

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

February 4, 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 Trustee Alan Kasprzak      Village Tree Board Member, Robert Warhus  
Christine Peter, Executive Director for the Roycroft Campus Corporation  
Peter Flynn, Flynn Battaglia Architects

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

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

Chairman, Dan Castle asked Christine to give details on the development proposed for the site at 461 Main Street, formerly the Southtowns Agency. Christine explained that the Margaret L. Wendt Foundation was the owner of the property at 461 Main Street, but the RCC and the Margaret L. Wendt Foundation were working as partners to showcase the Roycroft Campus as a whole, making it a gateway or entryway to the community. Christine turned the remainder of the discussion over to Peter Flynn who is the architect for the development. Peter spoke briefly on the deteriorated state/condition of the building at 461 Main St. and how the hope was for a multi objective development, with a mini park and small area for parking. On the grassy area there is a proposed gazebo that will also serve as a kiosk for the Village as well as park benches making it more park like. The parking area that is there will remain and during special events a tent might be set-up in the parking area for extra display purposes. The parking spaces will be used during special events and will also provide the Chapel & the Roycroft Inn with overflow parking. There are several existing mature trees on the site but additional plantings are proposed, such as a hedgerow on the East, North & West sides of property. Surrounding the park area there is a proposed stone wall area with posts/columns with light fixtures attached to the top.

**Randy West:** Will the existing curb cut remain as is on South Grove St.?  
Peter Flynn replied yes, the existing one would remain.

**Lowell Dewey:** Is the current building vacant?  
Yes replied Christine for a couple of years now.

**Lowell Dewey:** mentioned that the area being discussed was in the Mid-Main district. He also discussed the fact that there would also be a demolition requested and how previously any demolition had been discouraged in the Village, especially when no development plan had been submitted. Lowell said he feels more comfortable with this review because there has been a development plan submitted, but would like to see something in writing stating that the present building is unsound structurally. Dan Castle agreed and thought if an engineer could put something in writing it would be more acceptable. Peter mentioned that testing has shown the structure to be very high in asbestos. Dan felt that this was not reason enough to demolish. Dan also mentioned that a provision of the Mid-Main district is no parking lots allowed on Main Street. Christine mentioned that this is an unusual situation and will not be a parking lot per say, since the parking area already exists and also the current building has been described by many as an eyesore.

**Carol Smith:** how old is the present building?  
Christine – approximately 50 years

**Laura Mehl:** will the gazebo be used & open year around?  
Christine – yes

**Randy West:** inquired who was paying for the informational kiosk which is Village related information. Christine Peters explained that through the NYS Dept. of Transportation Enhancement Program the Village and the Roycroft Campus have partnered and are applying for a grant to furnish a kiosk at this location as well as other locations for additional informational kiosks & signage throughout the Village. So in answer to your question it will be through grant monies.

**Don Wynes:** parking in the paved area only?  
Christine - yes. Don Wynes then questioned if the grassy area would be utilized at any time for parking. Christine said that parking in the grassy area would be used during special events, for overflow parking. Christine also mentioned that the development had been discussed with the surrounding neighbors and they were all in favor.

**Lowell Dewey:** who will maintain the landscaped area? Christine said they would maintain the area.

**Lowell Dewey:** will there be a lighted parking lot? Peter Flynn said the only lighting that has been discussed is on the gateway corners. Nothing for the parking lot area has been proposed.

**Carol Smith:** will there be lighting in the kiosk area? Christine felt that there would have to be something as far as lighting, but not sure at this time.

**Dan Castle:** questioned if the details would be worked out with the Village first and then come back to the Planning Commission or is the PC being asked to approve this without the details. Christine said that as far as the actual design they can not dictate because the money is Village grant monies. Christine feels assured that the Village will not put anything unattractive there. Dan Castle feels that if the PC is going to be actively involved then he feels they should be reviewing the design just like every other development plan that comes to the Planning Commission.

The following suggestions were made for the preliminary review.

1. Documentation from an engineer stating that the current building on the site is unsound structurally.
2. Detailed design of gazebo/structure.

The preliminary review ended at 7:35 PM

Respectfully submitted,

Susanne M. Wolff  
Planning Commission Secretary

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Village Trustee Alan Kasprzak      Tree Board Member, Robert Warhus  
Attorney Ralph Lorigo      Wendy J. Ferrie, Architect Carmina & Wood, P.C.  
Mark-Manager of Mobil Gas Station

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**Development Plan for Mobil Station/Mini Mart at 56 Hamburg St.**  
and  
Zoning Reclassification for 155 Oakwood Ave.

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Chairman, Dan Castle called the meeting to order at 7:36 PM

Chairman Castle welcomed Ralph Lorigo and asked him to explain any changes that had been made to the development plan.

Ralph Lorigo explained that the following changes had been made:

1. Colored pictures of Canopy Elevation over gas pumps in relationship to Station/Mini Mart
2. 5 additional trees added on site for shielding.
3. Showing Tim Horton's curb cuts on Oakwood Ave. in relationship to the proposed curb cuts for Mobil Gas Station/Mini Mart.
4. Colored display board showing the exterior materials that could be used.
5. Light fixture placement.

Ralph then gave a review of the discussion from the last preliminary meeting with regards to the house. He explained that the house could be given to anyone interested and the Village could determine how that transaction would be handled. Either by a contest or posting of notice, however the Village sees fit. Ralph said of course, that once approval for the development would be granted, it would be necessary for the house to be removed within a reasonable time frame.

**Carol Smith:** do you have any ideas as to when you would start?

Ralph thought that once process is completed with the Village Board than 60-75 days after that the home should be removed so as construction could start.

**Randy West:** mentioned that the developer had provided the trip generated numbers from the Institute Of Traffic Engineers Manual and asked for an explanation of the impact on the relocation of the curb cuts.

Ralph felt that the numbers overall should not increase any great amount. Ralph said a gas/mini mart is not going to be a destination for shoppers, should only be utilized for a quick stop probably when purchasing gas. Extra number of trips generated would not be increased. Dan Castle couldn't understand why a business would go to the expense of a new building if they wouldn't be increasing their trade or business.

**Randy West:** mentioned that the first and foremost issue, the Planning Commission needs to be looking at, is the reclassification of 155 Oakwood Ave. from RC to CM, second would be the development plan for 56 Hamburg St. Randy also questioned why build new, when two bays are not in use in the current building. Couldn't those bays be utilized for a smaller mini mart? Mark from the Mobil Station said that because of the close proximity of the gas pumps to the store front, people are not able to park and come inside to shop, that is the reasoning for the new development plan. With the new plan, the station will be moved back further to accommodate parking in front.

**Dan Castle:** who will be using the 8 parking spaces on the back of the building?

Ralph replied by saying they would be for the employees. Dan didn't feel 8 spaces were necessary.

**Bill Kramer:** where will deliveries be made?

Ralph-deliveries made through the front entrance of the store.

**Dan Castle:** thought it would be a good idea, since NYS Dept. of Transportation would be doing the reconstruction of Main Street this summer, maybe the Mobil Gas Station should contact them and inquire if a left hand turning lane couldn't be worked out so as to eliminate some of the congestion at the corners of Hamburg & Oakwood.

**Dan Castle:** mentioned that the Planning Commission had clearly asked for a traffic study for this intersection two months ago, and the developer has not provided this. Providing numbers from the ITE Manual is not a traffic study as there are no conclusions whether this project would significantly affect traffic and congestion already in place at this corner during peak periods. It was suggested that the applicant could request the GBNRTC to put this into their Synchro Traffic model and visualize the results/impacts.

At this time Dan Castle had to excuse himself as a family matter had come up. He suggested that since there was a quorum the meeting could continue on, or be tabled until 7:00 PM February 18, 2009 at which time they would reconvene. The rest of the planning commission members said they would all be able to come back on 2/18/09 with the exception of Lowell Dewey who said he would put his concerns and recommendations on paper to submit for the meeting that night

**Randy West:** would like to see the parking decreased at the rear of the building. Not necessary for 8 parking spaces for employees.

**Lowell Dewey:** discussed the issues that were of concern to him.

1. Would like GBNRTC to be contacted for a traffic count for that area.
2. Would like to see the drive around to the rear of the building eliminated.
3. Decrease the parking & move the dumpster.
4. Add windows to the rear of the building, much to plain.

Lowell Dewey also mentioned that if the drive around to the rear of the building was removed, then the curb cut could also be removed which would eliminate some traffic congestion on Oakwood Ave.

Randy West made a motion to table the meeting for two weeks or until February 18, 2009, seconded by Laura Mehl with all voting unanimously.

Lowell Dewey made a motion to close the meeting at 8:10 PM, seconded by Don Wynes and passed unanimously.

Respectfully submitted,

Susanne M. Wolff  
Planning Commission Secretary