

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

December 21, 2010

6:30 PM

PRESENT:

Dan Castle, Chairman  
Lowell Dewey, Vice Chairman  
Carol Smith  
Frank Mesi  
Stacy Oar  
Laura Mehl  
Alternate Bud Babcock

ABSENT:

Don Wynes

Also Present:

Code Enforcement Officer William Kramer

Others Present: Eric Zimmermann, 316 Main Street, East Aurora, NY 14052

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**Review of Development Plan for 316 Main Street, Visual Impact Signs**

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Chairman, Dan Castle, opened the meeting at 6:30 PM and noted that a quorum was present for the meeting tonight.

Laura Mehl made a motion to approve the minutes of November 2, 2010, seconded by Stacy Oar with a unanimous vote to follow.

Chairman, Dan Castle asked Eric Zimmermann to explain the proposed development plan/barn addition for Visual Impact Signs at 316 Main Street.

Eric Zimmermann explained that he is in his 20<sup>th</sup> year at this location and the business has grown to a point that he has outgrown the buildings space. Eric explained that he would like to add a portion on to the present building for additional storage. The new addition would be on the west side of his garage and would measure 8' X 52' in size. This area would have a shed roof that would tie into the existing second story. Then over an existing shed (18' X 12') which is currently attached to the rear of the garage, Eric said that he would like to remove the roof and add a second story that would tie into the current shop area. Member, Lowell Dewey said that it would mimic a lean to with a second story addition and Eric replied yes it would. Eric went on to explain that the upstairs is his sign work shop along with tools and there isn't enough room for his supplies, so the proposed addition would be helpful for added storage.

Chairman, Dan Castle questioned the closeness of the proposed addition in proximity to the house to the rear of his property. Eric said that he has a large lot and since the shed in the rear is only going to have a new roof/second floor it will not change the distance at all to the neighbors' house to the rear of the property.

Chairman, Castle then asked Mr. Zimmerman if there was going to be any exterior signs or lighting changes to the new portion of the building. Mr. Zimmerman replied no, there would not be any changes to the signage or exterior lighting.

Member, Bud Babcock wanted it noted that the current building is a non-conforming building in the Mid Main District and that the proposed addition, which is supported by all here tonight, will still be a non conforming building after the proposed addition.

Member, Frank Mesi, questioned if there would be gutters put on the proposed addition so that no water would run off onto the neighbors. Eric said that all drainage will remain the same and gutters will be moved from the existing building over to the addition.

Carol Smith made a motion to approve the development plan for 316 Main Street as presented, and recommend Village Board approval, seconded by Laura Mehl and approved unanimously.

Respectfully submitted,

Susanne M. Wolff, Deputy Clerk

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ABSENT:

Don Wynes

Also Present:

Code Enforcement Officer William Kramer

Others Present: Jerry Thompson Sr. 166 Quaker Road, East Aurora, NY 14052

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**Review of Development Plan for 609 Oakwood Ave., Oakwood Plaza**

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Chairman, Dan Castle asked Jerry Thompson Sr. to explain the development plan. Jerry explained that he has been the manager of the property at 597 Oakwood Avenue-Oakwood Plaza for about 2 yrs. and that all of the store fronts are filled at the plaza except for one, and the latest or newest tenant will be the Bike Shop. In order to satisfy the Bike Shops storage needs the proposed addition is necessary to the rear of the building. Jerry went on to explain that when a shipment of bikes comes in they are shipped in cardboard boxes and the Bike Shop needs an area for storage. The previous location of the Bike Shop on Elm St. had the basement for storage. A small addition on the back would be helpful. The store width is about 30', the building is masonry with a door on the rear of the building, the addition would be 20' wide X 9' deep with a shed like roof and would be very similar to two other additions that already exist on the building at the other end of the plaza and would not extend any further out back then those additions. The proposed addition would not be attached to the other addition because there is a store in between. Proposed addition will strictly be cold storage, concrete block construction, with one light inside and an outside door. Storage area will not be accessible to store at all. Mr. Thompson then showed the board members pictures of the rear of the plaza where present additions already exist.

Chairman, Dan Castle asked if the storefront where the Bike Shop will be locating is 609 Oakwood Ave. formerly Council Options. Mr. Thompson replied yes, it is the same store front area.

Member, Frank Mesi, asked if the meters would be covered up on the rear of the building, to which Mr. Thompson said no, meters will not be covered up. Member, Frank Mesi, then said as long as the utilities will not be covered up he doesn't see any problem with the proposed addition.

Lowell Dewey made a motion to approve the concrete block addition to the rear of building at 609 Oakwood Ave. as presented and recommend Village Board approval seconded by, Frank Mesi with a unanimous approval.

Carol Smith made a motion to close the meeting at 6:53 PM, seconded by Stacy Oar and passed unanimously.

Respectfully submitted,

Susanne M. Wolff, Deputy Clerk