

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

November 2, 2010

6:30 PM

PRESENT:

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

ABSENT:

Dan Castle, Chairman

Also Present:

Code Enforcement Officer William Kramer

Others Present:

Heather Nemec, Architect for the proposed development plan of John & Mary's

Review of Development Plan for 408 Main Street

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

Carol Smith made a motion to approve the minutes of October 5, 2010 with changes noted, (Stacy Oar was absent and Laura Mehl was present at meeting) seconded by Frank Mesi with a unanimous vote to follow.

Vice Chair, Lowell Dewey asked architect, Heather Nemec to explain the proposed development plan for John & Mary's at 408 Main Street.

Heather Nemec discussed what the owners of John & Mary's was proposing to do at 408 Main Street. Heather went on to explain that the owners Paul & Sharon Raymond want to have something a little more permanent and durable for their outdoor dining area. They want to remove the purple fabric awning and replace with a permanent wood structure. They are looking at timber and stone, and because of the stone (Roycroft Wall) across the street, the owners are looking at incorporating stone possibly at the base of the columns as an accent. The entire base of the existing deck would be removed with all of the seating at street level.

Carol Smith asked if the awning was a retractable awning. Heather answered no, it was not retractable.

Frank Mesi asked if there were plans of inclosing the porch to which Heather responded no. Heather also went on to explain that since there isn't any current handicap accessibility for this building, by locating the tables on the street level it would certainly help to make it easier for

people to enjoy a meal without having to climb stairs. Handicapped patrons could simply wait to place their orders and then be served right there.

Frank Mesi commented that he likes the design but was wondering if the stone veneer on the columns could also be used on the proposed concrete wall. Heather mentioned that she is not sure if the owners of John & Mary's, since they only rent the building for their business, would want to spend the extra money for the stone veneer. Heather thought it might be cost prohibitive. Not sure if owner of building Kenneth Nuwer is helping with the expenses. Lowell Dewey thought that maybe if nothing else the wall could be painted to match the color of the stone veneer.

Carol Smith questioned if all of the existing front porch would be removed. Heather replied yes, everything to the front face of the building would be removed. Also, the owners are planning on putting up new siding on the front, east & partial west sides of the building. They are thinking of a tan or putty color. They want to get rid of the purple and green. Their sign is being made by Eric Zimmerman and will be sandblasted wood with the John & Mary logo.

Frank Mesi asked if lighting would still be the same for the sign, to which Heather replied yes, except the arms of the lights might be shortened and relocated slightly and would be a front lit sign. Lowell Dewey made a comment that it would have to meet Village light code.

Lowell Dewey - since this work is being done, do the applicants need to meet handicap accessible codes? Code Enforcement Officer, Bill Kramer replied by saying that with the parameters of the property, and the scope of the work that they are doing, they are as handicap accessible as they can possibly be. The code also states that with existing buildings there is some leeway and also by them moving the tables to street/ground level they are basically making it more handicap accessible than it has been.

Frank Mesi – are there going to be gutters and downspouts installed to direct the rain away from the building? CEO, Bill Kramer & Heather said that it would be looked into and addressed once the existing deck is removed. Not sure if rain runoff currently empties into an existing storm drain or if it just runs off onto the sidewalk area. They will know more, once old deck is removed.

Bud Babcock – tables will be on the public sidewalk? Is that allowed? CEO, Bill Kramer said the code states that 5' of public right of way must remain open, from the curb towards the building, for pedestrian traffic.

Lowell Dewey commented that the type of shingle that is used is very important. Lowell feels that a general asphalt shingle will not have the same affect as a more top of the line shingle and should be considered. He realizes it is a rental property and that the owner may not want to go the added expense, but in the long run the appearance would look so much better. Lowell also questioned about the rafters and if they would be exposed. Lowell suggested that they use tongue & groove under the roof plywood.

At this time the Planning Commission discussed their recommendations for the proposed development plan at 408 Main Street (John & Mary's).

Recommendations/Findings

1. Stone on front of concrete wall.
2. Shingle upgrade.
3. Finish off ceiling under canopy.
4. Lights and sign to meet code.
5. Rearrange chairs for sidewalk width, so as not to infringe on pedestrian walking area.
6. Install gutters.
7. Add shutters to building.
8. New siding on South, East and partial side of West side.

Stacy Oar made a motion to approve the recommendations/findings and the development plan for 408 Main Street, seconded by Carol Smith and approved unanimously.

Lowell Dewey made a motion to close the meeting at 7:07 PM, seconded by Carol Smith and passed unanimously.

The Planning Commission then met informally to discuss the Village Code regarding Commercial Parking Requirements as well as continuing discussion on the West End Study.

Respectfully submitted,

Susanne M. Wolff, Deputy Clerk