

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

March 6, 2008

7:00 PM

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

Others Present:

John Behrend for 70 Buffalo Rd.

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

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

Patrick McBurney moved that the minutes for the February 13, 2008 meeting be approved. Stacy Oar seconded the motion, which was then followed by a unanimous vote to approve.

PLAN FOR PROPOSED DIVISION OF 70 BUFFALO ROAD

Lowell Dewey asked the petitioner, John Behrend to explain to the Planning Commission Members what is being requested and why.

John explained his request for the division of property at 70 Buffalo Road was to split the property in half, to accommodate a 1500 sq. ft. home on the back portion of the parcel. The driveway would be accessed from West Fillmore Ave., which the School Board approved as an easement of their property to the 70 Buffalo Road property for access to utilities (sewer, water, & gas) and to use as a driveway entrance.

Lowell asked if the one lot would be divided into two. John replied yes. Lowell also questioned John if he was planning on building to sell. John replied that Rick Snyder from CBL Snyder was the contractor who would be constructing the home and then he (John) would be selling it to his daughter. John went on to explain that Mr. Snyder has already checked with Matt Hoeh, Superintendent of Public Works about connecting water & sewer lines, it was also noted that there wouldn't be a curb cut.

Lowell suggested that it would be a good idea to get a survey of the site & take grades and elevations for assurance of good drainage. John told the members that the present drawings reflect two drains, one on the school side, the second on the West Fillmore corner, both will be directed into storm sewers. John went on to mention that his father purchased the front house in the 1930's and they had never experienced any drainage problems or wet areas in the basement, to which Randy West who also lives on Buffalo Road agreed with John, that the area seems to be free from drainage problems.

Randy questioned John if there will be a garage attached to the house. John replied that the actual drawings aren't complete, he was hoping to get approval first, before hiring someone to draw up plans, but yes there will be an attached garage with the house fronting West Fillmore Avenue.

Randy West questioned the Village Code Section on minor sub-division, and whether notices would be mailed to the surrounding neighbors on Buffalo Road & West Fillmore Avenue. Code Enforcement Officer, Bill Kramer explained to the Planning Commission that the Village Board could approve or disapprove the minor sub-division on their own without a public hearing. Lowell was in agreement but again suggested a survey be done showing grades, elevations and drainage to protect the developer. CEO, Bill Kramer read aloud the section of the code regarding a minor sub-division of land. The code reads that such owner shall submit a survey showing the following:

1. setbacks
2. existing water & sewer mains
3. natural features
4. existing & proposed improvements
5. finished floor elevation of all structures
6. drives, parking and all paved areas
7. existing structures on adjoining properties
8. direction of surface water runoff
9. trees greater than four inches in diameter
10. sewer & water service locations

Randy questioned the expansion of the school. To which John replied that the school was expanding in the other direction, towards Girard Avenue. Lowell mentioned again that he felt it would be a good idea when appearing in front of the Village Board to have a detailed survey showing all necessary drainage, elevation & utilities to which all Planning Commission members agreed.

Randy West then made a motion to recommend approval of the proposed minor sub-division, from one lot to two lots with the provision that future submittal to the Village Board will show utilities, and general drainage patterns as noted in Village Code. Seconded by, Laura Mehl with a unanimous vote.

Respectfully submitted,

Susanne M. Wolff
Deputy Clerk

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Development Plan Application for the Aurora Audiology Office @ 97 Hamburg St.

Lowell Dewey, asked the developer to give details on the proposed development plan for 97 Hamburg Street.

Architect, Greg Schneider spoke about the lot at 97 Hamburg St. with future developer Leslie Stewart. Developer is not asking for any variance, property is zoned commercial and business will be of commercial use. There will be a two story building over a full basement. The audiology office will be on the 1st floor, with two, two bedroom apartments on the second floor. Basement will utilize possibly one or two sound booths, but the main floor will be the offices for the audiology. Upon doing the calculations it was found that 14 parking spaces were needed for workers, patients and tenants and those have been provided for in the site plan. There aren't any side-yard setback requirements but they have been provided for as comparable to others in the Village. As far as the front yard, the proposed site plan is the same distance from the street as the two neighbors, leaving enough area for landscaping to take place. Greg distributed color photos to the board showing the vacant lot. Greg went on to explain that the property always had a shared driveway with 105 Hamburg St. and that is going to remain that way.

Randy West asked if the driveway would be widened. Greg explained that their site plan shows a widening of the driveway to better accommodate cars entering & exiting the two businesses. Also the apron would be widened by 4 additional feet, so if the owners of 105 Hamburg Street (Bonnie Groh) or 97 Hamburg Street (Leslie Stewart) had a client/patient leaving the building who needed to wait to make a left turn on Hamburg Street, another vehicle would be able to access the drive. When the project is finished there will be a full 2 car driveway. There will also be two new storm drains on the south side of the site, which will catch the extra drainage from the new development. Greg also mentioned that they are trying to make something that will be scaled right for the Village (not too large or too small). There could possibly be a change, maybe a hip roof instead of what is pictured which would make the style a little more arts & crafts or Roycroft like.

Lowell questioned Greg about the proposed site drawing of the east elevation (Hamburg St.) and if it would be an entrance. Greg replied that it would be only a solarium. The proposed south elevation shows the main entrance from the parking lot.

Randy West commented on the proposed sign board placed at the front corner of the proposed building and felt it looked very nice along with being very clear for viewing.

Lowell Dewey mentioned that the east elevation, option B, with the hip roof looked more appealing to the eye & hoped it would be used.

After Greg handed all the PC members printed layouts of floor plans, Leslie spoke briefly about the office, apartments and the basement with possibly two sound booths. She mentioned about the double driveway for ease of accessibility for the patients.

Lowell mentioned that site plans are a little more stringent for new development, but Lowell feels that Greg has it totally right with these plans and the design of the building. Lowell feels it would be a good idea though to have a surveyor shoot some grades and identify finished elevations. Greg mentioned that the first floor will actually be built out of the ground making the basement brighter & helping with elevation.

Laura Mehl mentioned she hopes that drainage will be correct so owner of 105 Hamburg Street will not have a problem with water coming over onto her property.

Greg mentioned that he & Leslie have talked about re-tapering the driveway at 105 Hamburg St. to drain towards the new site into the storm sewer. Lowell also suggested grading from the saw-cut line to the catch basins along with sloping & possible repaving of 105 Hamburg St. towards those catch basins as well.

Lowell also suggested the site plan should show the driveway easement and also make it legal on deed. Greg told the Planning Commission that he wasn't sure if anything was ever on the deed about an easement for driveway use. Lowell expressed his concern for owner at 105 Hamburg St. in hopes that something would be made legal, so in the future Bonnie Groh would not have the chance of having her driveway use cut off. Lowell also mentioned that the developer would need to get a curb cut permit from NYS DOT to widen the driveway and maybe they should start that process before road construction starts so everything could be done at one time. Greg mentioned construction wouldn't be started for awhile but that they would contact NYS DOT to get the process started. Greg also talked about installing landscaping tree line at the rear of the property by the Aurora Paint Pot, to which Bill Kramer mentioned that snow removal needs to be addressed so be sure that the landscaping of the area will not interfere with that, to which Greg agreed.

Lowell questioned as to what would be used on the exterior of the building. Leslie replied that she is thinking about cement board, a high end vinyl or vinyl-shake siding. Lowell questioned about the exposed foundation and if something would be done to the outside to cover the block/cement walls. Greg thought something like a split faced block which would add nice detail. Greg also explained from the main entrance there would be five steps up to the office level and either a chair lift or small elevator would be installed inside to make the office/basement handicap accessible.

Lowell asked Greg about the lighting for the parking lot. Greg said they were thinking about a double spotlight on the back of the building & not having post lights. Also low voltage landscaping lighting would be added in the foliage of the gardens, with lighting coming off the canopy of the building to light the driveway and side. Lowell told Greg to make sure it would not be obtrusive to the neighbors as our new light code directs.

A question about what normal hours of operation are to which Leslie answered 9-5 Monday – Friday.

Lowell Dewey made a motion to recommend approval of the site plan for the Aurora Audiology at 97 Hamburg St. subject to compliance with our code to include the submittal of an updated boundary and topographical survey, which would show positive drainage protection for the neighbor to the south, from runoff from the site. All NYS DOT permits as required for the driveway entrance and recommend that an easement be considered by the Village Board or some other way of assuring the continued use of driveway for neighbor at 105 Hamburg St. Motion seconded by Patrick McBurney, with a unanimous vote.

A motion was made by Patrick McBurney to adjourn the meeting at 8:00 PM, seconded by Stacy Oar. Motion carried.

Respectfully submitted,

Susanne M. Wolff
Deputy Clerk

NOTE: additional information found on a survey for 105 Hamburg Street indicating 10' common driveway, to be discussed at next regular meeting held on April 2, 2008.