

EAST AURORA PLANNING COMMISSION  
REGULAR

May 5, 2015

7:00 PM

PRESENT:

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

ABSENT:

Angela Griffis

Also Present:

Bill Kramer, Code Enforcement Officer  
Wendy Potter-Behling, Deputy Village Clerk/Secretary

Dan Castle, Chairman opened the meeting at 7:05PM and noted that a quorum was present and Bud Babcock is an acting member.

Geoff Hintz made a motion to accept the minutes from February 3<sup>rd</sup>, 2015 as written, seconded by Kristin Cameron with a unanimous vote to follow.

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**Development Plan – Parking Lot  
Westernermeier Dental Care  
905 Main St, East Aurora, NY 14052**

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Rick Gable, Straightline Construction will be doing the work and he was acting as a representative. He went on to say they want to put in a vestibule on east side of building to help with the cold weather. It will be put where existing entrance is now and hopefully this vestibule will be used as main entrance. It will encompass existing sidewalk, storefront and the outside to match existing. The handicap walkway and access goes up to elevator which is inside. This is in an RC district. There will be no new gutters because the existing gutters on the sides will tie into existing drainage. No change to exterior lighting. Erie County as referred because this project is on Main Street, had no comments. There is an open building permit (#2014-00283) for interior renovations.

Dan Castle noted it is not in an historic district.

**A motion was made by Lowell Dewey, seconded by Frank Mesi Jr to recommend the approval of the development plan:**

**Aye – all                      Motion approved**

**Comprehensive Plan/Zoning:**

Village Board wants the PC members to come up with areas of interest for the VB to revisit to re-zone or for a zoning update.

Dan Castle noted the following information:

After considerable discussion, the PC has agreed that a thorough update of the Comprehensive Plan is not warranted at this time, however there are some issues that do need updating with respect to the Zoning Code. The PC feels that the Village needs to be proactive on these issues, and not wait until issues arise.

- Revisit the zoning and development controls in the Elm-Riley Corridor. This area has seen significant (positive) redevelopment and this should be encouraged. However, the zoning in this corridor is outdated and includes a hodgepodge of residential, commercial, manufacturing and industrial districts that do not/will not promote a coherent vision to guide future development. Current zoning reflects the past manufacturing and industrial uses that are no longer present. Zoning needs to be updated to preserve and encourage the transformation that is occurring and to adequately protect residential uses from potentially incompatible uses. A holistic evaluation of the Elm-Riley Corridor will result in updated zoning/land use controls that will protect and enhance the character of the area and provide guidance for future development activity
- Revisit the Mid Main District – The Mid-Main District has been very successful in retaining the residential character of this critical portion of Main Street. The PC feels that the zoning classification should be revisited in order to ensure that we continue to be proactive with respect to maintaining the character and providing incentives for redevelopment/rehabilitation of vacant structures. The boundaries of Mid-Main District should also be revisited to ensure that the Village is protecting important resources and resources (historic or otherwise)
- The Zoning Code needs to be updated and clarified to ensure that it is consistent with both the new Historic Preservation Law and the existing Demolition Permit requirements. The Zoning Code should also provide for the protection and preservation of structures and Districts in the Village that have been designated by the NYS Historic Preservation Office (SHPO).
- Many communities across the country and New York State are proactively adopting regulations that control LED/moveable signage. These regulations need to be incorporated as soon as possible to ensure that the Village is prepared address these issues on future zoning/site plan actions.
- The PC feels that provision of affordable Senior Housing and in-law apartments is a priority, and that the Village should be proactive in controlling/allowing such uses. Many communities have specific provisions to address this need, and we would like to ensure that the Village of East Aurora is at the cutting edge of this issue.
- Vacant structures and ‘Demolition by Neglect’ have been regular issues that the Village struggles with. The Zoning Code should provide the latest tools and techniques for addressing chronically vacant structures or those that are in need of repair/rehabilitation, but are allowed to decline with no/minimal attempt to protect from weather or other elements.

- While the West End will see commercial/retail development and build out of the Plaza, the ultimate build out will be consistent with the commercial/retail character and uses are currently present. While significant changes in existing Zoning Districts/Classifications may not be warranted, it would be useful to revisit the parking requirements of specific Districts to ensure that the appropriate amount of parking is provided for future development.
- Need to ensure that the Zoning Code reflects recent changes to the State Environmental Quality Review Act.

Frank Mesi Jr. made a motion to adjourn the meeting, seconded by Allen Ott Jr and approved unanimously.

Respectfully submitted,

Wendy Potter-Behling  
Deputy Village Clerk  
Secretary, Planning Commission