

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

February 5, 2013

6:30 PM

PRESENT:

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

ABSENT:

Anne Redmond
Stacy Oar

Also Present:

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

Gregory K. Schneider R.A., Aurora Architectural Design P.C. - 1051 Olean Road East
Aurora, NY 14052

Francis Trzepakowski ("Dr. Frank") – 323 Main Street East Aurora, NY 14052

Jim Hill, Trustee – East Aurora Wesleyan Church – 364 Main Street East Aurora, NY
14052

**Review of Development Plan for
Council Opticians
323 Main Street East Aurora, NY 14052**

Dan Castle, Chairman opened the meeting at 6:34 PM and noted that a quorum was present.

Lowell Dewey made a motion to approve the minutes from January 8, 2013 as written, seconded by Allen Ott with a unanimous vote to follow.

Greg Schneider presented the following information to the Planning Commission regarding the development plan for 323 Main Street:

- A small, 250 square foot addition to the back corner of the existing building is being proposed in order to add a specialty exam room for Council Opticians.
- The second phase of the project is to empty and demolish the existing garage, slightly modify that edge of the parking lot, and then reseal and restripe the parking area.
- This project will add functional space for Council Opticians as well as provide overall enhancements to the property.
- There will be an improvement to parking and traffic flow, with a separate exit and entrance. There are already two curb cuts; however these are currently both two-way.

- There would be a small increase to the amount of green space on the property with the removal of the garage and addition of a garden shed for tools, mowers or other machinery.

Lowell Dewey, Vice Chairman reported that he had visited the location, and had noticed that runoff is currently flowing onto the adjacent property. Although the amount of runoff will not increase because the area is presently paved, the addition of a gutter would become a point discharge for the water. Mr. Dewey inquired as to where they intend to take that water with this plan.

Mr. Schneider explained that his firm also was contracted by Council Opticians a few years ago when the addition on the north side of the building was constructed. This coincided with the time in which Main Street was under reconstruction. A six inch storm drainage sleeve was then installed from the north end of the building into the catch basin. Mr. Schneider said they planned now to tie the new downspouts from the west side of the proposed expansion into the drain tile that is along the west side, which will then run to the storm drain. In effect, this should create less overall runoff to the neighbor's property because the proposed expansion location is presently all asphalt and sheet flow. Vice Chairman, Lowell Dewey recommended they clearly indicate on the development plan where the storm water is going and noting where the storm drain, pipes or extensions are located.

Frank Mesi asked about the lighting fixtures, and Greg Schneider informed that all of the lights would be downward-facing. As the south side of the building is very visible, he noted that they intend to make this side an attractive area with an aluminum overhang and recessed can lights. Mr. Schneider also explained that the "barn light" is also a downward facing, gooseneck style of fixture, which will not glare light outwards into any neighboring areas. The lighting will also serve a purpose of improving safety for the walkway, especially in the winter months when it is dark early in the day. He added that he could provide a cutsheet on this as well for the Village Board.

Chairman, Dan Castle complimented the good quality of the site plans from Greg Schneider.

There was a general consensus that although garages are encouraged because they add to the residential feel of the neighborhood, that in this case the garage tends to take away from the look of the neighborhood. It was noted that the flat roof is not particularly attractive and there are few other elements of character with the structure.

Lowell Dewey noted that typically an updated survey is recommended. However, since the Planning Commission was already familiar with the addition not currently shown on the survey, they would not require one to be done in this case.

Lowell Dewey made a motion to recommend to the Village Board approval of the site plan, conditional to the following: inclusion of the existing storm drain off of Main Street on the site plan, and a cutsheet on the lights. The motion was seconded by Frank Mesi with a unanimous vote to follow.

**Review of Development Plan for
East Aurora Wesleyan Church
364 Main Street East Aurora, NY 14052**

Chairman, Dan Castle directed the meeting to discussion on the plan for the East Aurora Wesleyan Church.

Gregory Schneider introduced Jim Hill, Trustee for the East Aurora Wesleyan Church.

Mr. Schneider explained that the main element of the addition is the construction of a new stage or alter area on the south side of the building. He added the following points:

- The Church is in need of expanding this space due to the nature of their services. There are many who join into the service such as the choir, instrumental players, or children doing plays etc, and more room is needed to accommodate this usage.
- The construction will result in the displacement of the existing staircase from the basement level. A new stair tower behind the stage will serve three functions:
 1. Serve as the legally required second exit from the basement.
 2. Provide an exit outside from the alter area.
 3. Increase functionality for the stage area by allowing participants to enter and exit the stage from the basement.
- The new setback would still be two to three feet further back from the sidewalk than St. Matthias Church across the street. The setback is consistent with other setbacks in that area on Main Street and thereby should blend well.
- New siding is possible on some of the existing facades.
- The main entrance will remain the same.
- The project adds a handicap accessible bathroom on the main floor level. Currently the bathrooms are three or four steps below the main level.
- The project also invests into a handicap lift from the foyer to the sanctuary level.
- Runoff will be addressed by providing a new tie in. Currently, there are only downspouts on the north end of the building to splash blocks. The center part of the building is also in need of guttering as there are no gutters on the long 40' eaves, which creates strain on the foundation drainage. They are proposing to gather those and then tie in to the storm drainage location at the street. Mr. Schneider needs to study the best place to do that based on a couple of existing catch basins. He needs to determine if there is a receiver on Maple or if he would need to take the water up to Main Street instead.
- The existing painted cross will be moved to the front and backlit.

Frank Mesi inquired about lighting for the door, with some concerns about seeing a wall pack. Mr. Schneider noted that this door is intended be an emergency exit door only. Lighting can be added at the soffit level, and will face downward and be aesthetically pleasing.

Chairman, Dan Castle noted that the addition did not have siding, but rather is stucco. He expressed concern over the inconsistent materials and asked if the siding could all be matched so that the final structure does not have the appearance of being an addition. Frank Mesi

recommended adding stonework, and Greg Schneider agreed that a simulated stone veneer would look very good and be of a similar cost as that of the proposed dryvit. The faux stone would be taken around the entire addition. Lowell Dewey recommended also indenting the stonework in a few inches, rather than staying flush, in order to emulate the residential look of a water table. The Planning Commission stressed that the idea is to try and make the finished look appear as though the structure has existed for a longer period of time and to make the building appear as residential as possible. Frank Mesi also recommended bringing a small sample or color board for the Village Board to see.

Allen Ott made a motion to recommend to the Village Board approval of the site plan, conditional to the following: additional attention to the foundation base around the front, the drainage and appropriate lighting. The motion was seconded by Kristin Cameron with a unanimous vote to follow.

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

Chairman, Dan Castle postponed the design guidelines discussion since Annie Redmond was unable to attend the meeting. He offered an update on the process of the design of the new fire hall, and shared the initial roughly sketched plan that was presented by Bergmann Associates. He did note that this was still preliminary and some things had changed. Mr. Castle included the following points with his update:

- A LEED charrette took place on February 4, 2013, where they began to walk through some of the details on the mechanics, energy systems, daylighting, materials, and commissioning of the building to get extra leed points.
- It is very likely the project will receive LEED silver, and possibly LEED gold depending on some of the costs for these LEED points. Bergman is currently trying to put a more detailed cost estimate together for the designs which have been done.
- The detail of the interior has been mostly designed, such as the apparatus bay, the training areas, equipment rooms and plumbing etc.
- Six bays are needed across the front. Historically, there were six fire departments in East Aurora. The name of each one of those departments will be placed over each of the bay doors.
- There is a lot of room left for daylighting to shine in from the top of the building.
- The roof will be structured with smaller peaks rather than one big peak.
- The back of the building is where all of the training and classroom areas will be located. Most of the parking will also be in the back. The apparatus room will be in the front of the building.
- Permeable pavers will eliminate the need for any retention pond for stormwater. This development saves many trees on the back of the lot.
- A certified arborist conducted a survey to identify all of the trees on the perimeter that will be able to be saved.
- Excess stormwater will be collected and put out to the street.

- Discussions are taking place in consideration of using a cistern to collect rainwater from the roof, which can then be used to wash trucks, top off the tankers, or water plants etc. There would be an extra cost for this, however.
- The doors will be arched in the front.
- They would like to break up the straight lines of the front facade by adding some type of stonework in the middle bay that would match Baker Memorial across the street.
- There will not be a party room for large functions.
- The bell and flagpole will be located up front near the radio room.
- There will be a light at each of the entrance doors and more motion lights than they currently do have. Lighting will exist on the fencing structure.
- The building was moved a little bit south to leave some extra room for the neighbors to the north.
- Construction cost estimates should be ready in two to three weeks, and a public hearing will take place probably sometime in March.
- A trench drain will have an oil / water separator for truck washings. Mr. Castle indicated he will need to ask for further information to know where soot / fire contaminants would run to.
- When things are ready, a formal site plan will be presented to the Planning Commission.
- SEQR was completed before the purchase of the property.

Allen Ott made a motion to adjourn the meeting at 7:34 PM, seconded by Lowell Dewey and approved unanimously.

Respectfully submitted,

Catherine Wood
Deputy Village Clerk
Secretary, Planning Commission