

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

July 11, 2012

6:30 PM

PRESENT:

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

ABSENT:

Anne Redmond  
Frank Mesi  
Alternate Bud Babcock

Also Present:

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

Others Present:

Elizabeth ("Liz") Meegan of Reilly Meegan Architecture – 2129 Como Park Blvd.  
Lancaster, NY 14086

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**Review of Demolition Plan for  
Old Bowling Alley at  
28-32 Whaley Ave**

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

Vice Chairman, Lowell Dewey made a motion to accept the minutes from June 5, 2012 as written, seconded by Stacy Oar with a unanimous vote to follow.

Chairman, Dan Castle introduced Liz Meegan of Reilly Meegan Architecture to present the demolition plan for 28-32 Whaley Avenue to the Planning Commission. Ms. Meegan discussed the following points:

- Proposal is to raise the structure and fill in for future development; initially to be parking.
- The demolition would occur with the consideration that it is all hazardous material and be sent to a certified land fill in order to address any concerns about asbestos or other contaminants.
- The structure is unsafe and a public concern due to its gross state of disrepair with portions that are collapsing.
- Neighbor was consulted and in agreement with the plan.

Code Enforcement Officer Bill Kramer noted that he had been inside the building in the past 3-6 months. He confirmed the extremely poor condition of the structure, especially the new sections, sections where a flat roof existed, and the area where the equipment and ball return had been located. Mr. Kramer suggested that the main, original 30 x 60 two story structure be inspected as the ridge appears straight on it.

The Planning Commission, Mr. Kramer, Mayor Kasprzak and Elizabeth Meegan continued to discuss the following points:

- The additions constructed on the property were not done well nor well maintained.
- There will be fencing- not around the entire site but only to separate residential from commercial property.
- Any possible historical value associated with the location's original pinstriping business, Pierce-Arrow Car. The Historic Preservation Commission did not have a meeting about it as there was a lack of any additional information available.
- The fire department currently has this property listed as a hazard and will not enter the building if anything happens.
- The foundation will be taken down 4' below grade in accordance with the code.
- The owner (and brothers) David Kern show strong interest in cleaning up / redeveloping and maintaining other nearby properties in the Village as well, for example the renovation done to Mr. C's.

Chairman, Dan Castle summarized that the Planning Commission is typically hesitant to approve demolitions without plans to re-develop, however the hazardous conditions, asbestos concerns, lack of strong historic value, and the fire department's stance are compelling points.

Allen Ott made a motion to recommend approval of the demolition plan to the Village Board, seconded by Vice Chairman, Lowell Dewey with a unanimous vote to follow.

Vice Chairman, Lowell Dewey made a motion to adjourn the meeting at 6:48 PM, seconded by Allen Ott and approved unanimously.

Respectfully submitted,

Catherine Wood  
Deputy Village Clerk  
Secretary, Planning Commission