

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

June 11, 2013

7:00 PM

PRESENT:

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

ABSENT:

Dan Castle, Chairman
Anne Redmond

Also Present:

Bill Kramer, Code Enforcement Officer
Catherine Wood, Deputy Village Clerk & Secretary for the Planning Commission

Clark Crook – 5677 Vermont Hill Road, South Wales, NY 14139

**Review of Development Plan for
Bar-Bill Tavern
185 Main Street East Aurora, NY 14052**

Lowell Dewey, Vice Chairman opened the meeting at 7:13 PM and noted that a quorum was present.

Allen Ott made a motion to approve the minutes from May 7, 2013 as written, seconded by Frank Mesi with a unanimous vote to follow.

Prior to Mr. Crook's arrival, the Planning Commission discussed a few things regarding the presented Development Plan for Bar-Bill Tavern at 185 Main Street:

- The roofline will be carried out over where the awning presently exists.
- The concrete pad will be the same elevation as it currently is.
- A new concrete ramp is being added to the east side of the patio, which will extend in front of the building next door. Mr. Clark did purchase that particular building next door, and thereby gives permission for the ramp.
- There is a drainage system on the existing flat roof that the new roof will tie into.

Clark Crook noted the following information to the Planning Commission regarding the development plan for 185 Main Street:

- The new patio will be the exact same footprint as the existing one.
- The new columns will be wood, and the existing flat roof will be extended over the two wooden posts.

- The system they will be using for the glass walls is called a nanowall system, which is on a guided rail. Each panel will run on a rail, and then run down into the alleyway when the patio is being opened up. Until they get into the final phases, they will not know if they can use it, and the architect has it planned for folding as a fallback.
- The sign will remain in the exact same position as it currently is.
- The sight lines will all improve with the development plan, especially in places that the awning currently blocks the view. For example, the awning currently blocks the view of the sign from the East, but this will be visible through the glass wall structure.
- The heating system is currently gas fueled. They still will need to look into ventilation if this system remains, and they may end up putting a small boiler in with radiant heat as a separate option.
- The seating out front will be removed.
- There will be recessed lighting in the ceiling.
- The existing drainage will be extended.

Kristin Cameron made a motion at 7:24 PM to recommend approval of the Development Plan to the Village Board. The motion was seconded by Allen Ott and approved unanimously.

Frank Mesi made a motion to adjourn the meeting at 7:33 PM, seconded by Kristin Cameron and approved unanimously.

Respectfully submitted,

Catherine Wood
Deputy Village Clerk
Secretary, Planning Commission