

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

May 7, 2019 - 7:00 PM

PRESENT:

Dan Castle, Chairman  
Geoffrey Hintz  
Karen Lee  
Bud Babcock, Alternate  
Randy West, Vice Chairman

ABSENT:

Dale Morris  
Allen Ott Jr.  
Aaron Fisher

Also Present:

Liz Cassidy, Code Enforcement Officer, Town of Aurora  
Gregory Schneider- Aurora Architectural  
Jeffery Ramsey- Property Manager for Brian Fisher  
Neil Parrish- 120 Beech Road  
Robert Ruffner- 115 Brooklea Dr.  
Mark Ackley- 96 Church Street- The Presbyterian Church

Dan Castle, Chairman, noting that quorum was present, requested a motion to open the May 7th meeting of the Planning Commission at 7:00 PM. Member West offered a motion to open the meeting, seconded by Member Hintz.

Member Lee motioned to approve the meeting minutes from April 2nd, with one grammatical correction, seconded by Member Hintz with unanimous approval from the Commission.

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## **Presbyterian Church – 9 Paine Street**

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Chairman Castle opened a discussion to review the plans for the 9 Paine Street Presbyterian Church. Mr. Schneider talked about the design for handicap accessibility into the church which included the entrance into the sanctuary and also the connection from the sanctuary to the school building which included accessible bathrooms. Every entrance has been studied to have the ramp but the front yard served a dual purpose to create a presence on the Main Street entrance. Additionally there would be four new handicap spots that would serve to be closest to the handicap entrance as possible. Member West asked if the four parking spaces were needed for code. Mr. Schneider replied that since the Church is an aging congregation and the buildings aren't the same level, they believed it was the best option. Additionally, the parking spots would not be put in until their permit was approved. They had to take down one tree but did replace it with two trees. Member Babcock commented on his concern asking about an evaluation for those that are handicap, saying those in a wheelchair or walker will have to make nine turns to get into the church from their car to the church entrance. He asked if they were sure they wanted to make the entrance where it was proposed because it could also be a concern when there is snow and someone having to make all those turns. He stated that if they made the ramp in the back they could make a revised entrance and put a nice roof over it. He said it seemed to make more sense but Mr. Schneider replied there would have to be a longer ramp due to the building being 20" higher, plus it would go through the choir room. Member Babcock asked why they couldn't make a straight ramp by gradually slopping from the parking lot to the level which Mr. Schneider replied there was not enough light, and they can only go 18" down and then make a landing. Member West commented that it was nicely done and looks nice and attractive. He asked if they had to change lighting, which they do not need to because there's a light in the entrance and then lighting in the post to light up the deck area. Member Babcock appreciates the location of the parking location and added for the record on mid Main they will be taking out one tree and replacing it with two trees. The Code Enforcement Officer Liz stated for the record that the Church has a variance request in for the four parking spots in the front yard on mid Main.

Member West motioned to approve the Presbyterian Church Plan with the following conditions:

- For the Church to get their area variance from the Zoning Board.
- On mid-Main the Church will be taking out one tree and replacing it with two trees.
- Regards making the siding and treatments harmonious with the existing architecture.

Motion seconded by Member Babcock with unanimous approval.

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## 198 Main Street

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Mr. Ramsey stated that their existing stairway does not fall into code. In order to fall into code they must make it wider by putting a landing in because it is currently too steep. Member West asked if there's a problem with the setbacks which Code Enforcer Liz commented that officially there was which included a 7' wide staircase with a turn to replace existing 3.18' wide stairwell existing. It now meets the setback which is under 4'. Member Babcock referred to the SEQR question #9 that asks if the proposed action succeeded state guarantee code requirements and is answered yes they must elaborate to which Mr. Ramsey said they were all up to isolation (energy) codes. Member Babcock referenced to the fine print that noted it will survive a one hour fire protection which is very good. Member West asked about the purpose of the double door, which is just a side light to give light to the stairwell but it is an active door. No change to the lighting, except adding that door light which is an improvement. Member Babcock talks about the 2" grade difference between the ground and floor and mentioned about them thinking to go more than 2" to get rid of rain water. Mr. Ramsey stated it does pitch off in the other direction away from the building to the West. Member West asked if the siding will attempt to mimic, which they will match the existing siding.

Member Lee motioned to approve the 198 Main Street Plan with the following findings:

- Finished floor height of the landing is sufficient to avoid invocation during flooding
- Siding will match existing siding
- Lighting will be code compliant
- Fire-code compliance for one hour
- 4ft. set back

Motion seconded by Member West with unanimous approval.

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## 24 Paine Street-Boys and Girls Club

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Mr. Parrish stated the Boys and Girls Club need an outdoor storage shed for a John-Deer Gator for plowing purposes in the winter. They currently have two sheds which one of them has been removed and the other one will be transported out to their Summer Day Camp. There are also excess chairs and tables that need extra storage room. Chairman Castle asked if it will be standard shed which it will be an all metal shed with no floor and have no electricity, just windows to let through lighting. The overgrown trees ruined the roofing on the old sheds so they are trying out the metal roofing. Member West asked if any parking will be lost which per Mr. Ruffner said they will not lose space but will gain some space because they will be able to push the shed back a bit farther than where the previous sheds were. Code Enforcer Liz stated that the lot has its own SBL but is the Boys and Girls Club parking. Mr. Parrish stated the shed with be

maroon with a two-tone grey that will match the building. Member West asked the height which will be a 9' wall height and the pitch is mild, 29" sheet metal. Chairman Castle asked if they were going to need lighting but said they could just use a battery light in the winter or when it's dark out.

Member Hintz motioned to approve the 24 Paine Street Shed Plan with the following findings:

- No electricity with no concerns for lighting
- Replace two existing sheds with one that will match the existing coloring of the Boys and Girls Club building and will serve as a meaningful purpose.

Motion seconded by Member Lee with unanimous approval.

#### ADDITIONAL DISCUSSION:

Chairman Castle spoke to the Re-zoning Study. He met with the Administrator to lay out a plan for the Re-zoning Study to go to the Village Board to set a Public Hearing to start the SEQR process to take place at the next Board meeting on May 20<sup>th</sup>, 2019. This Board meeting would be to accept and set up for the 2<sup>nd</sup> Meeting in June for a Public Hearing to adopt the SEQR and if all is copasetic they hope for it to be adopted in July. Member Lee asked if the Administrator has received anything for the Red & Blue Line. Chairman Castle replied that she has the copy and will send out to the Committee, Village Board, Zoning Board and Planning Commission. The hope is that the new Zoning Code is adopted by the summer. This code will make it easier to read and will be able to see the requirements.

Member West motioned to adjourn at 7:57pm. and seconded by Chairman Castle and carried unanimously.

Respectfully submitted,  
Jessica Taneff  
Deputy Clerk Treasurer