

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

March 4, 2009

7:00 PM

Present: Dan Castle, Chairman
Laura Mehl
Donald Wynes
Randy West
Carol Smith
Stacy Oar

Absent: Lowell Dewey

Also Present:

Code Enforcement Officer, Bill Kramer
Deputy Clerk, Sue Wolff

Others Present:

Mayor, Clark Crook
Village Trustee Alan Kasprzak Tree Board Member, Robert Warhus
Village Trustee Libby Weberg 13 members of the public
Wendy J. Ferrie, Architects Carmina & Wood, P.C.

Development Plan for Mobil Station/Mini Mart at 56 Hamburg St.
and
Zoning Reclassification for 155 Oakwood Ave.
Meeting Tabled from February 4, 2009

Chairman, Dan Castle called the meeting to order at 7:03 PM

Carol Smith made a motion to approve the minutes of February 4, 2009 on the preliminary review for 461 Main Street, seconded by Don Wynes and approved unanimously.

Randy West made a motion to approve the minutes from the tabled meeting of February 4, 2009 on the Zoning Reclassification for 155 Oakwood Ave. & the Development Plan for Mobil Station/Mini Mart at 56 Hamburg St., seconded by Don Wynes and approved unanimously.

Dan Castle asked Wendy Ferrie if she has any additional information to share with the board or if the rest of the Planning Commission members have any questions to ask Wendy. Dan also explained since there were two other development plans up for review tonight, he felt it would be best to listen to all three first, and then come back to each individual dev. plan with comments and recommendations.

Wendy Ferrie mentioned that Steve Szopinski was contacted for a traffic comparison which was already submitted to the Planning Commission as well as the dumpster had been moved and a false window added to the rear of building.

Dan Castle spoke briefly about the traffic comparison not being an accurate comparison. Current building is 1888 sq. ft. compared to the new building being 4128 sq. ft. Dan said this is not an accurate comparison since

the current 1888 sq. ft. building has three unused bays. The space currently being used in the building is only a fraction of the 1888 sq. ft. or probably 200 sq. ft., which Dan feels is very misleading according to the comparison.

Wendy Ferrie said that because the area for fueling will not be increased in size, there shouldn't be any increase in traffic. Dan felt that if you were only looking at the fueling area then that probably wouldn't increase any traffic, but the fact that you are going from an 1888 sq. ft. building to a 4128 sq. ft. building then there has to be an increase in traffic.

Laura Mehl said her concern was, owner purchased the house @ 155 Oakwood Ave. knowing full well that demolition and rezoning would be requested for this addition.

Randy West agreed and stated that the zoning reclassification for 155 Oakwood Ave. is really the first and foremost item that the Planning Commission should be looking at. Lot is being requested to be rezoned from RC to CM. Randy just doesn't see the need for the rezoning.

Don Wynes feels that they need to be careful of rezoning property, but because this parcel is close to the creek and next to the cemetery it would not lead to any further rezoning.

Randy West doesn't see the motive or need behind the rezoning. They have a business that up until recently has been viable and with some modifications, (maybe to the bays), could be again. Randy said the Planning Commission can't allow developers to purchase additional properties, let the properties deteriorate, and request demolition as an answer.

Dan Castle agreed and feels it's a slippery slope when homes or residences that could be used as commercial buildings are let go, fall into disrepair and the owner feels the only other option is demolition. Dan explained that there was a business in there a few years ago and it could be a business again. If it was in Mid-Main we would be protecting it. He feels that the Planning Commission needs to be consistent and not allow a perfectly good house to be demolished and if house is demolished it will change the character of the area by adding pavement, lighting and removing vegetation, plus it is the worst area for traffic in the village now.

Carol Smith feels it is wrong to penalize business because of Tim Horton's & the traffic in that area. She thinks it is a great project.

Dan Castle said that as Randy stated it is a rezoning request to allow demolition to develop.

Stacy Oar also was in agreement with Randy & Dan of the demolition, even though the developer has tried to accommodate the Planning Commission with recommendations or modifications to the development plan.

At this time 7:10 PM the meeting closed until after the review of the next two development plans.

Meeting resumed at 8:30 PM.

Carol Smith made a motion to rezone the parcel at 155 Oakwood Ave. from RC to CM, seconded by Don Wynes with the following vote.

NAYES 4	Dan Castle	YAES 2	Carol Smith
	Laura Mehl		Don Wynes
	Stacy Oar		
	Randy West		

Motion did not carry.

The Planning Commission recommends that if the Village Board over rules their decision they would like to be able to review the development plan again for further recommendations or findings.

The meeting on the Mobil Station/Mini Mart closed at 8:40 PM

Respectfully submitted,

Susanne M. Wolff
Planning Commission Secretary

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

March 4, 2009

7:00 PM

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

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

Others Present:
Mayor Clark Crook
Village Trustee Alan Kasprzak Tree Board Member, Robert Warhus
Village Trustee Libby Weberg 13 Members of the Public
Axel Neff Architect, 8697 Supervisor Ave., Colden, NY

Development Plan for Riley Street Station @ 27 Riley Street

Chairman, Dan Castle called the meeting to order at 7:11 PM

Dan Castle asked Axel Neff Architect, for the Development Plan at Riley Street Station to explain what the development plan was for.

Axel explained that they have utilized a concrete patio during the summer for outdoor dining and what they wanted to do was enclose the patio area for year round dining. Axel explained a little on the history of that existing patio, saying it used to be the waiting platform for people boarding the train, which years ago was at ground level. This platform had a roof with several beams, but the proposed development plan will have a new roof (mostly flat with slight slope) and glass enclosure. Since the roof was removed many years ago and because water entered the tops of the beams leaving the existing beams in poor condition, new beams will have to be installed. Axel hopes to utilize one of the old 200 yr. beams in the construction for historic purposes and would like the roof to be reinstalled to look as original as possible. Axel also mentioned that they had received from the Zoning Board of Appeals on January 22, 2009 a variance request for 10' to the rear of property.

Carol Smith: will the existing door to the rear of building be opened up?

Axel Neff: Yes, that door has been closed for about 20 years.

Dan Castle: is there any historic designation for that location?

Axel Neff: No

Dan Castle: Has this been referred to the Historic Preservation Commission for review?

Bill Kramer: No because it's not registered on the Historic Registry. It could be referred, but hasn't been to date.

Dan Castle: Remarkd that this development is a great use.

Laura Mehl: Have you been in contact with Bill Gentilman from the railroad?

Axel Neff: Mr. Gentilman is very hard to get a hold of, but we have spoken. Axel explained that he has asked for a maintenance agreement with the railroad for the stairs and the fence along property line. He would like to see a taller fence along that area making it safer and less likely for people to utilize the stairs going up to the tracks.

Bill Kramer: Asked if Mr. Gentilman has any concerns about the variance or patio enclosure.

Axel Neff: Seems to be OK with the development.

Carol Smith: Asked about the parking.

Axel Neff: Explained to the Planning Commission about the parking areas. There would be no new proposed parking spaces. There is an existing gravel parking area that if late at night and the general paved parking area is filled customers could park in this unmarked gravel parking area.

This portion of the meeting ended at 7:20 PM and would resume later for comments & recommendations.

Meeting resumed at 8:40 PM with Carol Smith making a motion to approve the proposed development plan for the Riley Street Station as submitted, seconded by Stacy Oar and all voted in favor.

This portion of the meeting closed at 8:41 PM

Respectfully submitted,

Susanne M. Wolff
Planning Commission Secretary

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

March 4, 2009

7:00 PM

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

Also Present:

Code Enforcement Officer, Bill Kramer
Deputy Clerk, Sue Wolff

Others Present:

Mayor Clark Crook	
Village Trustee Libby Weberg	Tree Board Member, Robert Warhus
Village Trustee Alan Kasprzak	7 Members of the Public

Present from the Aurora Ice Association: John Cimperman, Anthony DiFilippo IV, Sam Miller, Peter Sorgi, Greg Schneider, RA, Aurora Architectural Design P.C. Andrew Gow & Dave Johnson from Nussbaumer & Clarke Inc.

Development Plan for Aurora Ice Association @ 41 Riley Street

Chairman, Dan Castle called the meeting to order at 7:21 PM

President of the Aurora Ice Association, John Cimperman explained to the Planning Commission how Greg Schneider with Aurora Architectural Design & Andrew & Dave with Nussbaumer & Clarke Inc. have been brought into help with design & storm water detention upon previous recommendation from the Planning Commission.

John Cimperman turned the discussion over to Greg Schneider, architect for the project who explained that the proposed development is for a single ice rink which will open up the area for enough parking and plenty of green space. In all, the development will reflect 1/3 green space, 1/3 building space & 1/3 parking & walks. All of the development will be completely within the Aurora Ice Associations property, nothing will encroach on the railroad property, as had been previously discussed or proposed. The temporary structure will be removed by spring 2009 to make way for the steel supported roof over the single ice rink. The walls or boards surrounding the rink will come up 4' in height, with glass on top which measures 3 ½'. Total wall height will be 7 ½' after which there will be space open to the outside and then the roof overhang. From the edge of the overhang to the top of the glass there will be approximately 10 ½' to 15' of open space. Greg also discussed the proposed zamboni/equipment storage building built to the north of the property that will measure 20' X 40', and how 10' acoustic block walls will be constructed to surround the chiller area which will measure 8' X 35' with no roof. The block walls will be 2 ½' taller, then the existing bales of straw, which are presently used to surround the chillers. To the west side of the rink, a 70' X 31' locker room will be constructed out of concrete

blocks with an entrance to the locker rooms on the south side for easy drop off. Greg went on to explain that there will be a one way entrance on the south side of the rink that will flow behind the rink on the west side and will exit back out onto Riley Street on the north end of the building. On the South side of the rink will be the feature building, Greg explained, a 52' X 60' lodge building constructed out of wood, and will provide an area for skate rental, lavatories, vending machines and fireplace. There will also be a small mezzanine area on the second level that will overlook the rink. Greg explained further that the design of the building is not to compete with Riley Street Station, but to compliment it, they want to make it look like an old train station with utility buildings and other out buildings resembling buildings found around an old train station. Greg talked about the parking, which will only be to the rear of the rink. There will also be a two minute drop off area in the front on Riley St. but the majority of the front will be used for green space.

Carol Smith: Will second level in lodge be handicap accessible?

Greg: No need to provide handicap access, second level is mezzanine/seating space only. Everything of importance will be on main floor (lavatories, vending machines and fireplace).

Dan Castle: Will there be an overhang around the rink?

Greg: Yes, as well as sidewalks around the site which we are in hopes will utilize some of the old bricks from Main Street when the construction gets underway to use as pavers. Under the overhang there will be a combination of decking and platforms.

Dan Castle: Will there be a seating area around the outside of rink?

Greg: Probably only standing area, maybe an occasional bench.

Dan Castle: Where will scrapings go?

Andy Gow: Snow that is removed from parking lot will be stockpiled by BIO retention pond where it will be filtered through and treated like regular storm water and discharged into the creek. The zamboni scrapings will go next to the creek by the detention pond where it will be filtered and then discharged into the creek.

Carol Smith: Will sewers tie into Riley St. for the lavatories & showers?

Andy Gow: The lavatories & showers will actually tie into the sanitary sewer system. Right now the sanitary sewer system comes up E. Fillmore right to the middle of the ice rink site. The Ice Association has met with the Division of Sewer & Management, and the sewer will be rerouted around the building so any repairs to the system could be made more conveniently.

Randy West: Do you have the grade for those modifications?

Andy Gow: Yes we do, it is basically flat, but they have allowed us to do it that way.

Carol Smith: Will there be additional lighting?

Andy Gow: Yes, the existing poles will be used for the back of site with additional new ones added.

Dan Castle: Will sidewalks be continued north to Girard for any walkers that might want to walk to the rink?

Greg: There are sidewalks provided on the other side of the Riley which go north towards Girard Ave. The area to the front of the rink is for a proposed two minute drop off area so that is why no sidewalks have been proposed, however we are proposing a designated crosswalk to cross Riley St. from the lodge building.

Dan Castle: Asked Andy to summarize storm water management and the differences in Bio Retention & Detention Ponds.

Andy: Introduced Dave Johnson who also works with Nussbaumer & Clarke to explain.

Andy & Dave: Explained that basically the storm water has to be treated in the same manner as the last project. All regulations have to be followed as set down by the DEC. We have to restrict runoff from project so as it doesn't impact Tannery Brook. The way this is proposed is to catch the runoff within the catch basins located throughout the parking lot, and discharge into the detention ponds to be released at an allowable rate into Tannery Brook. Dave explained that the water runoff from the roof and the area closest to the rink would go into catch basins and then flow into the detention pond located to the north end of the site, where it would be released into Tannery Brook. The rest of the site would flow into several other catch basins where the basins would drain into the bio retention pond located to the front on Riley Street.

Randy West: Output structure to the detention pond, how would that be constructed.

Dave: It will be a 2 X 2 catch basin, with 4 inch orifice with a hood.

Randy West: Asked several questions on the bio retention and detention ponds such as grades, receiving water for the 100 yr. runoff, as well as water quality enhancement to which Dave gave details of how all would work.

Dan Castle: Are any changes proposed to the bank of Tannery Brook.

Dave: No changes are proposed.

Randy West: Are the roads surrounding the rink going to be gravel?

Dave: No asphalt.

Dan Castle: Noticed there is one fire hydrant located to the front of the rink, are there any other proposed hydrants? Possibly to the rear, in case of fire to the lockers on the rear of property.

Andy: The one hydrant out front will meet the distance requirements for all buildings on site.

Dan Castle: Feels that hydrant to the rear of property would be a good idea.

Greg: The lodge building will have a sprinkler system.

Dan Castle: Total Parking Spaces?

Andy: 65 total.

Bill Kramer: Please note that all parking spots are totally on their own site. No shared parking with Riley Street Station as was previously proposed.

Many residents from the audience spoke about their concerns of noise levels, not only from the chillers but about loud voices from parents getting carried away during games with rude comments. Neighbors suggest that maybe signs should be hung in rink stating that anyone making rude comments or insults will be suspended from skating. Also, Dan Castle suggested that maybe walls around chillers be built taller by 2 or 3 feet to help with noise.

This portion of the meeting ended at 8:25 PM

Meeting resumed at 8:45 PM with the following discussion.

Dan Castle commented that the Ice Association has downsized 50% as requested. They have not relied on Railroad owned property for any parking. Sewer issue has been addressed. Noise is still the main issue which could be eliminated or at least lessened by the proposed overhang of roof and or possibly adding height to the walls around the chiller unit. In all Dan feels they have addressed 99% of what was asked or requested of them.

Randy West also feels noise is an issue of concern and they must conform to all noise ordinances and the noise codes must be enforced. He encourages the Aurora Ice Association to make everything right to begin with.

Randy feels that considering the present drainage problems all should improve dramatically now with the detention & retention ponds.

Carol Smith: They have answered all of our requests. The only thing they need to rectify is the problem of noise with the chiller.

Don Wynes & Laura Mehl are OK with the project.

Stacy Oar: Commented it is a great development and great asset for the Village. The design looks fantastic. Stacy asked what the completion date would be. It was stated that they were in hopes November 2009.

Carol Smith made a motion to approve the proposed Aurora Ice Association single skating rink as presented, seconded by Randy West and passed unanimously.

Findings:

1. Very good revised project that addresses major problems & concerns.

Recommendations:

1. Anything that can be done for excessive noise should be considered such as.
 - a. (Signs) rude comments from skaters or parents will not be tolerated.
 - b. Height of the walls around chillers could be increased 2 or 3 feet.
2. Make sure retention & detention ponds are correct with DEC requirements.
3. Possible fire hydrant in rear.
4. Directional lighting should meet new light code.

Laura Mehl made a motion to close the Planning Commission meeting at 8:50 PM, seconded by Don Wynes with a unanimous vote.

Respectfully submitted,

Susanne M. Wolff
Planning Commission Secretary