

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

October 1, 2018 - 7:00 PM

PRESENT:

Lowell Dewey, Vice Chairman  
Geoffrey Hintz  
Randy West  
Karen Lee  
Aaron Fisher  
Bud Babcock, Alternate

Absent:

Dan Castle, Chairman  
Allen Ott Jr.

Also Present:

Bill Kramer, Code Enforcement Officer, Town of Aurora  
Todd Stine, 649 Main Street, 'The Bank'

Lowell Dewey, Vice Chairman, opened the meeting at 7:00 PM noting that a quorum was present.

Member West motioned to approve the meeting minutes, seconded by Member Hintz with unanimous approval.

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**Development Plan for 649 Main Street  
'The Bank'**

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Todd Stine recently purchased the building located at 649 Main Street. The building was built in 1923 as the first steel and concrete building in East Aurora. Mr. Stine has found through the renovation process that the building retains many of its original details, and it hoping to retain many aspects, such as the skylight, mezzanine windows, bank vaults, hardwood and tile, along with the original lobby staircase. In the proposed design, the first floor will contain a 2,800 square foot event center, along with a catering kitchen. The east side will have a bump out to accommodate an elevator leading to the second floor. The western side will have a secondary egress for access to the roof. The windows and design aesthetics will be provided by Roycroft

artisans. The overall layout will have a large gathering room on the first floor, several smaller rooms in the basement for overnight stay, and hopefully a roof-top gathering space.

Member Dewey inquired about the rooms to be created for overnight stays, what type of arrangement will the accommodations occur? Mr. Stine replied the basement will contain a total of six rooms, and the second floor will have three. The rooms will be aligned with the window wells in order to meet the code for window lighting. Four of the rooms will be adjoined in a way to allow for them to convert into a suite. The rooms will be operated in more of an Air BnB fashion, with guests using key codes to enter and exit the building, thus removing the need for constant staffing levels similar to a hotel.

Member Hintz inquired about the number of bathrooms, 16-17 sounds to be quite a lot for this space. Mr. Stine replied the number will correspond with the number of rooms, and the event space. They are projecting for the space to accommodate 185 people.

Member West asked CEO Kramer as to what category of use this space/venue will fall under – to which CEO Kramer replied “some will be assembly, mixed use, and as it is located in the C District, it is an acceptable use for this zoning”. Trustee Porter followed with a question to the applicant regarding the serving of food; will this space operate as a restaurant? Mr. Stine replied there will not be a regularly operating restaurant in the space, there will be a staging area and warming ovens to accommodate outside catering, but again, there will not be a full kitchen, he does not want to get into the restaurant business. The same situation will apply to the bar area. There will not be a dedicated bar, but one to accommodate events.

Member Dewey touched on the plans showing the drive-thru area being filled-in. In addition to showing the current driveway being converted to grass, it would be preferable for the Commission to also see renderings of the proposed landscape design and corresponding plantings. In addition to generating additional renderings for the landscaping choices, there isn't anything in the development plan showing a lighting plan for the parking lot, or illuminating the external façade, or around the building.

Mr. Stine stated he is hoping to have more changes made to the parking plan as he would like to gain more parking spaces than what is currently showing. Member Dewey followed with there being a concern about the width of the parking spaces. The notation of 300 sq feet/space is hard to compute, most site plans utilize 9' x 18' as the basis. Other options for gaining more parking spaces would be to allocate a row to Compact Cars. By utilizing angled parking, two-three more parking spaces could be generated. Use of triangle parking, or parallel parking in certain areas could create more spots as well. The first parking spot showing off of Millard Fillmore does appear really tight with the turn, and with the signage there, it may need to be removed. It would also make sense to hire a company to come in and handle snow accumulation, to shovel and then

truck it off site. Member Dewey further stated the importance to keep the asphalt to the same current square footage and include as much greenery as possible to minimize stormwater run-off. Overall, this is a great plan with great vision.

Member Lee brought up a concern mentioned via email by Chairman Castle regarding the roof not showing any railings or safety structures. Mr. Stine replied this was an area missed by the architect, and it will be included. Mr. Stine reviewed the different areas which should be reviewed before coming back before the Planning Commission in November:

- Review the parking lot configuration, along with the space sizing (9 x 18), and if it would make sense to have the direction be turned into a one-way directional and if the 24 ft is required.
- Place a street light in the middle of the parking lot, if needed, and show the lighting plan.
- Remove the drive-thru – along with the curb by the Masonic Lodge
- Need to show a fence on the far south lot on the east side of the property.
- Need to show the garage, and discuss the development plan with the owner of 659 Millard Fillmore Place about the proposed plans.
- Will review potentially changing the fire escape.
- Add the railing/safety structure along the roof to the elevation drawings.
- Limiting access to the roof
- Show the inclusion of more grass rather than pavement.
- Display the lighting plan, include foot-candles measurement.
- Review the potentiality of relocating the stairs westward side of the building – however the Commission is aware of the current placement of the stairway with consideration to it being the area of the building with the least number of windows.

Member West verified the applicant is aware of the need to seek a Special Permit from the Village Board identifying set hours of operation and permitted activities, Mr. Stine confirmed he is aware and will be submitting the request at a later date.

The applicant will review the Commission's recommendations and will be returning with modified plans to present to the Planning Commission on the November 6<sup>th</sup> meeting.

Motion by Member West to adjourn the meeting at 8:21 pm. Seconded by Member Lee and unanimously carried.

Respectfully submitted,

Nancy A. Burkhardt  
Deputy Clerk