutes from September 1 & 15, 2015 as written, seconded by Allen Ott Jr with a unanimous vote to follow.

Development Plan – Addition
Jay DePerno, Elm Street Bakery
644 Oakwood Ave, East Aurora, NY 14052

Jay DePerno introduced himself and spoke about his investment to 70 Elm St that the growth has been beyond their expectations and need to expand. They were renting the space next door at 54 Elm, had no formal lease agreement and had hoped to buy it but the asking price did not work for them. They got evicted once the owner knew Elm St Bakery was not buying the property, so they are working out of a POD for product, storing things in basement and there is a risk to the employees. They also are looking to do classes such as cooking, baking, health & wellness, agricultural on a small scale.

This project involved expansion and restoration of the General Riley building. This facility would serve three functions: need room for their pastry kitchen such as wedding cakes, croissants, cookies but not breads, etc; need storage space that is why they applied for their addition; and lastly but more importantly to create an ‘Elm Street Bakery Institute’ for classes, maximum of 30-40 people, that would be small and intimate as well as offer space for wedding and baby showers, rehearsal dinners, etc. They have done these activities in their current location but the lack of privacy was an issue. A ramp will be installed used for handicap access as well as loading such things as flour. Windows will be replaced, siding will probably be replaced. The property located behind 70 Elm St actually belongs to 644 Oakwood. Most of that would be kept green space but could increase the parking possibility. He feels this will be a nice addition to the community. Heather Nemec has been retained for the design of the project.

Dan Castle commented on the positive impacts associated with the Elm Street Bakery. Lowell Dewey asked about a full topographic survey identifying current and proposed parking. Drainage should be identified showing where it currently is being drained and where it will be drained in

the future. He is looking for drive type whether it will be stone or paved. He asked about an elevation drawing and how it shows that drainage is going towards the building and spoke to the fact that for their benefit drainage towards their building is not good. Lowell would like to see more detail consistent with what our code requires. There needs to be a certain number of handicap and they should be well marked which is as close as possible to the entrance. Jay will keep these parcels as separate but it may make sense down the road but will not be doing that now.

Dan Castle went on to say the intent of a site plan is to make sure there is thought put into entire layout and to show elements, such as parking, lighting, drainage, where is the dumpster etc. Jay believes everything goes into three drains that are in the back, the cooler and freezer drains out to Oakwood and the other spot Lowell referred to, he has been assured about the drainage. The bakery is on a slab and wine and beer will be stored in basement so they don't want water issues. Lowell suggests paying a surveyor for point elevations and contours, engineer/architect make sure everything drains, show rims and inverts of catch basin where the pipes go to show what is being done will not cause issues for the neighboring properties. Also show existing and new site lighting for evening hours. Dan also noted there are minimum standards to be included on the drawing which is part of the development plan application. Jay confirmed that no trees will be removed. Jay indicated there will be no impacts to the house to the east. The parking spots will probably be straighten out because now 54 Elm St cannot be used for traffic flow because a fence has been erected separating the two properties. Have the new drawings show parking spaces and sizes and the Building Dept can help with the number of spaces and size requirements. Modification to 644 Oakwood's interior will consist of removal of wallpaper, wall board and re-fix fireplaces and the building is not on the local or state historic register but they may submit for it for local designation. They will include an office and a room for packing boxes for shipping. Bill Kramer will speak with Jay again, taking in Lowell's suggestions.

A motion was made by Lowell Dewy, seconded by Allen Ott Jr to recommend the acceptance of the site plan with the condition:

The applicant should appear before the Village Board with a complete and code compliant site plan that contains the necessary topography, site lighting, and landscaping and drainage assessment.

Aye – all Motion approved

ELM/RILEY CORRIDOR:

Dan Castle provided to the PC a summary of the Elm/Riley Corridor Study activity notice the committee members as himself, Geoff Hintz and Angela Griffis, plus Alix Martin and the Village Administrator, Bryan Gazda, met twice, reviewed five proposals submitted for this study with a \$20,000 budget. Per Village Administrator, there is money in the budget if the selected company needs to come back for more work. One proposal was not compliant, and another was found lacking depth with planning design and codes. The remaining three were determined to be qualified submissions: Peter J Smith & Co, AECOM (Wendy Salvati) and Ingalls Planning & Design. All three companies were invited for individual interviews, which was held on November 20, 2015. Each company had different qualifications and thoughts on how to complete this planning exercise. The company of most interest, Ingalls Planning & Design, recommended a public engagement program on how to get ideas and a vision of the Village in the future. Geoff Hintz mentioned how nice it was for them to listen to what the committee had to say compared to the other two companies telling them what should be done. Ingalls Planning

& Design also said there is potential for state aid through NYSEDA to develop comprehensive plan. They had a lot of ideas such as a bike community designation.

Dan, Geoff and Angela described the selection process and how the consultants were scored. The merits of each of the firms was discussed and the rationale for selecting Ingalls Planning & Design was laid out to the EAPC. Key factors were planning experience in NYS Villages, experience with Corridor Studies, strength of public engagement and experience with current zoning techniques.

Allen Ott Jr mentioned middle schoolers did essays to be awarded by Rotary Club on what they see in the future for East Aurora. He said some of the ideas were really interesting. He said he might be able to get copies for the PC to review. Bud Babcock mentioned concern the area west of railroad tracks needs to be included in the study area. The Elm/Riley committee members assured him that area was included in the RFP

Dan will present a summary of the evaluation and recommendations to the Village Board at their December 7, 2015 meeting, requesting that the VB approve this study. Assuming everything goes well, this will be the main agenda item at the January meeting. It is expected that some VB members will be coming to the January PC meeting.

Allen Ott Jr made a motion to adjourn the meeting at 7:59PM, seconded by Geoff Hintz and approved unanimously.

Respectfully submitted,

Wendy Potter-Behling
Deputy Village Clerk
Secretary, Planning Commission