

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

May 2, 2007

7:00 PM

Present:

Daniel Castle, Chairman
Randolph West
Lowell Dewey
Patrick McBurney
Stacy Oar
Laura Mehl

Absent: Daniel Bermingham

Deputy Clerk Treasurer Joyce Jezewski, Building Inspector Bill Kramer, John Spooner, ZBA Chairman, Robert Warhus (light committee)

Others Present: East Aurora Bee; Consuelo Neff (and son) for Riley's Station; Don Aubrecht, Larry Ensminger for Boys & Girls Club; Sam Miller, Anthony DiFilippo, Matt Garvey, Peggy Cooke, Sue Friess, Jon Hawayek, Carol Halter for the Aurora Ice Association; approximately 30 members from the public.

Chairman Daniel Castle called the meeting to order at 7:00 p.m.

Chairman Castle welcomed new planning commission member Laura Mehl to the table. Planning Commission members introduced themselves.

Motion by Stacy Oar, seconded by Patrick McBurney to approve the minutes of March 7, 2006.
Motion Carried

Boys & Girls Club, 16 Paine Street

Architect Don Aubrecht reviewed the existing site and floor plans for a 1,100 square foot second story addition at the Boy's and Girls Club. The club is in need of additional storage for the storage of passive records and equipment. To maximize on floor space, the addition will overhang about 1-2 from the existing lower wall of the building. Also noted:

- No encroachment on the setback requirements
- No change in exterior lighting
- No hazardous materials will be stored
- Will match the construction materials to the existing building to the extent practicable for aesthetic purposes
- Agreed with planning commission recommendations to move the downspout/gutters to prevent any unnecessary freezing and ice overhanging.

Motion by Lowell Dewey, seconded by Patrick McBurney to recommend approval of the 2nd story addition to the Boys & Girls Club based on the following findings:

- The original foot print of the building will not change
- There will be no change in the current building use nor the lighting
- There will be no storm water run off.

Motion Carried.

Riley's Street Station, 27 Riley

The applicant, Consuelo Neff, reviewed with the planning commission, the development plan application for a proposed addition to the storage shed/walk-in cooler. The existing external shed currently houses a walk-in storage cooler. The shed will be enlarged around the cooler to provide for better ventilation as well as provide additional space for storage. The original shed was

10' x 8' and the expanded foot print will be 18' x 14' and 15 feet high. The addition will not be any closer to the street and it will be sided with T-11 to provide a more aesthetically pleasing appearance.

Motion by Lowell Dewey, seconded by Laura Mehl to recommend approval of the proposed storage shed addition, ensuring that refrigeration venting is in compliance with all village and state code requirements.

Motion Carried.

Aurora Ice Rink, Riley Street

Sam Miller addressed the planning commission with regard to the proposed construction for a two sheet ice rink on Riley Street. He indicated that the idea came about several years ago and the Aurora Ice Association (AIA) was organized about 8 years ago. The AIA found through their research that the ice rink fits in with the community's regional comprehensive plan. As Mr. Miller stepped through their development plan application, he made note of the following:

- Parking for 130 vehicles; including shared parking with Riley Street Station; pending 20 year lease with Norfolk & Southern Rail for 50 feet of space between rink and railroad that can be used for parking; however AIA believes that the 130 parking is sufficient, even without the extra railroad land leased to the north of Tannery Brook
- 20 foot fire lane around perimeter of building; front of building allows for drop off zone of up to four vehicles at one time; also entrance from rear of building for hockey players and public
- No alcoholic beverages served on property; pro shop and concession stand to be leased out; concession stand will only serve off site prepared food
- 8 team locker rooms, 1 women's locker room, 1 referee locker room; rest room facilities in each locker room
- 4 rows of bleachers for each sheet ice rink; total seating for 450 people; handicap accessible
- Zamboni room housed in rear of building
- Elevation views – tip up construction panels; red brick on upper portion of building, brushed block on bottom; building will emulate brick row housing on Main Street
- Andy Gow (Nussbaumer & Clarke) discussed drainage & runoff; options for storm water detention; site grading; traffic flow and radius around building
- No light pollution or glare; i.e. all lighting downward facing; working with NYSERDA to incorporate energy efficient lighting throughout
- SEQR EAF only partially completed as not all information was available at time of applicant submission
- Currently working with a consultant to determine full business plan and hours of operation; estimate of 50 cars per hour during peak periods on weekends for hockey tournaments; tournament times are staggered; estimate one hockey tournament per month from October through April.
- Town Recreation Director, Peggy Cooke will head up the programming for the rink

At the conclusion of AIA's presentation, the planning commission followed up with the following questions:

- Randy West – noted the area is a FEMA established delineated 100 year flood plain. By his estimations, the AIA would need 5,000-8000 square feet just to store the storm water. Andy Gow indicated they can meet that criterion. Randy suggested sidewalks along rear side of building. Questioned where did the parking numbers come from? Response was that AIA put in as much parking as would fit on the premises.
- Lowell Dewey - stated it is a huge building on a small parcel and there is no rear yard setback. Appears the building is right on the property line at the west side. AIA needs to comply with setback or apply for a variance. Lowell cited the need for a site grading plan; noted the 20 foot drive lane is too narrow; parking needs to be analyzed further; hours of operation need to be more specific; EAF lacking detail.
- Dan Castle – would like some comparative numbers from other local ice rinks. Also agreed that the EAF needs more detail.
- Laura Mehl – questioned the environmental impact; also, how will they handle snow removal?
- Stacy Oak – parking concerns
- Patrick McBurney – parking concerns

Building Inspector Bill Kramer noted that although there is nothing specific about ice rinks and parking in the village code, stadium type seating requires 1 parking spot for every 4 seats. The zoning is M1 for that parcel; however, there is no specific reference to ice rinks in the village code.

Comments from the public:

- John Spooner indicated that he represents a group of people who would like to see a more suitable location for the ice rink. They do not think Riley Street is an ideal location.
- Bill Hanavan – stressed drainage concerns.
- Verizon business man – indicated the ice rink would be good for business
- John Pagliaccio – stated a variance would be required for the rear yard setback
- Carol Smith – concerned about proximity to Tannery Brook
- Tom Haggard – popular places always have tight parking; it's a good thing. The benefits far outweigh the negatives
- Betsy Graves – is in favor of the rink. Mentioned that the Aurora Theatre holds 600 people, yet only have three (3) designated parking spaces.

The planning commission tabled the development plan for further discussion until the following application information is received:

- A traffic and parking study that included comparable numbers from local ice rinks and consistent with the studies by GBNRTC and NYS DOT
- Provide an up to date property survey
- A completed EAF
- Storm water detention and treatment plan, along with the storm water pollution plan (SWPPP)
- Address setback requirements and obtain necessary variance(s)
- Address food concession – is a special permit required from the Village Board
- Clarify hours of operation
- Provide a site grading plan
- Provide a site lighting plan
- Address the widening of the 20 foot drive lane in rear of building
- Provide documentation from Norfolk & Southern Rail regarding the parking easement

The village is unable to start the SEQR process until a completed application and EAF is received.

Lighting Law

The lighting law committee members John Spooner and Bob Warhus reviewed the latest draft of the lighting law with the planning commission. The committee, consisting of Bob Warhus (original light law drafter), ZBA Chair John Spooner, Building Inspector Bill Kramer, PC members Dan Bermingham and Pat McBurney and Dave Thomason, Safety Committee Chair, held many meetings over the past two months, revising and reworking the law to best fit East Aurora's needs. Planning members commended the committee for their hard work. After some discussion, the lighting law was tabled for further review by planning commission members; written comments to follow to the light law committee.

Motion by Stacy Oak, seconded by Patrick McBurney to adjourn the meeting at 10:00 p.m. Motion carried.

Respectfully submitted,

Joyce M. Jezewski, CMC
Deputy Clerk Treasurer