

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

September 2, 2014

7:00 PM

PRESENT:

Dan Castle, Chairman
Lowell Dewey, Vice Chairman
Kristin Cameron
Allen Ott Jr.
Geoffrey Hintz

ABSENT:

Stacy Oar

Also Present:

Bill Kramer, Code Enforcement Officer
Wendy Potter-Behling, Deputy Village Clerk & Secretary for the Planning Commission
Wendy Salvati, WWS Planning

Dan Castle, Chairman opened the meeting at 7:00PM and noted that a quorum was present and

Lowell Dewey made a motion to approve the minutes from July 1, 2014 as written, seconded by Allen Ott Jr with the vote as follows: Aye – all

**Request to Demolition/Development Plan -
West Herr Properties EA LLC,
527 Main Street, East Aurora, NY 14052**

John Wapick, Vice President of West-Herr and Eric Lindhurst, Silvestri Architects were present and stated they were before the Historic Preservation Committee and received approval for removal of large portion of large, rear, wooden part of the building that is currently being used for car storage. The car wash side will be retained. They want to remove a single story block building and utilize the space for more parking. The detail shop will get the siding removed and painted and install a new roof to match the dealership. Dan Castle clarified that the plans dated 7.14.14, page 2 have a building incorrectly marked as ‘proposed’ when it is existing and half of it is to remain. This building to be removed backs up Immaculate Conception Church. Lowell Dewey asked about the retaining wall and questioned the design, asking the engineer to verify their calculations and its location which will be placed where the south wall of removed building was. The retaining wall is used to control drainage from adjacent property to the south. Dan Castle says that when DOT did Main Street reconstruction, the DOT redesigned and did not construct curbs, upgraded connector drains and parking lot because they extended the storm drain to collect and then drain over to Paine even though it was outside of the Right of Way. DOT designed gravity flow to go to Paine St. The green space area of the 1st Presbyterian Church was once considered for a driveway to be put in. Clean Water Act may require filtration but because this project is under an acre, so there is no concern. The developer will work with Immaculate Conception regarding the 20’ setback area in the back where dry wells will be installed to help with the drainage for both properties. The pervious area is not being increased with removal of building. No significant changes in lighting. This property is in Mid-Main and is consistent with the current use in this district. 3” of Type 3 binder will be used for pavement.

A motion was made by Allen Ott Jr, seconded by Kristin Cameron to recommend an approval as submitted.

Informal discussion with Wendy Salvati, WWS Planning: Part II – Design Guidelines

Wendy says this is based on something that was already started for Village of East Aurora which was modeled off of Hamburg Village. It was heavy on architectural and definitions. Wendy has left space for an appendix for references that may have been left off. Dan Castle doesn't want the guidelines to be too big. Wendy noted she identified three sections of the Village: East End, Mid-main, and West End. Dan loves the pictures. He wants to see a list of 'do's/don't' and 'likes/don't likes' and include visuals. The review section may be challenging. These are not standards just general direction of what we are looking for. Wendy thinks there are good examples of "Don't". Wendy notes that screening for dumpsters should be higher than dumpster and the doors should be kept closed. Wendy talked about outdoor lighting, and adds that the VEA lighting code is the best she's ever seen. Wendy put in what is required, direction of lighting, etc. Dan speaks about signage and 3D signs that they may need to not necessarily be discouraged but encourage tasteful signs. LED messages board signs are a trend and Wendy noted that some community regulate the time message is held, the color, the percentage of LED and used the term 'TND- Traditional Neighborhood Design. There is a difference between LED lighting and LED signs. Dan believes there should another area highlighted, Elm/Riley St area. This area is still evolving. Elm Street has developed organically. Dan Castle thought maybe a collection of parcels could be selected which are susceptible to future development. He added that when the plaza is more developed, there will be a change in traffic flow. Wendy asked if she should include information regarding drive-throughs to which Dan said that is not really an interest. Dan brought up the current fire hall site (village owned), 575 Oakwood, might be something to look at for future development. He was told structure is in bad shape, and the floor is crumbling, although he doesn't know if it as a whole is structurally unsound. This site is in a residential area. The PC members discussed the NE corner of Whaley and Main St. A flow chart should be developed as part of the updated codes/standards. Lowell thinks the pictures used should be higher definition quality. Wendy spoke about parking in the back and stores that have the actual entrance in the back with all the parking in the back as well. This lends to having buildings closer to the road with fake façade/shrubs, etc in the front but the entrance is in the back. Dan asked Wendy to look into visual entrances/gateways in to Village such as 20A from Orchard Park, Buffalo Rd, Route 20A from Wales, Rt. 16 from Holland. Wendy also mentioned closing curb cuts and sharing entrances. She thinks VEA is optimized for walking but not necessarily biking. The VEA has a buffer zone/lane for on street parking but it is 6" too narrow to be considered a bike lane. West end needs to define itself because currently there is a mix of older stuff and suburban, newer stuff.

These guidelines are for when areas get redeveloped. Wendy's scope requires public input with a stakeholders meeting and public meeting. She thinks it's a good idea to be vetted by business owners and Dan suggested contacting the Chamber of Commerce and perhaps an open house during a Village Board meeting where people can view and give comments. The Village Administrator would be the source for organizing such meetings. The PC is comfortable with having a revised copy sent to the Village Board. Wendy will speak with Bryan about getting in the VB agenda.

General:

Liaison to Capital Project Committee – this board would review streets, sewers, curb cuts, sidewalks along with list, budget for and prioritize projects. Example: Fire Hall currently under construction. The committee meets quarterly. Kristin Cameron has volunteered to be part of this committee.

Dan stated an RFP by the VB will be sent out shortly for the Comprehensive Plan and Zoning Code update for the Village of East Aurora Code. The current code is antiquated. The VEA code needs a full review. For example, the demolition code is not consistent with the zoning code. Development plan requirements do not meet the same as the demolition permit requirements. Dan didn't want the budget as part of the RFP because he wants to see what people come back with. Village Administration believes this project can be done for \$70,000.

Discussion about 253 & 259 Main St: There are 'Available' signs out in front and the MLS listing states 'build to suit' or lease.

Al Ott Jr made a motion to adjourn the meeting, seconded by Geoff Hintz and approved unanimously.

Respectfully submitted,

Wendy Potter-Behling
Deputy Village Clerk
Secretary, Planning Commission