

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

June 5, 2012

6:30 PM

PRESENT:

Lowell Dewey, Vice Chairman  
Anne Redmond  
Stacy Oar  
Kristin Cameron  
Alternate Bud Babcock

ABSENT:

Dan Castle, Chairman  
Allen Ott Jr.  
Frank Mesi

Also Present:

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

Others Present:

Kimberly Thompson of Bergmann Associates

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**Review of Development Plan for  
Proposed East Aurora Central Fire Station  
33 Center Street**

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Vice Chairman, Lowell Dewey, opened the meeting at 6:33 PM and noted that a quorum was present.

Annie Redmond made a motion to accept the minutes from March 20, 2012 as written, seconded by Stacy Oar with a unanimous vote to follow.

Vice Chairman, Lowell Dewey shared pictures with the Commission which he took of the property and discussed a few of his findings:

- Five different businesses
- Brick townhouses to the rear

Vice Chairman, Lowell Dewey noted that “Town of Chili” needs to be removed from paperwork.

Annie Redmond noted “RC” should read as residential commercial, not regional commercial, on the paperwork.

Vice Chairman, Lowell Dewey explained that the Planning Board is looking for completion, and the Board discussed the following points:

- On site design of stormwater – there is currently no stormwater treatment system. Currently there is a discharge and a catch basin as a control structure, however there is worrisome pipe which goes to nowhere. During a storm this pipe will be flowing, and

there is no point discharge there now, which means that right now either the ground soaks it up or people live with a nuisance.

- Landscaping plan – Kim Thompson confirmed they will do a landscaping plan.
- Sight lighting plan – Kim Thompson noted there is not a sight lighting plan at this stage.
- Small business / historic looking barns in back corner – Planning Commission would like to eliminate stormwater which is flowing back there with the implementation of the stormwater plan.
- Loss of many beautiful trees; would like to see replacement of old trees with new, well maintained, healthy trees.
- Plantings to buffer and differentiate between the parking lot, the building and the property line – people are used to seeing mature woods and now will see a wall; looking for greenery to soften the look.
- Horn is moving to Village Hall.

Village of East Aurora Administrator Bryan Gazda responded to an inquiry about the footprint of the building by giving the Planning Commission a summary of planning over the last few months. He explained that the original building was expected to be located more in the center of the lot. However, a Citizen Advisory Committee made up of the nearby residents and Pete Mercurio had discussed the desire for additional buffering at the south end. Therefore, the footprint of the building was moved north in order to accommodate the residents at the south end by providing additional room for new evergreen trees and buffering on the south end of the lot. Mr. Gazda also discussed the following points:

- Traffic impact – a study was done by GBNRTC and findings reveal there will actually be less traffic than what is there currently.
- The Village is considering underground cisterns for additional stormwater control, depending on the costs, which could then be used for filling the water into the firetrucks. This consideration is also in light of the Village Board's recent pledge to meet the Silver Standard for LEED certification.
- Once a design professional is hired, it may be worthwhile to put together a new committee with a couple of representatives from the fire department and Planning Commission members in order for the Village to work with that design professional in formulating the new design. This would be to address questions such as whether to begin with a template like the Spencerport Fire Station or how to implement a "Roycroftish" look in the design.
- National Fuel will be out to upgrade the gas utility to a 4" medium pressure pipe and the backflow prevention device would be located inside the building.

Village Administrator, Bryan Gazda introduced Kim Thompson from Bergmann Associates. Ms. Thompson also noted the following:

- Once the SEQR process is completed, the footprint of the building cannot change.
- The fire department will continue to maintain the traffic signals as they do today.
- There have been no discussions with any of the owners of Main Street properties in regards to easements for drainage.
- From the Village Board's perspective, as long as the Planning Commission does not find any significant potential environmental impacts under SEQR, then they are in a position to move forward in the SEQR process. Additional details in the development plan will continue to fall to the Planning Commission's recommendations.

The Planning Commission also discussed agenda items for the next meeting. This being a joint meeting between both the Village and Town Planning Boards, the Commission discussed the following potential agenda items:

- Sewer extension – how far outside the Village limits to service new development / example Mill Road apartments and the new sump station built there to extend the sewer.
- Gentleman's working agreement that every time there is an issue regarding a borderline property that both the Village and Town get together to offer input.
- Asking the Town to consult with GBNRTC regarding projects just outside the west end of the Village border.
- Discuss the roles / responsibilities between being a Planning Board versus being a Planning Commission under town laws etc, and how to speed up and make the application process for commercial development smoother and more efficient. An example would be increased communication between the Village Board and Planning Commission to prevent redundancy in discussion for the applicant.
- The possibility of the Planning Commission taking over as the lead agency for the SEQR process. The new form is expected to be longer, to address more conventional things such as smart growth which goes into effect October 1, 2012.

Annie Redmond provided the Planning Commission with a review and update of the East Aurora Design Guidelines and discussed the following points:

- The Historic Preservation Commission currently has a solicitation out for RFP's for a cultural resource survey, of which one of the potential outcomes may be to identify new historic districts.
- Mark Warren has been drafting Historic Design Guidelines, so Annie and he discussed whether it would be better to merge their efforts; however they decided to keep them separate. This is due in part to the Historic Preservation Commission addressing residential structures, which Annie wishes to avoid, and also in part to the need for the Planning Commission to push forward with the Design Guidelines and have them done in a more timely fashion.
- She spoke with the Village Board in order to get their feedback on the approach, and the Board wanted to ensure that the Planning Commission was using the Comprehensive Plan as a basis for the Design Guidelines. The Comprehensive Plan was adopted by the Village, however not the Town. The Village Board also wished to ensure that the Design Guidelines addressed historic preservation, although it would only relate to commercial structures. Annie intends to address the regulatory process to help eliminate the confusion about what is a historic property.
- Her goal is to draft and present the first section by the end of July for review and to receive additional feedback from the Planning Commission and Village Board.

Kristin Cameron made a motion to adjourn the meeting at 7:39 PM, seconded by Annie Redmond and approved unanimously.

Respectfully submitted,

Catherine Wood  
Deputy Village Clerk  
Secretary, Planning Commission