

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

July 7, 2009

6:30 PM

Present: Dan Castle, Chairman
Laura Mehl
Donald Wynes
Carol Smith
Stacy Oar
Randy West
Lowell Dewey
Alternate Bud Babcock

Also Present:
Code Enforcement Officer, Bill Kramer
Deputy Clerk, Sue Wolff

Others Present:
Trustee, Allan Kasprzak
Tree Board Member, Robert Warhus

Dr. Francis Trzepkowski for Development for 323 Main St., East Aurora

Ralph Lorigo, Attorney for Development for 56 Hamburg St. (Mobil Mini-Mart)
Mark Maher, representative for Mobil

Review of Development Plan for 323 Main St.

Chairman, Dan Castle called the meeting to order at 6:30 PM

Carol Smith made a motion to approve the minutes from 6/2/09 on 323 Main Street as written, seconded by Laura Mehl with a unanimous vote to follow.

Don Wynes made a motion to approve the minutes from 6/2/09 on 56 Hamburg St. with the following two changes as noted: Dan Castle asked that it be noted on the June 2, minutes that he felt along with some other members of the commission that the figures presented them were not accurate in the traffic and comparison traffic reports. Also Dan asked that it be clarified that the Village Board should hire an independent firm to do a traffic study which the Village could then charge back to the developer for payment. After corrections were noted it was seconded by Stacy Oar with a unanimous vote to follow.

Chairman, Dan Castle asked the developer/owner of 323 Main Street to explain the changes that were being proposed as requested after the meeting of 6/2/09 with the Planning Commission.

Dr. Trzepkowski said that new drawings had been submitted as requested from the last meeting. The new drawings show the proposed 16' X 31' addition with a very slight pitch to roof over the existing flat roof and the new addition. There will also be two double hung windows fronting the addition on Main Street. The

existing door on Main St. will be removed and the new addition will be sided with 4" vinyl siding. The Doctor explained that the reason for only two windows was the fact that the new addition will be for the display of frames and he wants to have as much room for the displays on the walls as possible.

Chairman Dan Castle was concerned that the very slight pitch of roof might not handle the snow load. Dan also mentioned with the multitude of different roof lines and pitches, that already exist on the present building, and with adding another pitch, that aesthetically it would make it look out of character even more for the Mid-Main District. He was also concerned, as many of the other Planning Commission members, that the site plan given to the members was basically incomplete. It didn't meet the requirements necessary when applying for a development plan review. No drainage, elevation, foundation, landscaping or lighting was noted. He felt it was only fair that the Doctor follow the necessary list of rules as anyone else is requested to follow when applying.

Member Randy West questioned the Doctor if they were going to have any signage on Main Street and if so that was another item that should be discussed or noted on the development plan.

Doctor Trzepakowski questioned what the Planning Commission was looking for as far as the roof line. Member Don Wynes explained to the Doctor that he needs to find a good architect who would be able to draw a couple different versions of roof pitches. Member Randy West thought maybe a gambrel roof would work out nicely, and have it tie it in somehow to the existing gambrel.

Member Stacy Oar suggested that the Doctor come back next month with the windows, siding, roof pitch, lighting & landscaping all noted on a complete development plan for the Planning Commission to review.

Laura Mehl made a motion to table this meeting until August for more detailed information, seconded by Carol Smith with a unanimous vote.

This portion of the meeting closed at 7:05 PM

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Alternate Bud Babcock

Also Present:
Code Enforcement Officer, Bill Kramer
Deputy Clerk, Sue Wolff

Others Present:
Village Trustee, Allan Kasprzak
Tree Board Member, Bob Warhus

Attorney, Ralph Lorigo for 56 Hamburg St.
Mark Maher, representative for Mobil

Review of Development Plan for 56 Hamburg St.

Chairman, Dan Castle called the meeting to order at 7:10 PM

Chairman Dan Castle discussed with the members of the Planning Commission how Lowell, Randy Carol, and he, himself along with Paul Gasiewicz, Bill Kramer, and Village Administrator, Kim Reichert had met Monday morning June 29th at the site to conduct their own traffic observation. Dan told the other PC members that what they had seen was traffic moving slowly with a slight wait for traffic heading East on Oakwood when vehicles were waiting to make a left hand turn into Tim Hortons. Dan also discussed that he as well as the other members realize that this traffic flow situation is nothing that Mobil has created and that there are many contributing factors for this corner, like Tim Hortons, Village/Burger King parking lot, the reconstruction of the Circle and Grey Street. Dan also explained that the PC members had been given from GBNRTC some projected traffic counts based on a building with this use (gas station/convenient store) with a projected +50 cars peak morning hours and +89 cars peak afternoon hours. Dan said that those data projections were only based on the existing site which at this time, there is no way to come up with an accurate traffic count until all the reconstruction is finished. Dan suggested that the PC look at ways in how to better the traffic flow at that location and make their recommendations accordingly. Lowell summarized by adding his thoughts on a way to minimize the impact on the traffic as follows: Line up the intersection and curb cut to match at the Village/Burger King parking lot and do not stagger the drives. Eliminate one of the curb cuts on Oakwood Ave. (the one closed to the corner of Hamburg & Oakwood) and take 5' off Oakwood Ave. and make 3 lanes for traffic with a center lane for left turn only.

At this time member Stacy Oar excused herself from the meeting due to family matters.

Carol Smith made mention that all the landscaping in back by the ravine will be lost as well as the trees on Oakwood when space for the turning lane is provided for.

Ralph Lorigo said that they would maximize saving vegetation as much as possible.

Lowell Dewey - why are five (5) parking spaces necessary to the rear of the building.

Mark Maher with Mobil - (3) parking spaces were for employees.

Lowell Dewey - then could the other 2 parking spaces be eliminated?

Mark Maher - those extra spaces were meant for customers.

Carol Smith - questioned what customer would park in the rear, when there wasn't any door to enter the store on the rear of building.

More conversation among the PC members developed about why 19 parking spaces were necessary. Upon review of the Village Code it was noted that 19 parking spaces were required, which is exactly what they had on their development plan.

Randy West questioned why a storm water retention basin? Is there an acre or more of land being disturbed?

Bill Kramer – with both properties there is over an acre, which makes it a requirement.

At this time it was discussed by the Planning Commission members whether they could approve this development with conditions. Everyone felt that with conditions this project could go forward to the Village Board.

The following were recommendations/conditions made by the Planning Commission for the development at 56 Hamburg Street.

1. Eliminate Northern Driveway/Curb Cut across from Tim Hortons.
2. Align curb cut on Oakwood Ave. with Village parking/Burger King lot and widen as necessary.
3. Applicant to establish "Left Turn Lane" on Oakwood.
Applicant needs to speak with engineer and establish the necessary 4'-5' for turning lane at no cost to the Village (possibly an easement).
4. Retain & move tree lawn as much as possible
5. The Village Board is to consider very carefully the proposed driveway to the rear of the building (eliminate pavement, parking and adjust dumpster location to North side of property).
6. Salvage residence if possible (suggest moving the structure).
7. Village Board to revisit site in 6 months to check on traffic flow. Planning Commission suggests a formal professional engineering traffic study to verify the "Left Turn" lane is really a permanent solution to the traffic issues.

Carol Smith made a motion to approve the project for 56 Hamburg Street, with the above recommendations/conditions, seconded by Donald Wynes with the following vote.

AYE – Carol Smith

NAY – Dan Castle

AYE – Don Wynes

NAY – Randy West

AYE – Lowell Dewey

NAY – Laura Mehl

AYE – Bud Babcock

ABSENT: Stacey Oar

Randy West made a motion to close the meeting at 8:20 PM seconded, by Carol Smith with a unanimous vote.

Respectfully submitted,

Susanne M. Wolff
Planning Commission Secretary