

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

April 11, 2014

7:00 PM

PRESENT:

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

ABSENT:

Dan Castle, Chairman
Stacy Oar

Also Present:

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

Christopher Kloc, 64 Maple
Thomas Schubrig, 64 Maple
Joe Gaunthier, 64 Maple

Lowell Dewey, Vice Chairman opened the meeting at 7:00PM and noted that a quorum was present and Bud Babcock will be a voting member tonight.

**Review of Development Plan for
64 Maple Road East Aurora, NY 14052**

Thomas Schubrig, Tredo Engineers, noted the following information to the Planning Commission regarding the development plan for 64 Maple Road:

- Project includes 19 new parking spaces
- Project to start as soon as possible because of upcoming paving and landscaping season
- Owner wishes to put more cars on site to alleviate street parking
- Extending existing parking, remove curb
- Milling existing pavement to make smoother
- Dropping elevation because they are taking away fill that is needed to have a balanced, no net fill on site
- Property is in flood plan and cannot disturb or add any volume to the flood plain area
- Black top surfaced parking lot, topping course as well as stone with filter fabric
- Landscape to screen parking lot from Maple as well as from adjacent properties and add green to the borders
- Proposed drainage to accept any runoff
- Mill/grind is similar to work done on streets but this example they will remove blacktop from existing surface to utilize some existing base on lower area and then rebuild on everything
- Asphalt is 3 1/2", standard for commercial project (depends on base/ground conditions)
- Asphalt can handle heavy trucks
- Handicap parking spaces will remain close to door as currently existing, no new spaces on new parking

- Erie County permits are needed for storm sewer and highway cut
- Stockpile topsoil and install silt fence
- EC is mapping out utilities
- Cut into catch basin for new drain
- One section of sidewalk to be removed for pipe work
- Concrete work will be done
- Entrance ways will be kept clean
- 20' drive isles which is minimum for two cars passing
- No lights during non-business hours with no light noise projecting onto neighbors
- They did look into lights from NYSEG poles
- They own the both parcels which per the site plan, will be merged
- Construction time will be based on weather (rain & temperature), may be done in a months timeframe
- Business will still be open during project, stone apron to be used
- French drain along the west (edge of parking lot)

A motion was made by Allen Ott, seconded by Geoff Hintz to recommend the approval of the development plan for 64 Maple Rd.

Aye- all

Motion carried

**Review of Development Plan for a Subdivision (Single lot)
Mill Road - East Aurora, NY 14052**

Eric Krull, 503 Maynard Dr Amherst NY 14226, agent for Beverly Miserendino noted the following information to the Planning Commission regarding the development plan for a subdivision, Mill Road:

- There are 4 lots that were prepared but never filed (with Erie County)
- Lot 1 is adjacent to access drive of Mill Road Apts (Hickory Hills)
- Single lot subdivision with house plans, 85 X 250' lot
- Eric was involved in initial annexation between VEA and TOA
- 4 lots were proposed but VEA concern with the parcel maintaining residential character
- It was never subdivided
- Services were put up at that time
- 8" sewer line was used when pump station installed
- There is a value here because of utilities already installed, proximity to the VEA
- There are people interested in building a ranch home on this parcel with house location
- Extra fill may be brought in
- Houses to the north are at end of berm
- There are large drain receivers
- Eric will probably advertise for larger lots when subdividing in the future

Lowell Dewey commented that there is a drop off on this property with 5' contours but the house location is raised up with a swale on either side as the survey shows. House location may want to be higher once it's staked out. This location will receive water runoff from Mill Rd so driveway should pitch to the north to slope that way towards swale. Ponding of water may be an issue. There is a berm that separates this lot from apartment buildings. This is a deep lot where

water may just dissipate. There should be at least ¾” or 1” water service with 4” sanitary service with the help of the Code Enforcement Department.

A motion was made by Kristin Cameron, seconded by Frank Mesi to recommend the approval of the development plan for Mill Road (Lot #1)

Aye – all Motion approved

Allen Ott Jr made a motion to adjourn the meeting at 7:40 PM, seconded by Geoff Hintz and approved unanimously.

Respectfully submitted,

Wendy Potter-Behling
Deputy Village Clerk
Secretary, Planning Commission