

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

August 6, 2008

7:00 PM

Present: Lowell Dewey, Vice Chairman
Stacy Oar
Laura Mehl
Carol Smith
Donald Wynes

Absent:
Dan Castle
Randy West

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

Others Present:
Sean E. McDermott, P.E. with the Zaremba Group, 14600 Detroit Avenue, Cleveland, Ohio
Attorney, Peter J. Sorgi with Hopkins, Garas & Sorgi, PLLC, 5500 Main St., Williamsville, NY

Preliminary Review of Development Plan for the Corner of Olean/Main Streets

Vice Chairman, Lowell Dewey called the meeting to order at 7:05 PM

Carol Smith moved the minutes of July 2, 2008 meeting be approved. Stacy Oar seconded the motion, which was then followed by a unanimous vote to approve.

Upon introduction of Sean E. McDermott and Peter Sorgi, Sean handed all the Planning Commission members in attendance an aerial site plan showing the preliminary layout of the proposed CVS Drug Store on the South East corner of Main & Olean Streets. Sean explained that the presentation was to get a flavor for what the Planning Commission would like to see and any recommendations they might have to make the process move more smoothly in the steps ahead. Sean explained further that the present buildings would be demolished which includes the NAPA Store, Beauty Salon and the former Delia car dealership. Their thoughts are to rebuild on the corner with a brick façade to resemble the look of present buildings on Main Street. There will be a parking lot on the east side of the building which will accommodate 62 vehicles. The Village code requires less, but CVS feels they need at least 60 parking spaces. The customer service door will be on the front east corner of the building along with a drive thru on the rear east corner. There will be one curb cut on Main St. which will be an exit only. The entrance/exit on Olean St. will be to access the drive-thru and or parking lot. Sean continued with the presentation by mentioning the landscaped areas will include a hedge line on the east side of the parking lot as well as shrubs and or plantings on the south lot line to help buffer the residential area on Ellis Place. Also the parking lot exit fronting Main St. will also be landscaped with small bushes/shrubs & or plantings.

After the presentation the following questions/concerns were asked by the members of the Planning Commission.

☐ How many apartments exist presently above the NAPA building?
Currently 5.

☐ Will the new building accommodate any apartments?
No, for security reasons and the fact that drugstores are not typically landlords.

☐ Where is the walk entrance to the building?

East corner of building.

☐ Consider a wider buffer on Main St. to help camouflage the parking lot.

☐ Bill Kramer & the Planning Commission members suggested that the building should be elongated on Main Street and keep the parking totally to the rear like most other business' on Main Street.

This portion of the meeting closed at 8:00 PM

Discussion of Requirements for Demolition Requests

Bill Kramer explained to the Planning Commission members that with the most recent development plan coming in from the Mobil Gas Station on Hamburg Street and the residence on Oakwood Ave., as well as the previous requests that have come before the Planning Commission in recent months.

Examples:

The former Thomas Drug Store with its two rentals, as well as the meeting just tonight, requesting demolition of the NAPA store, Beauty Salon & the former Delia Car Dealership.

Future thoughts might include the enlarging of the Library which could mean the demolition of possibly two single family homes on Whaley and maybe one residence on Main St.

Once Bill had mentioned to the members about all the possible demolitions, there was discussion on how changes to the code might have to be considered. Thoughts also on possible grants or incentives being offered to the owners so as buildings could be better kept up. Many of the members of the Planning Commission feel that owners purchase properties and let them deteriorate knowing that the property is a valuable piece of property whether it is developed or vacant and waiting to be developed. Maybe incentives or grant monies would help owners to keep up with the necessary repairs and renovations.

Lowell questioned Bill as to whether he felt there was a need to have the Village codes looked at and changes made.

Bill felt that code changes, incentives or grants may be a help.

The Planning Commission members were all encouraged to go on the web and look into demolition codes for other municipalities. Maybe the current Village Code needs to be changed to make demolition a little more stringent.

Member Donald Wynes mentioned that he would be willing to look into other places for their codes and or regulations and will report back.

Donald Wynes made a motion to close the meeting at 8:30 PM, seconded by Laura Mehl and passed unanimously.

Respectfully submitted

Susanne M. Wolff
Deputy Clerk