

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

June 18, 2008

7:00 PM

Present: Dan Castle, Chairman
Lowell Dewey, Vice Chairman
Stacy Oar
Laura Mehl
Randy West

Code Enforcement Officer, Bill Kramer
Deputy Clerk, Sue Wolff

Absent: Donald Wynes
Patrick McBurney – Resignation effective 6/18/08

Others Present:

Rod Nash, Vice President and representative for owner Barbara Chur @ 306 Main St.
Tim Hoelzle contractor for development

Review of Development Plan for 306 Main St. (The Cottage)
Owner Barbara B. Chur

Chairman, Dan Castle called the meeting to order at 7:00 PM

Randy West moved the minutes of April 2, 2008 meeting be approved. Laura Mehl seconded the motion, which was then followed by a unanimous vote to approve.

Lowell Dewey moved the minutes of May 7, 2008 meeting be approved with noted changes. Laura Mehl seconded the motion, which was then followed by a unanimous vote to approve.

Chairman, Dan Castle asked Rod Nash to give a review of the proposed development plan. Rod explained they are proposing the removal of the existing deck on the west side of 306 Main St. "The Cottage" and relocating the deck to the rear of the building. After reattaching the deck to the rear they will remove two existing large sliding glass windows and replace with double French doors to make a fire exit onto the back deck. Once deck is relocated they are proposing an addition 13.5' X 22.5' on the west side to accommodate a much needed design workroom.

Randy questioned if there would be any significant change of operation, to which Rod replied no.

Dan clarified to the commission members what was being proposed. They would be moving the existing deck from the west side of the building to the rear, creating a fire exit and then adding a similar size addition back to the west side.

Lowell Dewey questioned whether any handicap access would be installed, to which Rod replied there was already an existing ramp on the east side.

Randy asked Rod if the new addition would have vinyl to match the existing structure to which Rod replied yes.

Dan Castle mentioned that it would be a residential feel which is exactly what the Mid-Main Street district is all about.

Randy mentioned that there would be a negligible amount of storm-water run off created from the addition.

There being no further questions, Lowell Dewey made a motion to recommend approval of the site-plan for the addition to The Cottage at 306 Main Street. Seconded by Randy West and passed unanimously.

FINDINGS:

1. Consistent with the purpose and intent of the Mid-Main district.
2. Makes the business more viable.

Laura Mehl made a motion to close the meeting at 7:15 PM, seconded by Dan Castle and passed unanimously.

Respectfully submitted

Susanne M. Wolff
Deputy Clerk