

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

July 6, 2010

6:30 PM

PRESENT:

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

Also Present:

Code Enforcement Officer William Kramer  
Deputy Clerk: Susanne Wolff

Others Present:

Jay A. Pohlman, Esq.  
Heather M. Nemec, Architect

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**Review of Development Plan for 687 Main Street**

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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.

Carol Smith made a motion to approve the minutes of June 1, 2010 as written, seconded by Laura Mehl with a unanimous vote to follow.

Attorney Jay Pohlman mentioned that he was representing his brother and spoke on the development plan to the Planning Commission members. He mentioned that the restaurant needed more room for patrons, and with this proposed 3 story addition to the west of the current building the added room would be a real benefit. The 1<sup>st</sup> story or basement would be for storage of patio furniture and overstock of dry goods. The 2<sup>nd</sup> floor or main floor would be for additional dining as well as a new bar. The 3<sup>rd</sup> floor would be for parties, would have a second bar and restrooms.

Attorney Pohlman mentioned that his brother Rick Pohlman had spoke with the attorney's office, at 681 Main Street who approved the proposed addition. Attorney Pohlman also presented a letter from them indicating that they had no issues or concerns regarding the proposed expansion and will forward this letter on to the Village Board at the time of the public hearing.

Mr. Pohlman explained that even with the proposed addition, there will still be ample enough parking by using the municipal parking lots that are in the immediate area of the restaurant.

Planning Commission member, Carol Smith questioned if a variance was needed for the side yard, to which Attorney Pohlman replied that there was no variance necessary and that there would still be enough side yard (7'7" which would be in compliance with village code). CEO William Kramer agreed with this statement.

Chairman, Dan Castle questioned about the barn door on the proposed addition, to which Architect Heather Nemec replied that the carriage door would open up to the porch that fronts Main Street and would access the new bar & dining area.

Heather also mentioned that the old cooler would be removed and replaced with a self-contained unit. To which Planning Commission member, Frank Mesi questioned if the new cooler would create a noise issue. Heather replied that the condenser on the new cooler would not be any louder than the existing cooler.

Member, Frank Mesi questioned if the exits would be any different. Heather Nemec replied that all exits would meet State Code.

Chairman, Dan Castle asked if the finishing of the exterior would be kept as much as possible with the present look such as shingles & siding. Dan said that this would minimize the appearance of the addition and keep the historic look of the building. Dan went on to explain that when the State was here discussing the Main Street reconstruction it was noted that 687 Main Street was on the list as one of the buildings eligible as a historic structure. Since the building was late 1800's everything should be done to keep it as natural as possible, such as wood siding and not vinyl, shutters to match the rest of shutters, just keep it as aesthetically as much as possible.

Member, Frank Mesi wondered if it would be a good idea to recommend the Historic Preservation Commission review the development plan, to which CEO Bill Kramer said that it was not part of their job to review development plans that was the Planning Commission to recommend & suggest. Bill suggested that he would call Chairman Mark Warren of the Historic Preservation and ask him if they would like to see & review the development plan at their next meeting on July 14, 2010.

Member, Lowell Dewey asked several questions with regard to the development plan being based on an actual survey, and making sure setbacks were correct, also whether the fence that is presently there would have enough room after the addition to remain and if the grading in front of the present porch bordering Main Street would continue on with the addition. Heather Nemec answered the above questions by saying there is an actual survey and all setbacks are in compliance with Village code, the fence is on the restaurants property and will not be affected by the addition and the grading will continue on with the skirting at the lower portion of the deck over in front of the new proposed addition. Heather Nemec also said that the back or South side of the addition will have a handicap ramp so the basement wall will not be visible. The West side of addition will have basement wall showing.

Member, Frank Mesi questioned about the drainage and if there would be any run off to the neighbors. Heather Nemec mentioned that they was going to add additional impervious for run off.

Member, Lowell Dewey suggested adding a splash box that drains to the street. Lowell also questioned the petitioner about the handicap ramp and if there would be enough space provided for handicap parking. Heather Nemec replied that there is presently four spaces provided and with the installation of the new cooler they may lose one space but there is still enough spaces as per Village code and also a sign will be posted noting those designated handicap parking spaces.

Chairman, Dan Castle questioned if the same exterior light fixtures would remain, to which Attorney Jay Pohlman replied yes they would.

At this time Chairman, Dan Castle opened the meeting up to discussion among the Planning Commission Members.

After much discussion on drainage, aesthetics of the new addition matching as much as possible to the existing structure, historical designation of the structure by (NYS Historic Preservation Office) SHPO, and thoughts on the Historic Preservation Commission reviewing this development plan, the Planning Commission members noted the following recommendations and or findings for 687 Main Street.

Recommendations:

1. Make sure drainage is addressed so as any increase of run off will not infringe on neighbors.
2. Carry over the Historic look of the existing structure to the proposed addition by matching wood clapboard siding, shutters & roofing as much as possible.
3. Maintain handicap parking - only reducing by one of the current four spaces.
4. Have the Historic Preservation Commission review the proposed development plan.

Lowell Dewey made a motion to approve the recommendations/findings and the development plan for 687 Main Street, seconded by Laura Mehl and passed unanimously.

The Planning Commission members then met for an informal meeting, regarding items that were previously presented to the Chamber of Commerce by the West End Study group. According to two of the West End Study members, Dan Castle & Bud Babcock, the Chamber of Commerce was not in favor of any street modifications such as closing one lane of traffic on Douglas Lane and reopening Boies Alley to two lane traffic. They were in favor, however, of senior housing being located in the Village and mentioned that there was approximately 11 acres located on Grey Street and Knox Rd. that would accommodate senior housing nicely. When discussed further it was noted that several of those properties are owned by Benderson Development as well as other individual residents. Dan Castle & Bud Babcock felt that more discussion would follow and would be discussed at future Planning Commission meetings.

Carol Smith made a motion to close the meeting at 7:30 PM, seconded by Laura Mehl and passed unanimously.

Respectfully submitted,

Susanne M. Wolff, Deputy Clerk