

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

April 2, 2008

7:00 PM

Present: Dan Castle, Chairman
Lowell Dewey, Vice Chairman
Randy West Code Enforcement Officer, Bill Kramer
Stacy Oar Deputy Clerk, Sue Wolff
Laura Mehl
Patrick McBurney

Others Present:

Architect, Gregory Schneider for the proposed development of the Aurora Audiology Office at 97 Hamburg Street.

Bonnie Groh – 105 Hamburg St.

Mayor Elect Clark Crook

Trustee Elect Allan Kasprzak

Soon to be newly appointed member to the Planning Commission, Donald Wynes, was also in attendance.

**Additional information for discussion on 10' wide common driveway, noted on
survey for 105 Hamburg St. for Development Plan Application for Aurora
Audiology Office @ 97 Hamburg St.**

Chairman, Dan Castle called the meeting to order at 7:02 PM & welcomed Mayor Elect Clark Crook, Trustee Elect Allan Kasprzak, & soon to be appointed newest member to the Planning Commission, Donald Wynes. Chairman Castle called the meeting that night a “listen & learn” session.

Upon completion of introductions, Lowell Dewey was asked by Dan Castle to give a brief review of the 3/6/08 meeting. Lowell mentioned that both projects, (minor sub-division of land @ 70 Buffalo Rd. & the development plan for the Audiology Office @ 97 Hamburg St.), were great for the Village. It was very refreshing to see two great developments submitted for the Planning Commissions review.

Lowell first spoke on the minor sub-division of land at 70 Buffalo Road. This development would include construction of a new single-family residence on the site with driveway entering off W. Fillmore Ave. Lowell felt the only things lacking on the development plan was extra detail on drainage & utilities which the Planning Commission made a motion to recommend approval, upon condition that the petitioner John Behrend would submit additional detail on drainage & utilities to the building department before going to the Village Board for final approval.

Lowell then spoke on the Audiology Office at 97 Hamburg Street. Lowell felt architect, Greg Schneider did a great job in the preparation of the site plan which will accommodate an office downstairs along with two, two bedroom apartments upstairs. Lowell feels this is really a nice looking development plan, with the exception of more detail on drainage for protection of the neighbor to the south, from excessive runoff. There was also some clarification needed on the driveway usage by both parties. There

was a suggestion made that maybe a permanent easement should be put on the deed for 97 Hamburg St. which met with opposition on the part of Leslie Stewart and several board members, feeling that maybe the Planning Commission were going too far and insisting on this easement. Lowell went on to explain that his opinion was, there was one curb cut there already, it was a state highway, and there shouldn't be any additional curb cuts made on the street if at all possible.

Lowell mentioned that new information/survey was found on file at the Village Hall for property at 105 Hamburg Street, indicating that a 10' common shared driveway has existed for many years, as well as the survey showing a lot line clearly marked @ 9.56' on the North side of the house at 105 Hamburg Street. With this new information surfacing since the last meeting the Planning Commission felt it should be noted in the minutes so as the Village Board has a clearer picture when reviewing.

Architect, Greg Schneider was at the meeting and presented the members with a new site plan showing the driveway dimensions for 105 Hamburg & 97 Hamburg Street. The current driveway of 9.56' or 10' paved area was noted at 105 Hamburg St. along with an additional proposed 10' to be added at 97 Hamburg Street (total amount of driveway space will be 20'4" (which includes widening of the existing curb-cut). Greg went on to explain that two of the three catch basins were moved slightly providing better drainage along the property line for 105 Hamburg Street. Elevations were also addressed on this new site plan, after concerns had been raised at the last meeting.

Resident, Bonnie Groh from 105 Hamburg St. asked if she would be allowed to speak about her driveway. Bonnie went on to explain that it has been a common driveway since 1927 and she has maintained it since 1977 to which she had several pieces of documentation to verify this.

Dan Castle asked Bonnie if she had a problem with the additional widening of the driveway, to which Bonnie replied no, that she is very happy with the proposed development. She just wants to be assured that no further questions will come up in regards to the shared driveway and she will not be blocked off from usage in years to come.

With no further discussion from the public or Planning Commission members, Lowell Dewey moved that the minutes for the March 6, 2008 meeting be approved, with the above noted changes to be approved at 5/7/08 meeting. Randy West seconded the motion, which was then followed by a unanimous vote to approve.

Respectfully submitted

Susanne M. Wolff
Deputy Clerk

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Soon to be newly appointed member for the Planning Commission, Donald Wynes, was also in attendance.

Dan Castle explained to the members that since there wasn't anything additional on the agenda, he felt it was an opportune time to discuss issues and concerns on projects that have come to the board in recent months such as the proposed demolitions along Main St. Things like the proposed rezoning on 45 South Grove, next to the Roycroft Campus and even a possibility of an overlay district being formed in that area. Also with the reconstruction of Main St. we should look at parking on Main St. particularly in the stretch between South Grove & Walnut where the reconstruction plan is showing a narrowing of 7' along the front of the school. Dan went on to explain that over the next two years with Main St. reconstruction he would like to see the Planning Commission become more pro-active in terms of parking, traffic input to promote business along Main Street. Any ideas we might have to encourage people to come to the Village to patronize business not as a planning thing but as an economic thing.

Dan Castle asked Randy West to comment on a starting point for discussion. Randy commented about assorted projects or development plans and or the stages that they are currently in and how they will be redirected back to the Planning Commission for further review. The following projects were highlighted and discussed:

The Ice Rink: The formal SEQR process should begin soon. Alternate site on Quaker Rd. reviewed and found to be a possible dumping site.

The Number of Demolitions: House along side of Mobil Gas Station on Oakwood, former Thomas Drug store with adjacent home on Main St. and possible Southtowns Insurance Bldg. on corner of S. Grove and Main for a parking lot all within the Mid-Main district. Planning Commission must be consistent in their decisions. Members asked Bill Kramer what stage the Thomas Drug store demolition was in, to which Bill replied that it was tabled with the Village Board at this time. Dan mentioned that demolition shouldn't become an issue only when an owner, after years of neglect on his part, decides that is the only answer instead of maintaining the property when repairs are necessary. CEO Bill Kramer discussed the different sections of the code and how they pertain to maintaining of buildings.

Main Street

Signage & Marketing: When Main St. reconstruction starts, there should be signage marking detours or alternate routes for travelers to take which would ease up congestion.

Also maybe fliers should be sent to all businesses as to daily stating times of construction in certain areas for the day as well as possible times for completion of work for that day. The businesses also need to be reassured that at all times there will be access for emergency vehicles. Dan mentioned that he believes the Village will be hiring someone on a part-time basis to communicate with both residents and businesses. There will probably be a phone number where they can call for questions and answers, also press releases issued weekly from the DOT letting everyone know where they will be working for the coming week. Randy thought maybe something could be put in the Advertiser weekly as to the areas where the DOT will be working, maybe even color code areas, example: red areas highest concentrated work area, yellow area, less congestion and green area clear for the week. Dan asked Mayor Elect Clark if he any suggestions to add to the conversation. Clark replied by saying yes, as a matter of fact there will be two new commissions organized soon that he discussed further.

1). Communication commission between town & village governments, whether it be reverse 911, a new website, marketing flyers all will be handled through this communication commission.

2). Tourism commission who will work closely with the Chamber of Commerce to begin to get our citizens comfortable with the construction as a community which will help to keep visitors coming.

Dan mentioned that the RTF will start meeting the first Wednesday of every month at 8:30 AM and anyone wishing to attend is welcome. The RTF will discuss detours, where construction will start, length of time estimated for area, and where they will move to next. Dan Castle discussed the narrowing of Main St. in front of the school, and how he felt in the long run it would be safer for our children when walking on the sidewalks or crossing the street with less traffic and eliminating the parking along that section of Main.

Senior Citizen Housing:

Where could Senior Housing be located in Village? Discussion came up about the developer who proposed senior housing several years ago on Girard Ave. and Buffalo Road, which is owned by Fisher Price. Several of the Planning Commission members felt that it was an ideal place.

Randy suggested that in the future, maybe these issues could be placed on the agenda for future discussion and also be prioritized with recommendations to the Village Board. Dan Castle agreed and thought next month possibly more detailed discussions could take place on some of the more pressing issues.

Since there was no further discussion Randy West made a motion to close the meeting at 8:30 PM. Seconded by, Lowell Dewey with a unanimous vote.

Respectfully submitted,

Susanne M. Wolff
Deputy Clerk