

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

May 7, 2013

7:00 PM

PRESENT:

Dan Castle, Chairman  
Lowell Dewey, Vice Chairman  
Stacy Oar  
Allen Ott Jr.

ABSENT:

Anne Redmond  
Kristin Cameron  
Frank Mesi  
Alternate Bud Babcock

Also Present:

Mayor Allan Kasprzak  
Bill Kramer, Code Enforcement Officer  
Catherine Wood, Deputy Village Clerk & Secretary for the Planning Commission

Peter Sorgi – 9 Olean Road East Aurora, NY 14052  
William Paladino – 295 Main Street Suite 210 Buffalo, NY 14203

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**Review of Development Plan for  
Ellicott Development on behalf of University Pediatric Dentistry  
390 - 394 Main Street East Aurora, NY 14052**

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Dan Castle, Chairman opened the meeting at 7:02 PM and noted that a quorum was present.

Lowell Dewey made a motion to approve the minutes from December 5, 2013 as written, seconded by Allen Ott with a unanimous vote to follow.

Allen Ott made a motion to approve the minutes from February 5, 2013 as written, seconded by Lowell Dewey with a unanimous vote to follow.

Peter Sorgi and Bill Paladino presented the following information to the Planning Commission regarding the development plan for 390 - 394 Main Street:

- University Pediatric Dentistry, currently on Riley Street, draws patients from all over Western New York, currently servicing over 7,000 patient visits.
- They currently operate with three chairs and plan to expand to an eight chair dental office and create new jobs.
- The current location on Riley Street is very small, less than 1,000 square feet. The dental practice has been losing patients due to high demand and a lack of operating space.
- The dental office wishes to remain in a Village of East Aurora location.
- The house on the property needs to be renovated and will remain residential. It may be converted to commercial offices in the future.

- They have received all of the variances needed from the Zoning Board of Appeals to move forward on the Development Plan.
- They are putting new green space in the front of the building.
- The setback will be in line with neighboring buildings.
- The neighboring landscaped alley will be preserved.
- They have added peaks and dormers to the development plan with a front porch in conjunction with previous suggestions from the Planning Commission. The dormers are for aesthetic purposes only to break up the roofline and are not otherwise functional, nor will they provide daylight into the building.
- They have added more glass with slightly larger windows to the revised plan.
- There will be one access point which eliminates the need for two curb cuts.
- They are continuing to speak with the church about the possibility of a parking share agreement; however there is nothing formally in place or part of the presented Development Plan.
- There is a grade change of 3 – 4' which prevents an ingress / egress point between the parking lot in the back and the church parking lot.
- Snow removal will be handled by trucking large amounts of snow off site, a service that is presently provided to Goodyear's Village location as well.
- The color of the building will be grey.
- There will be a federal style porch in the front with a gabled roof, pillars, glass and a wood front door.
- There won't be any additional landscaping along the driveway due to a lack of room.
- The material for the siding will be a hearty plank – no vinyl, per request of the Village Board.

Vice Chairman, Lowell Dewey noted that there were a number of very mature trees in the back, and a couple that will have to come out during construction, and requested for as many trees as possible to be saved during the development. Bill Paladino confirmed that they had already planned to save as many trees as possible, and Attorney Peter Sorgi added that many of those trees were not actually located on the 390-394 Main Street property. Chairman, Dan Castle added that the landscaped alley ways, like the one next to this property, were considered a very important feature of the Village as well, per an expert opinion given by an urban planner.

Vice Chairman, Lowell Dewey added that he reviewed the grading on the utility plans, and he believes from his experience that the DOT will likely make them hold back water even though the site used to be covered with some pavement, and will likely require oversized pipes and a smaller outlet. He noted that the connection looks started with this in mind already, but may possibly still need to be larger. Bill Paladino stated that location tests are presently being performed on site as well. Mr. Dewey requested for the lighting to be all downward-facing, and pointed out that the existing curb cut will probably be required to be filled in as part of part of the DOT permit, and that they will need to extend the brick in that area.

Mr. Dewey lastly noted that there is a low-sagging telephone line which will need to be addressed, and Mr. Paladino confirmed that they are working on it.

Chairman, Dan Castle suggested they add some low-level lighting along the east side of the building near the walkway, specifically a couple of wall packs which shine downwards.

Allen Ott made a motion to recommend approval of the development plan for 390 - 394 Main Street at 7:22 PM with the following conditions:

1. Obtaining the necessary permits and approval from the Department of Transportation for curb cuts and storm drains.
2. Adding mounted safety lighting to the side of building by the alley way.

Stacy Oar seconded the motion, with a unanimous vote to follow.

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### **Update of Plans for New Fire Hall 33 Center Street East Aurora, NY 14052**

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Chairman, Dan Castle presented and some recent sketches and an update on the current status of the new fire hall project which included the following points:

- The new plan is significantly consolidated through a collection of efforts, including redesigning, narrowing hallways and removing entertainment space. The first initial plans showed the fire hall extending much further into the back of the property. They successfully decreased the footprint of the building which saved cost as well as many trees and 20' of green space in the back.
- There are six bays in the front of the fire hall. Each bay represents its own fire company. Each company maintains its own officers, meetings, and a set of records despite being all one department. This creates significant storage needs for audit purposes.
- The windows facing south offer daylighting into the apparatus bay.
- There is an operational center in the front which offers an excellent view of Center Street and the surrounding front lot area. This room will serve as a command and control room, radio room and location from which to monitor the coming and going of vehicles during an emergency situation. This documentation is also important for reimbursement of costs in situations of mutual aid.
- The back of the building offers living space. The first floor has meeting space, office space, shower space, breakout rooms and a training area. The second floor offers living space for EMT and Volunteer fireman.
- There will be eight bunk spaces / sleeping quarters for Volunteers.
- There are always two EMT's at the fire station 24 hours a day. They have living quarters at the current fire hall, however this is presently a very small area. They also pay rent for the space provisions.
- There will be a fitness center. Roughly 60% of firemen die from heart attacks. They will pay for their own equipment – the Village will not have to pay for any of the equipment.
- The insurance rating will be improved due to having a fitness center and the bunk space for quick responders. Bergman is doing the cost analysis to determine the full savings.
- There are both male and female Volunteers. There are 11 female members of the Fire Department. There are separate locker rooms planned for men and women.
- The fire hall offers training to all of the southern part of Erie County.
- Many younger members need to maintain a certain number of hours of service and respond to a certain number of calls per month in order to keep their certifications current. It is becoming a more common practice to have a minimum group of people live on site for 24-48 hour shifts to create a quick response unit.
- He was informed by others that ECC has a program in place within their fire management/emergency services program which allows for waiving of tuition costs if the student is a member of a local Fire Department and lives at the fire hall with the purpose of responding to fires and accidents immediately.

- There will be no siren at the new hall; it will remain at Village Hall.
- There will be a public meeting Tuesday, May 14, 2013 for the consultants to present final drawings and it is open to public comments.

Vice Chairman, Lowell Dewey added the following points:

- There is a 9' grade change to the back of the building, which requires some cutting and filling to level everything properly. However, this should not be lower than the road in order to get positive drainage. There will be a drainage channel in the front.
- The company performed infiltration testing.
- As part of reducing runoff, the surface will have permeable pavement. When water hits the pavement, it will soak through and percolate into the soil. There is a pitch to the pavement which, when combined with plowing, should prevent freezing.
- There will be oversized 24" PVC pipes for stormwater storage which can then be released into the drainage system at a controlled rate.
- The front will be concrete, which is more expensive than asphalt, however is best to accommodate the heavy trucks.
- They are still looking at the potential for a cistern to collect roof runoff.

Code Enforcement Officer, Bill Kramer inquired about the noise level from the compressors in the back, with some concerns of a possible nearby apartment. Lowell Dewey responded that there was some noise. Although they are just fans and don't generate a great deal of noise, additional fencing and scrub growth may be added to help insulate the noise.

Mayor Allan Kasprzak noted that he has heard a great deal more concern from the community over why construction has not yet begun on the project than concern over the cost.

Stacy Oar made a motion to adjourn the meeting at 8:04 PM, seconded by Allen Ott and approved unanimously.

Respectfully submitted,

Catherine Wood  
Deputy Village Clerk  
Secretary, Planning Commission