

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

November 4, 2014

7:00 PM

PRESENT:

Dan Castle, Chairman
Lowell Dewey, Vice Chairman
Kristin Cameron
Bud Babcock
Geoffrey Hintz

ABSENT:

Stacy Oar
Allen Ott Jr.

Also Present:

Bill Kramer, Code Enforcement Officer
Wendy Potter-Behling, Deputy Village Clerk & Secretary for the Planning Commission
Allan A. Kasprzak, Mayor
Sheila Conboy, EA Cooperative Market

Dan Castle, Chairman opened the meeting at 7:01PM and noted that a quorum was present and Bud Babcock would be a voting member.

The vote to approve the October 2014 will take place at the December meeting.

Request for Development Plan – East Aurora Cooperative Market
591-599 Main Street, East Aurora, NY 14052

Sheila Conboy was accompanied by Bob Dolman, TRM Architect. Bob showed a slide show and discussed the changes to take place. The Co-op will occupy the entire 1st floor. The roof will be metal. Planters will be incorporated into half brick walls in the front of the building. A new entry will be created on the east side of the building through a vestibule where they can get a cart. There will also be an entrance from Main Street. Awnings will be installed. Gooseneck lighting will be used with the sign instead of backlight sign. The back area (south) will be a receiving area to be added. There will be a roof at the receiving area. There will be no entrance from the south. The square footage of the area and occupancy requires only one means of egress with a travel distance of less than 100'. The landlord has asked for consideration for another means of egress for fire exit purposes. The front doors will be modified with the removal of the door to the farthest right. Basement exits out a service door right now but looking to install stairs so the stairs going upstairs will have another set of stairs underneath to access the basement. This designer has done Lexington Co-ops design. People can see kitchen operations thru the window. There will be a small seating area, new bathrooms, and mechanical space for refrigeration systems to keep indoors. New roof top units to be installed. The back loft area will be used as offices. The dumpster will be to the south, which will be fenced in. There will be no change to the impervious areas, so will still discharge to below grade and include roof runoff. There are two catch basins. The trees along the perimeter will not be removed. 50 spaces (9X18) are required and the code requires 10 spaces/10,000 SF. Handicap spaces will be close to the building. Bumper posts will be installed. Lowell questioned the edge of pavement to the south, if it goes over the property line. It is utilized now but it would be good to get a release to have on record because if it's sold and the new owners may want to come to a different agreement to utilize the 5' of their property. 40 new jobs will be created. Lowell also questioned the hours of operation and what the current lighting plan will be for evening hours for safety

reasons. A light pole will be installed on the east side of property. Utilities such electric will comes from the back with water (2" line) and gas lines from Main Street. This site was once a grocery store. The building will not have a sprinkler system because less than 900 square foot does not require it.

A motion was made by Lowell Dewey, seconded by Bud Babcock to recommend the approval of the development plan, subject to the following:

- obtaining a release for parking over the south property line that extends 4.5' onto neighbor property or present an easement showing legal right for usage**
- add 2 or more sight lines in the back parking area**
- strong consideration given for a back up, 2nd floor emergency exit even though it's not required by code**

Aye – Lowell Dewey, Kristin Cameron, Geoff Hintz, Bud Babcock

Abstain – Dan Castle

Nay- none

Motion approved

**Informal discussion
Regarding Brewery**

John Cimperman, owner of 23 Pine St, attended the meeting along with his architect, Heather Nemec. He is getting a team together to this project. He will run the business but not be a part of the operations. He believes Western New York is up and coming for breweries. Will hopefully utilizing the Cornell co-op for hops. Per New York State, food needs to be served if serving beer which will probably be easy, microwavable food. The space is 10,500 square feet with the front area, currently the aquarium, has 4000 SF with the back area, currently a warehouse, having 25' high ceiling. They will be producing about 5000 barrels compared to Pearl Street Brewery's 2500 barrels which is downtown Buffalo. A tasting room will be open at about \$6/pint. Dan asked about outside seating or music. John answered there is a great space for a beer garden but no plans for music. The parking lot to the south is owned by the Church, Immanuel Lutheran, and leased by Village of East Aurora. The Village Board did approve the definition of a 'brewery' to be added to the code as a permitted use in a CM district. Feedback from the neighbors included questioning the noise and the smell. Dan Castle sees those as issues as well as exterior lighting, noise, signage, parking and dumpster location. Some drainage issues have been worked on in the last two years. Lowell commented about the cars backing up into the traffic on the east side onto Pine St. Sprinter vans will be used for deliveries, which are scheduled and the delivery areas will be in the back. John also noted that Vidler's receives their deliveries in the back and they will work together to avoid trucks bumping into each other. Heather noted that very few buildings use all 4 sides used as fronts and approach. They want to have appeal on all sides. They need to decide where the front entrance will actually be. There is an aggressive time line to be brewing by late summer of 2015. There is a 30/60 day window from brew to drink. Brewing equipment could take 3/6 months for delivery. Bill Kramer asked about quantity of hops and where it would be stored. He is thinking about eventually having a silo on the property for storage of grains. They have notified the owners of the aquarium and will be flexible for vacancy of that area.

General:

At the Village Board meeting last night, the RFP to update comprehensive plan and zoning had 4 submissions and they were all \$70,000-75,000 which is high. The VB voted to

cancel the procurement and have asked the Planning Commission to lead the charge in this update. The PC will revisit the comp plan to look at Elm/Riley corridor, west end (plaza). Lowell asked if the RFP could be re-advertised with a lesser scope. Dan Castle would like this 'committee' to consist of VB voluntary board members eg. ZBA & HPC, to meet once a month. There may be legal issues that the Planning Commission can not handle.

Lowell Dewey made a motion to adjourn the meeting, seconded by Kristin Cameron and approved unanimously.

Respectfully submitted,

Wendy Potter-Behling
Deputy Village Clerk
Secretary, Planning Commission