

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

April 7, 2015

7:00 PM

PRESENT:

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

ABSENT:

Also Present:

Bill Kramer, Code Enforcement Officer  
Wendy Potter-Behling, Deputy Village Clerk/Secretary  
Greg Schneider, rep for 191 Main St  
John Cimperman, 23 Pine St

Clark Crook, 191 Main St  
Heather Nemec, rep for Ricks & brewery  
Karen Lee, 570 Fillmore Ave

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

Allen Ott Jr made a motion to open the meeting, seconded by Geoff Hintz with the vote as follows:                   Aye – all

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**Development Plan – 2<sup>nd</sup> story addition  
Clark Crook, Facelift Properties LLC  
191 Main St, East Aurora, NY 14052**

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Clark Crook, presented plans for a 2<sup>nd</sup> story addition. He noted this west end of town has a history of hotels and wants to help restore the west end. 189 Main St business hosts musical acts that bring in people from out of town and those guest look for local accommodations. Clark would like to offer a package deal for dinner, a show and accommodations. The development plan calls for 9 guest rooms. The first floor would basically remain the same except for where the elevator would be built where the smoke shop is currently housed. The addition will add character to the building and the neighborhood. The building across the street (Rite Aid) has a similar scale. The main entrance to the hotel will be on the side of the building just like 189 Main St has. A rooftop garden area is included in the plans which will give the guests a place to enjoy the weather and this adds a non hotel feel. A set of outside stairs will be added as a 2<sup>nd</sup> means of egress. Refrigeration is inside for the Brewery and mechanics for heating will be on the roof in an area in the back. The alley way will be beautified. Greg Schneider states the building will be beefed up with steel beams in the center to be reinforced. The steel beams really divide the tenants. The roof will not be removed so that the current tenants can still operate during construction. The structure is in good shape and has a good foundation. Exterior lighting will be added as well as a fire suppression system. The exterior will stay the blonde brick for the early 1900's look.

-Will there be designated parking?

-How will the guests check in and out?

Clark currently does a lot of the snow plowing in the winter because he is at the property very early in the morning. He is currently on the agenda for the Zoning Board of Appeals seeking a variance for off street parking. Clark wants the room reservation business to be done online and automated so they are still working on the flow for check in. The entrance will be key locked. There is a roof drain at each corner in the back of the building, catch basins are in parking lot and the roof has a ¼ pitch to drain to the corners.

**A motion was made by Lowell Dewey, seconded by Kristin Cameron to recommend the approval of the development plan with consideration given to:**

- **Building elevations**
- **Addition to have sprinkler system**
- **Handicapped parking**
- **Snow removal**
- **Material selection for outside of building**

**Aye – all**

**Motion approved**

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**Development Plan -  
Rick's on Main, aaf Heather Nemec for Rick & Kathy Pohlman  
687 Main St, East Aurora, NY 14052**

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Heather Nemec, architectural representative, stated there are three components to this development plan. First plan is to remove the vestibule entrance with curved stairs at the side of building and add a new vestibular so there is more room for patrons to remove their coats, check in, stop the cold draft, and have a better, newer and safer entrance. The second plan is a front deck which has been granted by Zoning Board of Appeals in August 2014. The third plan is to continue the roof line along the front. Waterproofing is part of extending the roof line. The three projects do not at this time have an order for completion. There is a small staircase on the west side of the current front deck that will remain. Handicap access to the restaurant is located at the south back of the building. The ZBA justified hardship through a set of tests and noted that the front deck would not become a permanent enclosed structure especially because the foundation would not be strong enough and this was concurred by Heather Nemec. If there was a sign move or shift it would only be a minor shift. There will be no change to the exterior lighting.

**A motion was made by Allen Ott Jr, seconded by Geoff Hintz to recommend the approval of the development plan as presented.**

**Aye – all**

**Motion approved**

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**Development Plan -  
John Cimperman, 42 North Brewery  
23 Pine St, East Aurora, NY 14052**

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John Cimperman stated this will be an artisan craft brewery and every decision they make will have an authentic feels as their guiding principal. The back of the building will be the warehouse where the beer will be brewed. The ZBA has already approved/granted them for off street parking. (Granted at March 19<sup>th</sup>, 2015 meeting) The upper room will be the tasting room. The red arrows on the site plan will be the main entrances which are located at Pine Street and through the outdoor patio. They will not have a full kitchen but will have food for patrons while

they are sampling. They have a rental space on the upper floor for banquets. Brewery tours will be available. The outdoor patio will be fully fenced. The space for the outdoor patio may be smaller to accommodate bike racks and it will be dog friendly. They want to encourage walk in traffic. The fence will be locked when not in use. The lighting for the outdoor patio will be Italian style with strings of lights during hours of operation. They want to be the first stop when people are out to have a drink, not the last. The exterior will be galvanized corrugated metal with tongue and groove and painted metal and stucco. They will have a parapet sign that is mounted on top of the building and it will be unlit. The grass mostly in the eastern and southern areas will be maintained as well as snow plowing. They will be producing about 50,000 or less barrels (Flying Bison does 5,000; Southern Tier, which is #1 brewery does 100,000. The brewing capacity at 189 Main St does 110 gallons per tank and they have 2 tanks. Local businesses will be used to supply food on specific days. They are providing two handicap parking spots on Pine St. They hope to have a soft opening in the late summer. Deliveries will be in the back where there is an overhead door and will look to coordinate with Vidler's with their deliveries to avoid congestion.

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

- **Building elevations**
- **Exterior lighting**
- **Handicapped parking**

**Aye – all                      Motion approved**

Please note:

Owners were granted an off-street parking variance for 30 parking spaces by the ZBA on March 19, 2015

**Other Business:**

**Comprehensive Plan/Zoning:**

Need to identify areas for review such as Riley/Elm corridor, West end with traffic flow issues. Are there crosswalk problems? Is the focus to re-zone? What will the old fire hall (575 Oakwood) be used for?

Wendy to send two RFP bids received by the VEA with the advice of Bryan to the PC members for their review and can perhaps work from these submissions.

Lowell Dewey made a motion to adjourn the meeting at 9:20 PM, seconded by Allen Ott Jr and approved unanimously.

Respectfully submitted,

Wendy Potter-Behling  
Deputy Village Clerk  
Secretary, Planning Commission