

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

August 3, 2005

7:00 PM

Present:	Dan Castle, Chairperson	Code Enforcement Officer, Bill Kramer
	Carol Smith	Deputy Clerk Treasurer Joyce Jezewski
	Mary Jo Crone	Libby Weberg
	Randolph West	Anthony DiFilippo, III
	Daniel Bermingham	David Zizzi, Tom Welsh
	Lowell Dewey	Court Reporter
	Michael Croft	Anthony Battista, Benderson
		Melvin Rushing, Starbucks
		Thomas Ess, Marie ?, People Inc.
		Peter Romeo, Dunkin' Donuts Architect
		Jett Mehta, Corey Green
		Jim & Don Bach
		Robert Roller, CB Richard Ellis

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

Motion was made by Dan Bermingham to approve the minutes of July 7, 2005 as amended. Seconded by Mary Jo Crone and passed unanimously.

**299 Main Street Renovations**

Motion was made by Carol Smith to take of the table, the application for 299 Main Street. Seconded by Mike Croft and carried.

Dave Zizzi, homeowner and Tom Welsh, business owner reviewed the updated proposed renovations to the property at 299 Main Street. Three different options were proposed for the replacement windows, window details and siding of the home. Detailed elevation drawings were also provided. The building is in a bad state of repair. To refurbish the building with its current clapboard would be extremely costly, so the owner is recommending a product that looks like wood, but is actually vinyl.

Motion by Lowell Dewey to deny the development plan application for 299 Main Street based on the proposed treatment of the building, although the planning commission has no concerns with the proposed business use of the building. The planning commission would prefer the structure to be rehabilitated with wood clapboard and not vinyl siding. Seconded by Randy West with Carol Smith and Mary Jo Crone voting no.

Carol and Mary Jo do not object to the vinyl siding and treatments as presented in option #3 because this option proposes to retain the character of the house.

### **Dunkin' Donuts/Baskin Robbins, 230 Main Street**

Architect Peter Romeo reviewed the detailed plans for the proposed Dunkin' Donuts & Baskin Robbins store. Also present to answer questions on this project were Jett Mehta, Corey Green, SRF Associates, Jim & Don Bach, property owners and Robert Roller, with CB Richard Ellis.

The new plan will have no drive through. Also noted was that the Dunkin' Donuts/Baskin Robbins retail space will be operated as one store with a shared counter space. Corey Greene, SRF Associates, reviewed the traffic numbers and trip generation figures. A copy of the report is filed with the Building Inspector and the Village Board has already received a copy of this report.

Motion was made by Carol Smith to approve the Dunkin' Donuts/Baskin Robbins development plan as presented. Seconded by Mary Jo Crone and unanimously carried.

In making their recommendation, the Planning Commission felt that all issues relative to the previous development plan have been addressed satisfactorily.

- the appearance fits in with the character of the community
- the size of the proposed signage is well received
- storm drainage shall be evaluated to ensure proper pipe sizing; currently the pipe size is 6", but it may need to be 8".

### **People, Inc., 538 Main Street**

Thomas Ess and Marie ? of People, Inc are proposing to convert and expand the covered porch in the rear of the property into an office. The porch currently encompasses an area of 100 square feet and an additional 100.3 square feet will be needed for the addition of a small office.

Motion by Dan Bermingham to approve the People, Inc. development plan as presented. Seconded by Randy West and unanimously carried.

### **Starbucks, 160 Main Street**

Melvin Rushing, representing Starbucks and Anthony Battista from Benderson Development reviewed their proposed development plan with the Planning Commission.

- There will be no drive through
- Hours of operation will be 5:30 a.m. – 11:00 p.m.
- There will be outside music speakers, but no loud events
- Exterior patio for ambience purposes and will seat 12 people

- Location of dumpster will be to the rear of the Starbucks and will be fenced in similar to other dumpster corrals on the property.
- No tractor-trailer deliveries, only small delivery truck; deliveries only take about 10-15 minutes to unload.

Motion made by Carol Smith to table the application until the September planning commission meeting. Seconded by Randy West and unanimously carried.

The planning commission felt it would be in village's best interest to await the outcome of the NYS DOT traffic circle deliberations as to whether the DOT plans on moving the traffic circle. They expect to have that determination by DOT prior to the next planning commission meeting. Mary Jo Crone will be unable to attend the September meeting, but wanted it noted that she is concerned with the number and size of the proposed Starbucks signs.

The planning commission recommends that the applicant submit signage plans drawn to scale.

## **Other Business**

### **Aurora Players Pavilion**

Don Aubrecht and Pete Taylor reviewed their proposed plans and drawings for the historic Aurora Players Pavilion. They will address the deficiencies from a functional standpoint. The plan is to add a 2000 square foot addition by enclosing and preserving the front face of the building. This will be done within the footprint of the already existing asphalt. The current building is not user friendly, needs to allow for handicap access and has only 2 lavatories. Smoke detectors and an upgraded heating system will also be put in place.

The planning commission indicated their support of the concept plan as currently being developed.

### **GBNRTC Parking Study**

Steve Szopinski reviewed the results of the parking inventory and study for the Village of East Aurora that was completed in June 2005. Some notes of interest:

- Peak parking for East Aurora is between 12 – 1pm
- Tim Horton's generates 2 ½ vehicles per minute

Deputy Clerk Treasurer Jezewski noted that additional maps are available at the village office.

Mike Croft thought it would be a good idea to post some of these maps at local businesses for residents and the public to view. It would be very helpful with the

upcoming NYS DOT Main Street reconstruction by noting where all of the parking lots are located.

Referencing a memo from Village Administrator Kim LaMarche regarding parking issues and concerns, the planning commission asked that this topic be on the agenda for the September planning commission meeting.

Mike Croft requested that the September agenda also include a discussion on moving the planning commission meeting from the first Wednesday of the month to the second Wednesday of the month.

**Adjourn**

Motion made by Carol Smith to adjourn the meeting at 10:00 p.m. Seconded by Mike Croft and unanimously carried.

Respectfully submitted,

Joyce M. Jezewski, CMC  
Deputy Clerk Treasurer