

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

July 7, 2004

7:00 PM

Present: Dan Castle, Chairperson	Code Enforcement Officer, Pat Blizniak
Carol Smith	Deputy Clerk, Sue Wolff
Mary Jo Crone	Peter Romeo, Archt.
Dan Bermingham	Jett Mehta (with Dunkin Donuts Franchise)
	Jim & Don Bach (Owners of 230 Main St.)
Excused: Randy West	
Lowell Dewey	

Chairman Dan Castle called the meeting to order at 7:06 PM

Carol moved that the minutes of the May 10, 2004 meeting be approved as amended. Dan Bermingham seconded the motion, which was then followed by a unanimous vote to approve.

Preliminary Discussion for Dunkin Donuts @ 230 Main St.

Dan Castle asked Code Enforcement Officer, Patrick Blizniak as to clarify why this was only a preliminary discussion and not a formal referral. Pat replied that it is only a preliminary discussion since no formal referral had been filed with the Village, Peter P. Romeo, Architect would like feedback from Commission tonight before putting together a final application for the Village Board.

Dan C. asked for a general overview of project, Peter Romeo, Architect and Jett with Dunkin Donuts franchise would field questions as asked. Jett proposed a single story drive thru satellite facility of approx. two thousand square feet where coffee & baked goods would be served. Back of the facility will be for prep work only, baked goods consisting of bagels & breakfast sandwiches would come from another location and would be shipped in twice daily via truck. Facility would employ approx. 15-20 people with business being open 24 hours. Dan C. questioned Jett about the amount of queuing space provided for drive thru. Jett replied 10 cars per drive thru with 50% of business for drive thru between peak hours of 7AM –10AM.

Romeo indicated that a Traffic Study was being conducted, and would be available when completed.

Carol questioned Jett if her interpretation of layout was correct & showed that people entering vestibule had to cross car traffic, Jett replied that is correct.

Dan Castle asked if there was a rendering of what building would look like. Peter Romeo distributed sets of pictures with three different styles that most Dunkin Donuts are fashioned after. Upon much discussion over the various styles and possible design variations the commission conveyed that the style should be unique to Historic East Aurora when presenting their final development plan to the Village Board. Further discussion over green space, landscaping, curb cuts & exterior lighting were looked at on preliminary drawings. Dan Castle asked if there was a way that the vestibule or entrance could be moved to front (Main St.) so it is pedestrian friendly and people can walk off sidewalk to enter instead of

crossing drive lane traffic. Peter said it would be possible to push the bldg. back on property adding more room for a front entrance & possible outdoor dining. Carol commented that exterior lighting on the back of bldg. should not be intrusive to the residential area on N. Willow and asked if lighting could be changed. Peter commented that 20' high shoebox lights are standard for Dunkin Donuts, but could be changed and lights can be tilted so no light spill on residential area on N. Willow.

Mary Jo asked about traffic flow. Peter replied only egress on Main and N. Willow, with Right turn only on Main when exiting.

Dan Castle – Where will sign be located? Peter replied – On Front of Building

Suggestions to Developer for formal presentation to Village Board on July 19, 2004:

1. Results of Traffic Study
2. A detailed Landscaping Plan
3. Details on Curb Cuts (why & where they are to be located)
4. Include detailed drainage & storm water management plan.
5. Lighting Plan (Types & Designs of Lighting) should be site-specific and not what Dunkin Donuts corporate says (should meet locations needs)
6. Design of Bldg. (Not Cookie Cutter Design) along with illustrations and different angles. Justify need for drive-thru.
7. Change Bldg. front by moving it back and put front entrance off Main Street.
8. Special Use Permit for outdoor dining (if there is a possible need in the future)
9. Omit brick wall along Main St. (not necessary) landscaping instead
10. Clarify plans for on site snow storage and for garbage bins.

Meeting on Preliminary Discussion ended at 8:15 PM

Respectfully submitted

Sue Wolff

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Chairman Dan Castle called the meeting to order at 8:17 PM

Extension of Outdoor Dining at 185 Main St.

(petitioner Joe Giafaglione was not in attendance, Pat Blizniak, fielding questions)

Carol & Mary Jo mentioned that they didn't feel there was that much foot traffic at that end of Main Street so therefore this extension of dining shouldn't cause problems with pedestrians. Dan Castle asked Code Enforcement Officer, Pat Blizniak if there had been any complaints, on existing dining. Not to my knowledge Pat replied.

Extension of Dining to include 4 tables with 2 chairs per table totaling 8 seats.

Tables & Chairs would be chained to existing patio and possible bench would be placed on East side of patio. These tables would be used for customers to sit & have a drink while they wait for a table on the existing patio or inside. The Code Enforcement Officer mentioned he wasn't sure if it would be a police problem for people to have a drink when outside designated area of patio on sidewalk. Dan Castle said that was an issue that should be brought to the attention of Village Attorney, Robert Pierce when this goes to the Board. Carol mentioned the times of the request, (8AM-1AM). Patrick thought, since business is not in a residential area, it shouldn't cause a problem, and because the special use permit is renewed on yearly basis, if complaints are received that are related to the hours of business, times might have to be changed next year.

Carol made a motion to recommend the approval of the application from the Bar Bill @ 185 Main Street for an extension of outdoor dining in front of existing patio. Extension to include 4 tables with 2 chairs per table = 8 seats as proposed.

Seconded by Mary Jo

No Further discussion

Motion carried unanimously

Findings:

1. Village Attorney, Robert Pierce to research legalities of consuming alcoholic beverages outside confined or covered area (existing patio). Also research times as to when alcoholic beverages may not be consumed outside
2. Sufficient sidewalk space for handicap to pass by.
3. Make sure tables & chairs are chained and cannot be moved.

Carol made a motion to adjourn meeting at 8:30 PM, seconded by Mary Jo, motion carried unanimously.

Meeting Reopened for

OTHER BUSINESS: 8:45PM

Dan C. Zoning Committee - clarification from Village Board in terms of where this resolution or approval stands, whether they want someone from the planning commission to be involved, if so we can designate someone, we are just unclear what direction they want us to take in appointing someone.
If possible have that information for next meeting.

Respectfully submitted

Sue Wolff