

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

April 1, 2009

7:00 PM

Present: Dan Castle, Chairman
Laura Mehl
Lowell Dewey
Donald Wynes
Randy West
Carol Smith

Absent: Stacy Oar

Also Present:

Code Enforcement Officer, Bill Kramer
Deputy Clerk, Sue Wolff

Others Present:

Village Administrator, Kimberly Reichert
Christine Peter, Executive Director for the Roycroft Campus Corporation
Michael Lennon, Flynn Battaglia Architects.

Review of Development Plan for 461 Main St.
(Formerly Southtowns Agency)

Chairman, Dan Castle called the meeting to order at 7:02 PM

Laura Mehl made a motion to approve the minutes of March 4, 2009 as written on the development plan for 56 Hamburg St. & rezoning of 155 Oakwood Avenue, seconded by Randy West and approved by all with the exception of Lowell Dewey who was not in attendance for the meeting on March 4, 2009.

Randy West made a motion to approve the minutes of March 4, 2009 as written on the development plan for 27 Riley Street, seconded by Don Wynes and approved by all with the exception of Lowell Dewey.

Carol Smith made a motion to approve the minutes of March 4, 2009 as written on the development plan for 41 Riley Street, seconded by Randy West and approved by all with the exception of Lowell Dewey.

Chairman, Dan Castle asked Christine Peters, Executive Director for the Roycroft Campus Corp. to speak on the proposed development for 461 Main St. Christine Peters spoke briefly on the project before introducing Michael Lennon Archt. for the development plan. Christine mentioned that the project on the corner of 461 Main Street will be the gateway to the campus and will have several key elements that will mirror the campus such as design, landscaping, stone pavers and wall. Thru a TEP grant (Transportation Enhancement Program) both the Village of East Aurora and the RCC will be receiving grant monies for an informational kiosk that will help with tourism. At this time Christine turned the discussion over to Michael Lennon. Michael continued by walking the Planning Commission members thru the entire development plan. He mentioned that the proposed area is approximately ¼ of an acre and will require the demolition of a 1950's building which will be replaced with a park like setting and parking for approximately 8 cars. He went on to discuss that with the Main Street reconstruction, the corner of Main St. & South Grove would be somewhat changed but the present trees would

be left and new plantings of trees along Main St. would be added along with ornamental trees and a hedgerow for privacy on South Grove Street. Walkways off Main and South Grove Streets would lead to the kiosk area. The sheltered kiosk area will be 24 feet square and will consist of four square columns with roof, pavers for the base, as well as a stone wall surrounding the area which will provide bench seating and will also reflect the design & theme of the Roycroft Campus. Michael went on to explain that the existing asphalt would be removed and replaced with pervious pavers and would then allow for 8 parking spaces. The entrance for these parking spaces would continue to be on South Grove Street. There will also be a small (6' by 8') out building on skids with landscaping of trees surrounding it on the southeast corner of property for utilities and storage of tools. Michael then went on to explain that upon research it was found that many years ago Elbert Hubbard was the original owner of the property and the intentions for the property at that time was to be made into a park-like setting, making it the gateway to the campus.

Chairman, Dan Castle asked the members if they had any questions to ask about the development.

Lowell Dewey suggested that the architect show more detail on the grading plan. Should have point elevations/finish grades on development as well as the newly paved area for parking. Also show setbacks on shed even though it is not a permanent structure.

Lowell also asked if there would be any site lighting.

Michael replied that they were only planning on the lighting from the street lights.

Christine Peters mentioned that the neighbor at 471 Main St. was very happy with the development plan and wants to enhance their landscaping as well. Christine also mentioned that even though the property is owned by the Margaret L. Wendt Foundation the property will be maintained by the Roycroft Revitalization Corporation.

Dan Castle asked village administrator, Kim Reichert if she would like to add anything to the discussion. Dan said it was obvious that the kiosk was a separate village grant and the design of the kiosk would be looked at further with the Planning Commission once the design would become available. Kim explained that there was a meeting last Friday, 3/27/09 where they met with engineers and the grants-writer. Everything is still in the initial stages but as soon as a design becomes available it will be submitted for review. The kiosk will fit in with the design of the campus and there will be two other smaller kiosks located in the village.

Randy West stated that the Village is acquiring the kiosk but the shelter and seating area will be provided by the Roycroft Revitalization Corporation.

Lowell Dewey stated that he is concerned about vandalism in the shelter area and was wondering if there shouldn't be some thought given to additional lighting, like track lighting in the roof area of the shelter. Carol Smith questioned if there wasn't lighting on the back side of the property at 471 Main Street that would help. Christine Peters said that it was something that would be looked into. Kim mentioned that solar panels for the kiosk area have been discussed.

Randy West noted that the landscape drawing showed arborvitae as the hedgerow to be planted on South Grove Street. Randy understood that arborvitae would provide good screening, but was worried that it might be uncontrollable for maintaining, and wouldn't look right for the Roycroft Campus. Christine Peters commented that with the campus master plan a lot of the same plantings will be used throughout the rest of the campus area. Code Enforcement Officer, William Kramer questioned Michael Lennon if there was going to be a need for a Reverse Pressure Zone Valve (RPZ) which is usually located to the front of property in an artificial rock or (hot rock). He realizes that it is very common for new builds and is requesting that one of these rocks not be used. Lowell Dewey said that it is his understanding that having a RPZ is up to the discretion of the purveyor of

water, and since the Village of East Aurora sells the water, if they feel that the water will not be contaminated without an RPZ valve then there shouldn't be a need for one. Lowell thought there might be a small inexpensive back flow preventative device that could be purchased if necessary and placed on the end of a hose.

Dan Castle mentioned that recently the Planning Commission members have had several requests for demolition, he went on to explain that at least with this request comes a nice looking development plan for the site. However, it has been very disturbing Dan said, with the previous requests that many times there isn't a development plan to accompany the demolition request or the owners have just let there building deteriorate until they feel the only thing left is to demolish. Dan also mentioned that one of the findings/requests from the preliminary review for this development plan was that an engineer be asked to submit a letter determining the condition of the present building at 461 Main Street. He reviewed the comments from that letter which stated that repair work would involve hazardous materials as well as needed repairs would be quite extensive and very costly.

Planning Commission member Don Wynes reiterated the same comments that Dan Castle had mentioned with regards to previous demolition requests, developers not having complete development site plans and letting buildings fall into disrepair in hopes that demolition will be allowed. He also mentioned that this development plan was different in regards that it maintains the Mid-Main character and should work out nicely for this site.

Carol Smith made a motion to accept the proposed development/site plan for 461 Main Street, seconded by Don Wynes and approved unanimously by vote.

The following is a list of findings or requests made by the Planning Commission:

1. Architect should show more detail on the grading plan. Should have point elevations & finish grades on site plan as well as the newly paved area for parking.
2. Plans are in accordance with plans for the historic district and is consistent with preserving the Mid – Main district.
3. Letter received from engineer on condition of existing structure, stated that present bldg. needs much work.
4. (Modified/Added from 6/2/09 meeting to read as follows) That a map & letter written years ago by Elbert Hubbard for land use is consistent with the current Roycroft Campus proposed plan.

Laura Mehl made a motion to close the meeting at 7:36 PM seconded, by Randy West with a unanimous vote.

Respectfully submitted,

Susanne M. Wolff
Planning Commission Secretary