

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

September 3, 2013

7:00 PM

PRESENT:

Dan Castle, Chairman
Kristin Cameron
Stacy Oar
Allen Ott Jr.
Alternate Bud Babcock

ABSENT:

Lowell Dewey, Vice Chairman
Anne Redmond
Frank Mesi

Also Present:

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

Larry Becker – 4416 Two Rod Rd, Wales, NY 14169

**Review of Development Plan for
411 Main Street East Aurora, NY 14052**

Dan Castle, Chairman opened the meeting at 7:01 PM and noted that a quorum was present and Bud Babcock will be a voting member tonight.

Bud Babcock made a motion to approve the minutes from June 11, 2013 as written, seconded by Allen Ott Jr with a unanimous vote to follow.

Larry Becker, Complete Carpentry Service, aaf George Janofsky, owner, noted the following information to the Planning Commission regarding the development plan for 411 Main Street:

- The ramp has been there for 25 years and is a constant problem at the entrance.
- Currently there is no protection from the eaves and it's a hazard in the winter.
- State Assemblyman David DiPietro is currently in the building.
- He is hoping to do the work before this winter.
- The roof will be used for protection from the elements and wants it to look good as well.
- The lighting has presented in the architects rendering will be utilized.
- Materials for construction have not been finalized but maybe use LVL beams or 2X10, posts will be treated and might be painted, shingles to match the current building and 5/8 plywood maybe used.
- Railings will have wood tops and bottoms.
- Gutters will be diverted to flower bed shown in pictures
- Heat wires may be used on the roof

Bud Babcock mentioned that the roof line is not insulated and to make sure the 2X10 beams and 5/8 plywood are used to make a strong roof line.

Dan Castle thinks matching brackets should be used to match it architecturally and be consistent.

A motion was made by Allen Ott, seconded by Kristin Cameron to recommend the approval of the development plan for 411 Main St with the following conditions:

Alterations are to include 2x10 beams, 5/8 plywood and brackets. The brackets are to match what is currently on the building.

Note: Larry Becker, rep for George Janofsky, owner-applicant, mentioned that LVL beams may be used as per the architects recommendations.

Please note: page 8 of the SEQR form has 'yes' marked incorrectly for needing *City, Town, Village Planning Board* approval

New Business:

This board has taken on the task of creating design guidelines and no information has been presented to the Village Board yet. Dan Castle asked the other members if this is something they should continue or should they pass it on because the Village Board has been asking for information? Bill Kramer thought that Anne Redmond had done some significant work and he will look for that information.

Dan Castle & Mark Warren are working on having a joint meeting with the Historic Preservation Committee to provide updates on their guidelines and historic lists of structures that are of historic significance. NYS DOT did an analysis of buildings along Main Street when the street was redone and the HPC is working off of this list. This list can be referenced when dealing with abandoned, empty and dilapidated buildings. No dates are set for the meeting but hoping for this month or next. Dan Castle stated that historic buildings warrant protection.

Al Ott Jr made a motion to adjourn the meeting at 7:30 PM, seconded by Stacy Oar and approved unanimously.

Respectfully submitted,

Wendy Potter-Behling
Deputy Village Clerk
Secretary, Planning Commission