

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

May 6, 2014

7:00 PM

PRESENT:

Dan Castle, Chairman  
Lowell Dewey, Vice Chairman  
Kristin Cameron  
Allen Ott Jr.  
Frank Mesi  
Stacy Oar  
Geoffrey Hintz  
Alternate Bud Babcock

ABSENT:

Also Present:

Al Kasprzak, Mayor  
Bill Kramer, Code Enforcement Officer  
Wendy Potter-Behling, Deputy Village Clerk & Secretary for the Planning Commission

Dan Castle, Chairman opened the meeting at 7:05PM and noted that a quorum was present and Bud Babcock will NOT be a voting member tonight.

Kristin Cameron made a motion to approve the minutes from March 11 and April 11, 2014 as written, seconded by Allen Ott Jr with the vote as follows.

Aye – Al, Kristin, Lowell Dewey, Geoff Hintz, Frank Mesi

Abstain – Dan Castle and Stacy Oar (due to their absence at these meetings)

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**Review of Development Plan - Demolition for  
253 & 259 Main Street East Aurora, NY 14052**

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No one was in attendance to present their plan.

Therefore, the board discussed it. Dan Castle noted that at the recent Historic Preservation Commission meeting, the board voted unanimously to grant these properties as local historic designation. This is a Mid-Main development issue, whether historic or not. He encourages everyone to listen to the applicant and perhaps enter into informal consultations to make the project better. Hopefully the applicant is open to this. Lowell Dewey doesn't feel the applicant should be given false hope by discussing the issue when it seems it is potentially not going any further. Dan Castle reported that there are 73 parking spaces in the direct area. So that information can be shared with the applicant. The parking area could be possible 2 acres. Mid-Main prohibits stand alone parking. The applicant does not seem to be in the business of a residential landlord. The applicant should be worked with pro-actively. Bill Kramer stated that additional paperwork was not urgent because it was simply a demolition and could be a large cost for further paperwork. Lowell Dewey said Mid-Main premise is to maintain and/or restore existing structures because of the character of the Village and use the inside in anyway they wish and not fill their parcels with parking because there is plenty of parking around these properties. Use parking for tenants if they are renting. Mid-Main is unique and does not control use with no minimum parking requirements but need to maintain existing character. Mid-Main discourages parking in the front. Prior uses include offices, schools and retail. There is a tennis court in the

back but is overgrown and appears to be on higher ground than the condominiums (272 Main St) to the east. Stacy Oar asked if there were tenants and Bill Kramer responded that 259 Main was occupied when they purchased it. They purchased the properties at a tax foreclosure auction for a low price, right off the tax rolls. At this time, the PC is not inclined to demolish the buildings but provide appropriate parking and landscape plans and then the discussion can continue with this board as well as utilize the buildings and not let them deteriorate. Dan Castle passed on information from Craig Thrasher, East Aurora Fire Dept, suggesting that the building be donated to 501c3 non-profit and redevelop it as the East Aurora visitor center. Stacy Oar noted that applicant could not take the PC's recommendations and continue forward but the Village Board (VB) will ultimately decide. The PC will see this application for a site plan/development plan-demolition anyway before it gets voted on by the VB. Bud Babcock added that the PC rarely deals with a stand alone demolition but it is usually in context of the next step of development. Drainage-Stormwater regulations require not creating any more runoff than what is already there which will be costly.

64 Maple -

- The project is in limbo because resident next door wasn't going to give them an easement to Tannery Brook and they can't go onto Maple and tie in so they are stuck.
- They are trying to work a deal with neighbor or re-do the Erie County storm sewer which is possibly undersized

Dan Castle asked for a Planning commission liaison to Capital Committee (Frank Mesi volunteered) as well as Design Guidelines (Dan Castle & Stacy Oar volunteered).

1<sup>st</sup> – Lowell Dewey, 2<sup>nd</sup> – Stacy Oar for Capital Committee liaison to be Frank Mesi

1<sup>st</sup> – Al Ott Jr, 2<sup>nd</sup> – Kristin Cameron for Design Guidelines liaison for Dan Castle with primary and Stacy Oar as secondary

Aye – all      No – none

Al Kasprzak noted that the Village of East Aurora is looking to update the 25 year old code book. Dan Castle added that the review can be a running agenda item for the PC.

Congress of New Urbanism is a distinguished group looking at architecture, planning, urban design and urban space will be hosting an international conference in Buffalo in June with thousands of people attending. Dan Castle & Dan Burden are leading a walking tour of East Aurora's Main Street with visits also of their Main Streets in Hamburg and Youngstown.

Lowell Dewey made a motion to adjourn the meeting at 7:37 PM, seconded by Kristin Cameron and approved unanimously.

Respectfully submitted,

Wendy Potter-Behling  
Deputy Village Clerk  
Secretary, Planning Commission