

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

March 7, 2007

7:00 PM

Present:

Mary Jo Crone  
Daniel Bermingham  
Patrick McBurney  
Stacy Oar  
Cornell Babcock, Alternate

Absent: Daniel Castle, Randolph West, Lowell Dewey

Deputy Clerk Treasurer Joyce Jezewski, Building Inspector Bill Kramer, Kim LaMarche, Village Administrator

Others Present: Jay Pohlman (Rick's on Main); Tim Francis, Tom Steins (667 Oakwood)

Co-Chairman Mary Jo Crone called the meeting to order at 7:03 p.m.

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

Rick's on Main. 687 Main Street

Attorney Jay Pohlman spoke on behalf of project for owner/applicant Rick Pohlman. The plan is to extend the current deck 13 feet closer to the road. In addition to the drawings provided, the applicant provided a simulated photo showing where the decking will end in conjunction with the sidewalk and neighboring building. Also noted:

- Seating for approximately 16 diners; actual amount of seating to be determined by building inspector and pursuant to village code;
- Parking provided for in rear lot; additional parking provided in municipal parking lots nearby
- Lighting will be downward facing and not outward towards street; low lighting used to reflect a more ambient setting
- Dining hours will be the same, until around midnight or 12:30 a.m.
- No outdoor music
- No trees or landscaping will be removed; landscaping will be enhanced around new decking
- No additional signage
- New decking and railings will be made to closely match existing deck. Type of material to be used is undetermined at this time.
- Emergency exit provided (see drawings). Door made to swing out from deck, thereby not allowing deck entry from street. Entry to deck can only be made from restaurant.

Motion by Patrick McBurney, seconded by Cornell Babcock to recommend approval of the deck expansion based on the following findings:

- There will not be an adverse effect on parking or traffic
- No acoustics or outdoor music
- Lighting will be minimal, ambient and projected downward not outward
- No entrance to deck from street level
- Will enhance the already informal and relaxed dining atmosphere
- Consistent with existing use and style of building
- Landscaping will be enhanced around new decking. Trees to remain in current location

Motion carried.

667 Oakwood

Applicant Tim Francis gave a brief overview of his business, noting that most of his work is subcontracting for LaMar billboards. He is currently renting a building in West Falls and running his business out of that location. Much of his work is done at the billboard/sign location. The current building on the 667 Oakwood site is in rough shape, a potential safety hazard, and needs to be taken down. Several photos were passed around showing the conditions of the interior of the building. Also noted:

- There will be no outside storage of any building materials, supplies, etc. Everything stored inside
- No chemicals or hazardous materials will be stored onsite; only paint or paint thinner in gallon size containers and it will be minimal
- Any lighting will pointing downward with no outward facing lighting; no flood lighting, minimal lighting after hours
- Front area of building to be used for rental space for a professional office, i.e. insurance agency or similar type business
- Signage will be in compliance with village code; front door (glass) will be lettered with vinyl lettering
- Area between building and residential area will have hedgerow landscaping along the property lines
- Although the structure style has not been determined, photos were provided of the type of building that applicant is desirous of building. Building will be two different elevations...8 foot in front and 14 foot in rear. Rear of building will have garage overhead doors to allow for truck to be parked inside building
- Stone parking lot to be located to rear of building.

Motion by Dan Bermingham, seconded by Patrick McBurney to recommend demolition of the current building and reconstruction of new building based on the following findings:

- Concur with the demolition of a potentially unsafe building
- Plans are consistent with current zoning
- Approve of the plan in concept, but recommend that more architectural detail be provided for the new build
- Landscape screening to be provided between the commercial property and neighboring residential property
- Minimal traffic impact
- Lighting to be in compliance with village code, no outwardly directed lighting
- No hazardous materials to be stored on site.

Motion Carried

Motion by Dan Bermingham, seconded by Patrick McBurney to adjourn the meeting at 8:30 p.m. Motion carried.

Respectfully submitted,

Joyce M. Jezewski, CMC  
Deputy Clerk Treasurer