

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

November 6, 2018 - 7:00 PM

PRESENT:

Dan Castle, Chairman
Allen Ott Jr.
Geoffrey Hintz
Randy West
Karen Lee
Aaron Fisher

Absent:

Bud Babcock, Alternate

Also Present:

Bill Kramer, Code Enforcement Officer, Town of Aurora
Todd Stine, 649 Main Street, 'The Bank'
Heather Nemec, Heather Nemec Architecture
3 Members of the Public

Dan Castle, Chairman, opened the meeting at 7:00 PM noting that a quorum was present. The Chairman requested for a motion to open the meeting, motioned by Member Karen Lee, seconded by Member Allen Ott.

Member West motioned to approve the meeting minutes, Member Hintz advised for a correction to have the bank address reflect 649 Main Street, rather than 199 Main Street. Member Hintz motioned to approve the minutes with the aforementioned correction, seconded by Member Fisher with unanimous approval from the Commission.

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

Todd Stine worked with his architect, Heather Nemec to address implementing changes to the existing development plan to meet the requested changes made by the Planning Commission at October's meeting. In the process of reviewing the overall changes occurring in the building, all involved parties decided to make some slight modifications to the two main entrances to the

building. There will be a front door facing Main Street, however it will not serve as the main entrance – an additional back/side door entrance will serve to accommodate pick-up/drop-off traffic. The modified plans also show the addition of proposed electric vehicle charging stations, while spotted on the plans, their final placement is still fluid. Guardrails were included and now shown on the proposed rooftop.

Member West commended the applicant on the improved site flow in the back of the building, but had questions about two changes showing on newest version of the plans. The newer version no longer includes three windows along the side of the building. Ms. Nemeč stated the change was to accommodate the orientation of the elevator shaft. Guests utilizing the AirBnB services will be able to access their room information from reception, but not necessarily the event center. Member West inquired about the event center have a markedly taller façade in the rear than the earlier version of the plans. Ms. Nemeč replied that an additional 13 feet was required in order to accommodate a four-stop elevator. This newly proposed height will be significantly less than the the old Griggs & Ball Co. building directly across the street. With the façade created by the elevator shaft, Member West stated it would be aesthetically pleasing to include a certain level of architectural detail. Ms. Nemeč replied that she will review the plans for the possibility to include faux windows or other visual enhancements.

Chairman Castle inquired about a lighting plan and if there was one was submitted. Ms. Nemeč replied the earlier version of the plans detailed locations of the lights in the parking lot, additional outdoor wall sconces were included on the updated set plans. Chairman Castle followed with a question on the current entrance off of Main Street leading into the back parking lot, and whether any changes to the curbing would result. Todd Stine replied they will be abandoning the entrance and filling it in with grass. The existing curb will not be modified in any way. The change in the driveway was part of the original agreement struck between the Masonic Temple and the earlier banking institution. As there were no further questions for the applicant by the Commission, Chairman Castle asked for a motion on the development plan before them. Member West motioned to approve the development plan for 649 Main Street, ‘The Bank’, with the following conditions:

- 1.) The applicant evaluates methods of softening the east-facing elevation and possibly the north-facing elevation to every degree possible to make it harmonious with the surrounding architecture and the scale of the building.
- 2.) Any applicable safety codes are satisfied as the requirements unfold.

Motion seconded by Member Fisher, with unanimous approval by the Commission.

Zoning Code Update:

Chairman Castle stated a final meeting is set for the committee in order to review remaining details and administrative approvals requiring for Code Enforcement intervention. CEO Kramer stated further review is required for signage. Chairman Castle touched on the consultants included language to codify the design guidelines for non-residential structures; residential structures will not have any design requirements. Member Lee stated that at the meetings attended by the public, 94-96% of the citizens were in favor of codifying the design guidelines for commercial structures. CEO Kramer stated he is not in favor of including these guidelines, as it may result in a homogenized stock of commercial buildings. The visual interest could be potentially lost – and the Village could end up with the look of what has occurred in the plaza. Repetitive uniformity, or, conversely, sending anyone seeking a unique appearance before the Zoning Board of Appeals to receive a variance.

Capital Committee Update:

Member West, liaison for the Planning Commission to the Capital Committee, provided an update. In the last meeting, the Committee reviewed some of the larger upcoming projects the Village is facing. There were several projects reviewed by the Village's administration, including the Tannery Brook Culvert replacement, Oakwood Avenue water line upgrades, and the updates to Hamlin Park. Chairman Castle inquired as to the status of the Hamlin Park Master Plan, as public opinion on the plan was not solicited. Member West stated the plan has not been formally adopted, but he was not aware of the lack of public input. The Planning Commission decided to have the Hamlin Park Master Plan added to the agenda for review at the December meeting.

Motion by Member Lee to adjourn the meeting at 8:11 pm. Seconded by Member Ott and unanimously carried.

Respectfully submitted,

Nancy A. Burkhardt
Deputy Clerk