

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

September 1, 2015
7:00 PM

PRESENT:

Dan Castle, Chairman
Kristin Cameron
Geoffrey Hintz
Allen Ott Jr.
Angela Griffis

ABSENT:

Bud Babcock
Frank Mesi Jr
Lowell Dewey, Vice Chairman

Also Present:

Bill Kramer, Code Enforcement Officer
Wendy Potter-Behling, Deputy Village Clerk/Secretary

Dan Castle, Chairman opened the meeting at 7:05PM and noted that a quorum was present.

Allen Ott Jr made a motion to accept the minutes from April 7 and May 5, 2015 as written, seconded by Kristin Cameron with a unanimous vote to follow. Geoff Hintz was not part of this vote.

DEVELOPMENT PLAN – Subdivision, Mill Rd –The Village Board have not done SEQR and they hoped the PC would review this plan tonight. Applicant is not available tonight but would like to be put on next month's agenda. Bill is not sure if VB is willing to wait for PC input. Dan Castle would like to pass along Lowell Dewey's written comments regarding this plan including drainage, finished calculations, the final contours and what they would be, the storm water plan that should be prepared and EC review letter - sanitary man hole regarding drainage. Bill Kramer noted that if not more than an acre has to be disturbed to require a storm water plan. More than likely, a short form SEQR will need to be completed. EC sewers need to be tied into and if they cannot it would be a dead deal. VB will complete the SEQR.

**Development Plan – Parking Lot
Unitarian Universalist Church
94 Buffalo Rd, East Aurora, NY 14052**

Bob Culligan, member and project lead chairman spoke regarding the project. They plan to expand their parking lot by 8 spots in back and 4 spots in front. A fence on the side will be installed. There is a zoning requirement for screening and applied for a variance. That variance was granted to eliminate fence in back. A neighbor was concerned about lighting and they will not be changing lighting and will install a timer for 2 hrs maximum time. They had drainage problems before this project. Sometimes a foot of water was sitting in parking lot especially after November storm. In December, they installed a dry well. A dry well with manhole on top with #6 (course) and #4 (fine) stone with a pipe that comes down to bottom to provide head pressure. They did not have a problem after the install with the candy cane design. The contour line up to the church drains in and it drains from the street, so the impact from the added parking will not be significant. They do not currently have any plans to pave the driveway and if they did, the dry well would be adequate. Typically the neighbor would have water but their parking lot center is like a belly button so it all drains into the dry well because the neighbors are at a

higher elevation which is 2” higher than the lowest point of the property. Lowell Dewey would have recued himself because he worked on this project for the Church.

A motion was made by Allan Ott Jr, seconded by Geoff Hintz to recommend the approval of the development plan:

Aye – all

Motion approved

DESIGN GUIDELINES:

Dan Castle questioned the EAMS sign at 430 Main St. They are attempting to install an LED sign and Dan feels this type of signage is not a good thing. LED signage is issue #1. EAMS does not feel they need to abide by local zoning. Dan noted they are in mid-main and an historic district through SHPO (state historic preservation office). A stop work order from the building department is in place and VEA attorney is working on paperwork. This will set precedence. This sign is also oversized.

Geoff Hintz and Dan Castle introduced the thought of coding for solar. Now is the time to be proactive. Consultant would act as a sounding board for questions and information they are finding sensitive in other parts of the town, county and/or state.

Dan Castle mentioned he would like to speak with the Village Attorney and Mayor regarding an RFP for support with the Comprehensive and Zoning Plan to hire a consultant for a cost under \$20,000. Perhaps they can use existing RFP and pair it down for assistance in some general areas.

A motion was made by Angela Griffis, seconded by Allan Ott Jr to request Dan Castle move forward with this action:

Aye – all

Motion approved

Kristin Cameron made a motion to adjourn the meeting at 7:48PM, seconded by Allen Ott Jr and approved unanimously.

Respectfully submitted,

Wendy Potter-Behling
Deputy Village Clerk
Secretary, Planning Commission