

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

October 1, 2013

7:00 PM

PRESENT:

Dan Castle, Chairman
Kristin Cameron
Stacy Oar
Allen Ott Jr.
Lowell Dewey, Vice Chairman
Alternate Bud Babcock

ABSENT:

Anne Redmond
Frank Mesi

Also Present:

Bill Kramer, Code Enforcement Officer
Wendy Potter-Behling, Deputy Village Clerk & Secretary for the Planning Commission
Mark Warren, Historic Preservation Committee Chairman
Saxon Deck, Historic Preservation Committee Deputy Chairman
Linda Zaff, Historic Preservation Committee
Kitty Turgeon, Historic Preservation Committee
Allan Kasprzak, Mayor

Clark Crook – Vermont Hill Rd South Wales NY 14139
Greg Schneider, Olean Rd East Aurora NY 14052

Dan Castle, Chairman opened the meeting at 7:12PM and noted that a quorum was present and Bud Babcock will be a voting member tonight.

Minutes from September 2013 meeting will be approved at the next meeting.

Bud Babcock made a motion to open the meeting, seconded by Allen Ott Jr.

**Review of Development Plan for
189 Main Street East Aurora, NY 14052**

Clark Crook, owner, noted the following information to the Planning Commission and Historic Preservation Committee regarding the development plan for 189 Main Street:

- This property is to the east of Bar Bill, 185 Main St which is also owned by Clark Crook
- It is currently operating as Country Cupboard and prior to that was Fox Delicatessen which utilized the block structure in the back
- The block structure is in disrepair, with blocks separating and it may not a proper foundation if any
- They want to demolish the current block structure and rebuilt on the same foot print but will be slightly smaller due to future loading dock.
- The business use will be separate from the Bar Bill and will not be connected in any way

- They want to create a small brew pub feel with actual brewing on site using local ingredients
- The business will cater to those for a love of music where it will be acoustically sounds and create a site line specifically for performances
- Clark feels it will compliment the west side of the Village of East Aurora
- The front will be restored to the original bricks and block structure will use standard cinder blocks that could be painted or stained and/or waterproofed, making it non combustible with the insulated core block with R rating and fire rating.
- Beams will be used inside with 2nd floor truss girders and tensions rods to hold it up therefore there is no need for columns
- The 2nd floor will be open with a mezzanine with some seating to look down on the stage area
- The ceilings will be vaulted because roofline allows for 12' ceiling in the bar area
- A remodel had been started but never completed which will be gutted to expose the timber truss girders
- The 10' wide alleyway will be used as an alternative doorway with ramp/landing but only half belongs to 189 Main St and will be lighted
- Ideal to have two exits
- There is a catch basin in the Village leased parking lot about 60' south of the building for roof runoff and storm drainage
- The runoff will shed towards the back which is sloped, towards the catch basin
- A metal roof will be over the some of kitchen area with the most southern portion will be a flat roof
- Proposed outdoor seating on Main St will consist of 3 tables. It is smaller scale because of handicap ramp to be installed at Bar Bill per approval of the patio development plan for 185 Main St
- Customer will most likely park in the back because of limited and handicap parking in the front (on Main St)
- Equipment placing on flat roof (back portion) and will be catching water and allowing for mounting gear for kitchen equipment
- Equipment placement is limited with rear property line and alley but it could be screened with parapet wall or metal screening material used
- Fan equipment will be on the kitchen roof
- The view from Main St will be sharp and clean with the restorations which really is the important facade
- The view from the back parking lot looks industrial with several block buildings in this neighborhood
- Currently their signage in general is non existent in front and back of building. The business will not be named with only a property address noted on the front of the building.
- He believes the building is from the 1870's
- Original storefront, single pane windows are in disrepair and will be replaced keeping the same size so the look will stay the same
- Four arch windows facing north will be replaced and maybe one of them being operational for ventilation and natural light because no windows really on east or west side
- Current awning will be removed
- Once gutting starts, reinforcement and/or steel brackets for 2nd story may be needed which would be an engineering issue at that time

Dan Castle, suggested painting the cinder block a lighter color, not so industrial looking. Stacy Oar thinks people by nature will try to park in the front on Main St and the back of the building is of little significance. Linda Zaff noted that work being done will help guide future look/development. Mark Warren believes the front of the building is the priority, has some historic interest but it is not a designated landmark. If this building were designated as historic landmark and capital improvements were being done to increase the assessed valuation, then there are tax exemptions (county, Village and school) are available for the incremental increase of the assessed value over a period of 10 years. This would have to be designated and/or reviewed by HPC to qualify. Mark, regarding the demolition of the concrete block structure, does not see any interest to the HPC. Kitty Turgeon stated it will improve the historic fabric of the Village. Dan Castle mentioned DOT's formal State Historic Preservation Office's (SHPO) opinion of structures that are eligible along Main St but does not know if this structure is eligible. Dan Castle asked about mechanic equipment covering/screening.

A motion was made by Lowell Dewey, seconded by Kristin Cameron to recommend the approval of the development plan for 189 Main St with the following conditions:

To consider screening of the mechanical equipment in the back and to confirm that the front of the building keeps the arches and big windows in keeping the same character.

Aye – all

No – None

Motion carried

Mark Warren added it is not an approval item nor is there a HPC quorum therefore treating this as a consensus. There is no historic significance to demo aspect of the concrete block structure so that Village Board has the piece of historic due diligence.

New Business: Joint PC and HPC:

Historic Preservation Committee was established and code adopted in 1987 in connection in designation of the Roycroft becoming an historic landmark. HPC should have an attorney and Mark Warren, serving 10 years, is an attorney. They started developing form and processes and meeting on regular basis. HPC serves the Village Board as an historic resource. HPC does two main things: designation of local landmarks or historic districts (eg. Roycroft Campus). VEA has few designations although VEA is very historic. They would like to market themselves so the use of the historic survey would be a useful tool. There is a criteria for designation – unique or special example of architectural significant or associated with historic person, locally or regionally, or identified to the community as historic. Showing the difference between local and national designation, the Aurora Players in Hamlin Park has been changed over the years that the alterations would disqualify it nationally as has been told by NYS after HPC looked into it. But locally it would be qualify as a local resource. HPC issues a certificate of appropriateness. From the HPC's standpoint, the real protection, protecting the historic fabric, is at the local level. The state or national control comes into play when public funds are being used - eg. SHPO's involvement with Main Street reconstruction. HPC has input on exterior only. Several advantages of having local designation include tax credits, and to protect, honor and recognizes the property and perhaps may have an economical benefit. Part of HPC's marketing campaign will be a plaque programs along with publicity with official designation and it would run with the land. City of Buffalo has several preservation/landmark districts. HPC is in the process of doing an historic survey (they received a state grant to hire a company that walked every street) which could yield 100's of properties. Designation does not require the consent of property owner which is politically sensitive. HPC is a legitimate exercise of governmental power, similar to zoning powers. Preservation is good for the economy and tourism for East Aurora. Different

era's have had many different architectural styles. HPC hasn't done any involuntary designations because applications have been submitted.

Discussion continued regarding MM-Mid Main district, specifically 253 and 259 Main St and the lack in maintenance including leaving windows open and there is a concern that the owners will in the near future ask for permission to demo thru the demolition by neglect code. The owners have a restaurant across the street and there is worry that the owner hopes to use the lots for parking in conjunction with their business although MM-Mid Main does not allow stand alone parking lots (Section 285-23G(4)).

Dan Castle made a motion that the PC recommend that the HP to evaluate the structures on Main St (which are a priority), starting with the SHPO list as well as other structures in the village, to be designated as local landmark, and which ones should be protected under the HP code/ordinance, seconded by Stacy Oar.

Aye – all

No – None

Motion carried

Lowell Dewey made a motion for the HPC to specifically look into 253 & 259 Main St (Price & Fisher houses) for local landmark status(which are believed to have historic merit and to protect from demolition by neglect), seconded Al Ott.

Aye – all

No – None

Motion carried

Other business:

Bud Babcock is part of the South St Sanctuary committee and it has been mentioned at their meeting that a local artist is applying for a metal structure be placed at the property. That same artist proposed it at Hamlin Park. He mentioned this because perhaps it will come before the PC.

Kristen Cameron made a motion to adjourn the meeting at 8:42 PM, seconded by Stacy Oar and approved unanimously.

Respectfully submitted,

Wendy Potter-Behling
Deputy Village Clerk
Secretary, Planning Commission