

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

July 6, 2005

7:00 PM

Present:	Dan Castle, Chairperson	Code Enforcement Officer, Bill Kramer
	Carol Smith	Deputy Clerk Treasurer Joyce Jezewski
	Mary Jo Crone	
	Randolph West	Nancy Ebeling
	Daniel Bermingham	David Zizzi, Tom Welsh
		Elizabeth Cheteny
Absent:	Lowell Dewey	Paul Bandrowski
	Michael Croft	

Chairman Dan Castle called the meeting to order at 7:04 PM.

Motion was made by Carol Smith to approve the minutes of June 1, 2005 as amended.
Seconded by Dan Bermingham and passed unanimously.

Aurora Reflections Medical Spa - 305 Main Street

Nancy Ebeling reviewed the proposed plans for 305 Main Street, noting the following:

- the building will be re-painted; there will be no vinyl siding
- will employ 2-3 employees
- maximum of 2-3 patients parking at any one time
- no dumpster; will utilize regular village collection
- will utilize downward lighting so as not to interfere with neighboring properties
- regular daily business hours, possibly one evening during week

Motion by Carol Smith to approve the development for 305 Main Street conditioned upon the following recommendations:

- the applicant must meet the minimum side yard set back for parking
- paved parking is limited to 6 spaces, with an additional two parking spaces allotted in the garage
- must show the drainage flow on the plan
- allow the present garage to be re-located further back and in alignment with the existing shed as outlined in option #3 of the development plan
- applicant to provide vegetative screening along the western property line
- no vinyl siding

Seconded by Mary Jo Crone and motion carried unanimously.

In making their recommendation, the planning commission found that the development plan for 305 Main Street is preserving the residential character of the neighborhood and is consistent with the use of the Mid Main district.

299 Main Street Renovations

Dave Zizzi, homeowner and Tom Welsh, business owner reviewed the proposed renovations to the current three (3) apartment home. The proposed renovation will eliminate one of the apartments and convert it to a home office for a home building company. They will also add a handicap accessible ramp utilizing the front porch. Additionally, the applicant noted the following:

- preserve the front porch area if structurally sound
- no additional changes to parking
- applicants will replace all windows and side the house with vinyl siding, versus painting the house
- retain character of house, specifically that area facing Main Street
- install privacy fence at back entrance for residents
- install flood light in front of property
- withdraw addition to back of garage

Motion by Carol Smith to table the development plan application for 299 Main Street until the applicant submits the following information:

- submit a more detailed front elevation showing the front porch and handicap accessible ramp
- provide architectural details for the replacement windows and siding
- provide landscaping drawings proposed for area in front of the porch

Seconded by Randy West and unanimously carried.

Dan Castle also noted that some of the homes in the lower Main Street area have been determined to be eligible for listing on the National Register of Historic Places. This consultation was done by NYSDOT as part of the Main Street Reconstruction Project. However, he is not sure of the specific homes. He will forward that information along to the planning commission and village tomorrow. (Editor's note: 305 Main Street is listed as NRHP eligible, while 299 Main is not. It is not clear why 299 was not determined eligible, although the Report does include photos of the hand-sawn ornamental trim at 299 Main dating to 1867.)

Proposed Local Law to Amend Section 93-18 of the Zoning Code

Village Trustee Betty Cheteney discussed the proposed amendments to the R-C Zoning. She indicated that the amendments are clearer, more protective as the existing version of the zoning is too general. She outlined the differences between the new verbiage and the old.

Randy West made a motion to table the formal recommendation of the proposed local law and also recommended that the Village Board begin the process to re-zone certain parcels in the village to R-C Zoning under the current definition of that zone without waiting for the adoption of the revised R-C Zoning local law. Further, the planning commission will provide a formal recommendation to the Village Board on the proposed local after its next planning commission meeting.

Seconded by Dan Bermingham and unanimously carried.

Other Business

Motion by Dan Castle to request that the Village Board pursue the task of splitting out the village components of the area's comprehensive plan to include East Aurora only for distribution to interested parties.

Seconded by Randy West and unanimously carried.

Aurora Ventures

Paul Bandrowski informally met with the planning commission to discuss potential control of building demolition and relocation for parking.

Adjourn

Motion made by Carol Smith to adjourn the meeting at 9:45 p.m. Seconded by Mary Jo Crone and unanimously carried.

Respectfully submitted,

Joyce M. Jezewski, CMC
Deputy Clerk Treasurer