

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

January 8, 2013

6:30 PM

PRESENT:

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

ABSENT:

Anne Redmond
Frank Mesi
Stacy Oar

Also Present:

Allan A. Kasprzak, Mayor
Bill Kramer, Code Enforcement Officer
Catherine Wood, Deputy Village Clerk & Secretary for the Planning Commission

Peter Sorgi – 9 Olean Road East Aurora, NY 14052
Paul Gregory – 295 Main Street Suite 210 Buffalo, NY 14203

**Informal Presentation of Development Plan for Ellicott Development
University Pediatrics
390 – 394 Main Street East Aurora, NY 14052**

Dan Castle, Chairman opened the meeting at 6:32 PM and noted that a quorum was present.

Peter Sorgi, Attorney for Ellicott Development, introduced himself and noted the following in regard to the development plan for University Pediatrics at 390 – 394 Main Street, also known as the former Thomas Drug Store location:

- This is the third or fourth plan that they have drafted before presenting to the Village Board.
- They plan to renovate the existing residence on the site and rent it out. It may potentially be used for additional office space in the future, but no immediate plans for that purpose are currently in place.
- The design has been shrunk to one curb cut for a shared driveway with parking in the back.
- Green space is planned for the front per the request of the Village Board.
- They will probably need to ask for a variance or two from the Zoning Board of Appeals.
- They have been in discussion with the church in the back to see about sharing parking.
- They are trying to stay away from a “Roycroft-looking” building but maintain the look of mid-main.
- There will be a small sidewalk and entrance in the front and the main entrance will exist from the rear. No side entrances are planned due to the tight location of the driveway.

Paul Gregory of Ellicott Development Company added the following points about the development plan for 390 – 394 Main Street:

- The building is a little over 6000 square feet in size.
- They will be removing the existing concrete from the front to create green space.
- The dental office would like to have a swing for the children to play, located on the back porch.
- University Pediatrics has programs in place with many public schools which brings children into the office for teeth cleanings, hygiene and an annual checkup. Therefore, they like the Main Street location due to its close proximity to the school. University Pediatrics is currently located on Riley Street and has a large and growing clientele, with many traveling from significant distances such as Warsaw, NY. Their current facility is out of space and they would like a new facility in the Village.
- The design plan and color schemes are a work in progress. They are open to suggestions and recommendations from the Planning Commission and would like feedback pertaining to what the Village would like to see for this development.
- They are looking at a solid, hearty plank for building materials rather than a vinyl siding.
- He is considering a more formal alternative design which would maintain the hearty plank building material but also offer more engaged columns and different windows etc. They would have to discuss if this type of design would fit into the Village of East Aurora as well.
- There is discussion and considerations with St. Matthias Church for an overflow parking share and the creation of a cross-parking easement. They may consider proposing with the church another possibility of moving the drive currently shown on the site plan to the side of the house, and forming a cross access easement with them on their driveway located by the house where Tony DiFilippo's office was located.
- The church has a cistern to collect drainage water, although they will have some storm water issues to consider during development. The church parking lot is elevated a few feet above the property for the build.
- There will be no basement; slab construction only.
- Approximately four months of build time is anticipated.
- The interior build out for the dental office is expensive, and a second floor construction would likely result in a financial hardship.
- Generally the commercial buildings around the property do not have 30' setbacks, and they are hoping to maintain the street lines with the church, pizzeria, beauty shop and street line where the previous building was located.

Code Enforcement Officer Bill Kramer also noted:

- As a new build with 6,000 square footage of size, the construction is classified as a Class III building which requires a 30' setback on the property.
- The view reminds him somewhat of a Ponderosa Steakhouse, with a significant amount of roof and roofline.
- There are tree requirements to be considered as well, with many trees in the back that will be coming down.

Dan Castle, Chairman, offered the following comments and suggestions:

- The overall intent of mid-main is to preserve the residential character on the exterior of buildings.

- He agreed that the design had a rather stark and “Transit-Road” look to it.
- He would like to perhaps see the designed porch with railings and the swing placed as a front porch rather than a back porch on the design plan.
- Salvaging and maintaining the landscaped alleyway would be ideal.
- Other houses and structures on mid-main have a Victorian style look to them.
- A loft ceiling could be incorporated to make the exterior appear residential, similar to the expansion of the Council Opticians building located at Main and Center Street. A two-story look can be accomplished without the expense of a full two-story build.
- Another example of a residential look creation is Noco Express on Main Street, with the inclusion of shutters, window boxes and landscaping.
- A classic Bungalow style with an extended front porch, high pitched roof and perhaps some stone could also fit the residential look and feel for the Village. The Elbert Hubbard house also is a Bungalow.
- Parking lot size should be focused on appropriate parking rather than maximum capacity needs.
- In regard to easements and parking, the fire department should be consulted as well to ensure ease of access in the event of any emergency.

Vice Chairman, Lowell Dewey added the following:

- The current look of the design does not fit the mid-main district.
- Another attempt with the architect to create a residential look is recommended.
- A brick and flat style would also be acceptable.
- Any attempt to save a tree is recommended, even if sacrificing a parking space to save any full, mature trees in the back of the lot.
- They could consider off site parking for the staff, perhaps in the church lot, in order to reduce the need for so many paved parking spaces and encourage saving trees and greenery.

Other members of the Planning Commission agreed that the façade of the structure has a franchise look to it, such as a Mr. Pancake or Bob Evans. While there are many positive points and a good overall improvement to the community, the building design and architecture needs work.

Paul Gregory noted that he feels the majority of the issue stems from the roofline, and significant changes on the roofline can accomplish much. He indicated an understanding of what the Planning Commission is looking for. The main thing needed at this point in the process is confirmation of a footprint, to which the Planning Commission contended was acceptable with the proper ingress / egress inclusions.

Allen Ott made a motion to adjourn the meeting at 7:25 PM, seconded by Kristin Cameron and approved unanimously.

Respectfully submitted,

Catherine Wood
Deputy Village Clerk
Secretary, Planning Commission