

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

December 5, 2012

6:00 PM

PRESENT:

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

ABSENT:

Dan Castle, Chairman
Anne Redmond

Also Present:

Joseph Purcell, President Diversified Controls & Systems, Inc.
Bill Kramer, Code Enforcement Officer
Catherine Wood, Deputy Village Clerk & Secretary for the Planning Commission

**Review of Small Subdivision plan for Joseph Purcell
Diversified Controls & Systems, Inc.
645 Persons Street East Aurora, NY 14052**

Lowell Dewey, Vice Chairman opened the meeting at 6:02 PM and noted that a quorum was present.

Allen Ott made a motion to accept the minutes from October 16, 2012 as written, seconded by Frank Mesi with a unanimous vote to follow.

Vice Chairman, Lowell Dewey presented aerial maps to the Planning Commission of the property at 645 Persons Street.

Mr. Joseph Purcell, President of Diversified Controls & Systems, Inc, introduced himself and presented the following points concerning the proposed small subdivision plan at 645 Persons Street:

- The company moved into the complex in 1984.
- Two expansions were developed on the property: one in 1984 and another in 2002.
- He has two serious tenants at the location. They have approached him and noted that they would like to remain at the location, but as owners and no longer as tenants.
- They worked out a plot plan to subdivide the new parcels to allow for the tenants to gain ownership.
- Two purposes for this plan:
 1. Maintain continuity of efforts
 2. Provide the potential for growth

- One of the property lines runs through the building itself as a firewall. They are currently seeking variances for the ten foot setback requirements at this location.
- The banks will not move on anything until these issues are cleared, such as Zoning and ECIDA sign offs etc.
- One of the tenants is storing machinery due to a lack of space. They also are refusing business due to a lack of area and capacity.
- They are looking for growth, and for some, time is of the essence to move forward on this plan.
- Some of the property is zoned for manufacturing and some is zoned as residential.

Code Enforcement Officer Bill Kramer added the following:

- Since this is a “small subdivision”, the plan went before the Village Board. The Village Board subsequently requested input from the Planning Commission.
- There is no change in the drainage; no drainage plan is required.
- Drainage inlets already exist for parking.
- The County has made provisions for excess drainage that moves water from Oakwood and Chestnut Hill to Cazenovia Creek in the open land to the east on the property.

Planning Commission members also discussed:

- Separate owners need to have separate electric, gas, sewer and water lines and be included on the site plan. Mr. Purcell noted that separate sewer, gas and electric services already exist, however work on the water lines would need to take place.
- The buyer would need to have a right of way out to Persons Street because the proposed plan leaves them landlocked.
- A ten to fifteen foot wide access easement is needed to the sewer lateral.
- A written agreement on plowing and maintenance of the driveway is underway.
- The firewall needs to comply with the state code.
- The ingress / egress are also to provide access for fire trucks.
- A recommendation to the Village Board for the plan does not include any form of re-zoning on the property.

Allen Ott made a motion recommend approval of the plan to the Village Board, subject to site plan showing the sanitary lateral to rear parcel, an access easement to the rear parcel from Persons Street, a new water service to the rear parcel, confirmation of separate meters for gas and electric to the new three lot subdivision, and conformance to the State Firewall Code. Seconded by Stacy Oar and unanimously carried.

Frank Mesi made a motion to adjourn the meeting at 6:22 PM, seconded by Allen Ott and approved unanimously.

Respectfully submitted,

Catherine Wood
Deputy Village Clerk
Secretary, Planning Commission