

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

August 4, 2004

7:00 PM

Present: Dan Castle, Chairperson      Code Enforcement Officer, Pat Blizniak  
Carol Smith      Deputy Clerk, Sue Wolff  
Mary Jo Crone      Tim Boyle (Director of Real Estate  
Dan Bermingham      Dev. for NOCO Energy Corp.)  
Randolph West      Bob Dollman (TRM Architects)

Excused: Lowell Dewey

Chairman Dan Castle called the meeting to order at 7:02 PM

Carol moved that the minutes of the July 7, 2004 meeting be approved. Dan Bermingham seconded the motion, which was then followed by a unanimous vote to approve.

**Special Use Permit (NOCO Indoor Dining) at 495 Main St.**

Dan Castle mentioned that the Planning Commission had reviewed the original project two months ago and noted that this meeting was only for the special use permit for the indoor dining/restaurant (Charlie The Butcher) which had since been added to the interior of the development plan. This revision does not change anything that had been previously presented to the commission.

Dan Castle circulated a prepared statement by Planning Commission Member, Lowell Dewey, which is attached and made part of this record.

Randy West also circulated a prepared statement by Attorney, Arthur J. Giacalone, which is attached and made part of this record.

After a brief period to review above statements, the members listened to the presentation by petitioner.

Tim Boyle stated that the restaurant or dining area would consist of approximately 1/3 of the proposed addition and there would be 6 tables with 4 seats per table total 24 seats. Seating might be less, definitely not any more, doesn't feel it will be a sit down establishment and will not have a waiter/waitress or staff. It will be a way for the customer to come in and pick up a quick sandwich for lunch or dinner after fueling and then be on their way. There will be two peak times-- 12:00 PM to 2:00 PM and 5:00 PM until 7:00 PM. Feels specifically the child pedestrian traffic & restaurant hours of operation are absolutely going to be opposite.

Carol brought up question on parking.

Dan Castle said that parking shouldn't have changed, still 22 total spaces.

Mr. Boyle stated that changes outside included:

Moving curb, added sidewalk, additional green space, pulled parking spaces forward to accommodate the sidewalk stretching along the West side of Park Place, along with the shed from 19 Park Place being eliminated and the dumpster being moved.

Noco will not oppose 19 Park Place being rezoned to RC and would consider taking the rezoning all the way to R to make neighbors more comfortable with proposed development.

Carol made a motion to approve Noco (Charlie the Butcher) at 495 Main Street Special Use Permit as proposed, except limiting the restaurant to 4 tables instead of proposed 6, seconded by Dan Bermingham.

The motion carried with four members in favor and one opposed.

Findings for the Special Use Permit for (Charlie the Butcher) to be presented to the Village Board on August 16, 2004:

1. No change to exterior or any other dimensions that was previously approved. Change is for in-store seating and the appropriate compromise is to reduce seating in order to minimize people that would be parking there at one time.
2. Add another Stop or Warning Sign crossing sidewalk.
3. Recommendation for Village Board to discuss the Rezoning of 2 adjacent parcels.

Respectfully submitted

Sue Wolff  
Deputy Clerk

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Present: Dan Castle, Chairperson	Code Enforcement Officer, Pat Blizniak
Carol Smith	Deputy Clerk, Sue Wolff
Mary Jo Crone	Roy Ticen (Acting As Agent for Edythe
Dan Bermingham	Turgeon for Copper Shop Light Lunch Café)
Randolph West	Boice Lydell
	Edythe (Kitty) Turgeon

Excused: Lowell Dewey

Chairman Dan Castle called the meeting to order at 7:45 PM

**Copper Shop Light Lunch Café – 31 South Grove**

Roy Ticen agent for Edythe (Kitty) Turgeon, owner of 31 South Grove St. handed out a prepared statement to all members of the Planning Commission, a copy of which will be attached and made part of the minutes. Roy then spoke and gave the Commission the long and short range of use for building. He feels that this is more than a café; it really compliments the Roycroft Campus and fits in with the Roycroft Movement.

The north wing of business is currently a copper ware shop (museum) and has been for a very long time. Visitors to the campus will be able to sit and enjoy a light lunch or possibly tea in the afternoon, at 1 of 19 already existing seats, between the hours of 11:00 AM - 5:00 PM daily. Use of building really isn't going to affect the neighborhood and it doesn't require any particular changes. Changes in the kitchen will only be necessary to comply with current health department codes/standards. No outside changes around building since it is historic, except for fresh paint in some areas to make it more appealing or attractive. One interior doorway has been added to make the museum independent from the gift shop but can still be accessed from gift shop when and if desired. Museum & café would then be leased from Edythe (Kitty) Turgeon as a separate business.

Kitty Turgeon spoke explaining a little about her gift shop, which she has owned for 28 years, and how there has been a 25% decline in business, along with how this venture would increase business and make it pleasing to the visitor/tourist when they come to the Roycroft Campus and the Copper Shop Museum. She would also like to start a co-op in her shop where artists and crafters could display and even demonstrate their talents in a museum like setting and a café would fit nicely in that setting.

Carol asked if it would be possible for the café to be ready to operate/open on Toyfest weekend, at the end of August. Village Board will have public hearing on special use for café on August 16<sup>th</sup> and after that Roy Ticen feels it would be possible, by the end of the August, if they are given the go.

Carol asked if outdoor dining on patio would be considered at this time, the answer was no.

Randy questioned the dumpsters for trash and where collections would be picked up, there is currently a collection area by the Chamber of Commerce and that shouldn't change.

Carol made a motion to accept the Special Use Permit for the Copper Shop Light Lunch Café at 31 South Grove St. as proposed, seconded by Dan Bermingham.

Further discussion brought up questions on parking, apparently there are no additional parking spaces needed at this time, however if necessary or needed there are 4 spaces in front of Boice Lydell's shop that he would be willing to let the café use. No additional signage would be necessary or requested unless it is added to existing sign on tree.

Mary Jo asked if the Code Enforcement Officer had reviewed the plans as far as handicap access. His reply was that he didn't think any regulations were in effect since it was a preexisting historical building and no handicap parking presently exists for the Gift Shop.

Discussion was completed and upon voting, Motion carried unanimously

Findings for the Special Use Permit for the Copper Shop Light Lunch Café to be presented to the Village Board for Public Hearing on August 16, 2004 are as follows:

1. Project does not change existing character of bldg.
2. No current need for additional parking spaces, but if necessary 4 additional spaces are available.
3. Minimum or insignificant changes of signage.
4. Handicap accessibility.
5. No objection to use of building, very consistent with previous business.
6. No kitchen remodeling.

#### **Other Business:**

The next Planning Commission meeting will be held on Sept. 1, 2004.

Dan Castle after talking to, Trustee Elizabeth Cheteney, Chairperson for the Zoning Committee, has recommended appointment of Planning Commission Member, Randy West. Randy accepted and was asked to keep the Planning Commission abreast of discussions.

Carol made a motion to adjourn meeting at 8:25 PM, seconded by Mary Jo, motion carried unanimously.

Respectfully submitted

Sue Wolff  
Deputy Clerk