

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

March 20, 2012

6:30 PM

PRESENT:

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

ABSENT:

Kristin Cameron  
Anne Redmond

Also Present:

Allan A. Kasprzak, Mayor  
Code Enforcement Officer, William Kramer  
Catherine Wood, Deputy Village Clerk & Secretary for the Planning Commission  
Dan Roelofs, East Aurora Historic Preservation Commission

Others Present:

Philip J. Silvestri, Silvestri Architects, PC  
John Wabick, Vice President of West Herr

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**Review of Development Plan for  
East Aurora Buick Pontiac GMC  
535 Main Street**

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Chairman, Dan Castle, opened the meeting at 6:32 PM and noted that a quorum was present.

Lowell Dewey made a motion to approve the minutes from January 17, 2012 as written, seconded by Allen Ott with a unanimous vote to follow. It is noted that the motion includes both the minutes for 535 Main Street and also for the corner of Boies Alley and Hamburg Street as were on the agenda January 17<sup>th</sup>.

Chairman Dan Castle asked Mr. John Wabick and Philip Silvestri to present to the Commission where we are to date and the current status of the development plan. Phil Silvestri provided updated computer drawings and site plans for Planning Commission members to review. The sketches were complete with views from both the front and the side of the building.

John Wabick announced that he hoped they were presenting an acceptable plan to all parties, after the culmination of all efforts and inputs from the Planning Commission, Mr. Silvestri's team and West Herr. Mr. Wabick said that, per the Commission's request at the last meeting, this plan they are looking at now has already been approved by General Motors.

Mr. Wabick asked Phil Silvestri to point out the modifications that have been approved. Mr. Silvestri listed the addition of flowerboxes, compatibly-styled light fixtures and window muntins. He did note that they made a strong attempt to alter the font for the East Aurora

signage on the building, but that this request was rejected, and that it was the only request that GM had rejected. Mr. Silvestri indicated that he felt the plans have come a long way, and Chairman Dan Castle complimented that they have done a nice job.

Chairman Dan Castle asked Bill Kramer if the submitted plans constituted a complete development plan and application. Mr. Kramer confirmed that all was complete. Mr. Wabick also confirmed that this is a plan that General Motors has approved. Mr. Wabick also wished to note for the record that it is Gensler Architects approving on behalf of General Motors. He also confirmed for Mr. Castle that there would be no other party needing or seeking any other approval.

Chairman Dan Castle asked the Planning Commission if anyone had any questions, comments or suggestions. Stacy Oar commented that she liked it a lot and feels they did a nice job. Allen Ott commented that the plan is much better than what currently exists, and that they have done a nice job in modifying the design to better fit East Aurora. Frank Mesi commented that the revisions soften up the look quite a bit and that he believes this design will blend in better with East Aurora. Mr. Mesi said the only question he had was about the lighting standard due to glare issues. Mr. Wabick added that they are actually looking to switch all of their stores to LED lighting, and that this style of lighting can be specifically directed to where the light is intended to go with no indirect light spillage. Mr. Castle advised Mr. Wabick to review the lighting code with Bill Kramer in order to ensure to the Village Board that the lighting as designed will satisfy the code. Bud Babcock also noted that he feels everything looks fine.

Chairman Dan Castle expressed his appreciation for the many efforts and said that he was pleased with the way it looks. Mr. Wabick also thanked the Planning Commission for the input and direction to come to a design that works for both parties.

Dan Roelofs of the East Aurora Historic Preservation Commission commented from the audience that they had an interest in this project because the existing building does represent a certain point in history of architecture and that it worked with the library in the Village. He added that the new design does seem to have a good effort and asked what the life expectancy of the new building is. Mr. Wabick answered that the structure itself is solid and would see more than 15 years of life. Mr. Roelofs explained that he was mostly interested in the design because they are looking at design guidelines. Dan Castle suggested that good quality photos be taken before renovations in order to document the building's history. Mr. Wabick suggested to possibly display the pictures in the new building.

Frank Mesi requested as much detail and true colors as possible when presenting to the Village Board and Mr. Wabick said that the presented plan will be more comprehensive, with interior floor tile, etc.

Mayor Allan Kasprzak asked if the same gray color would be in the back of building as well to match the front. Mr. Wabick explained that this color would go up the sides to the service area, but that rear shop area would be a blended gray to match and blend in with the rest of the building.

Allen Ott made a motion that the Commission accept the drawings and recommend the plan as proposed to the Village Board. Stacy Oar seconded the motion. There being no further discussion, a vote was taken and all voted in favor.

Phil Silvestri asked if he would be notified of the date and time of the Village Board meeting that they would be attending. Chairman Dan Castle advised for them to work with Bill Kramer to attain the details of dates and times of Board meetings. Mr. Wabick confirmed that they would first contact Gensler to make sure that they have everything needed and then coordinate the meeting date with Bill Kramer.

Chairman Dan Castle announced that there were no other formal items on the agenda. He then asked about the status of the design guidelines. Chairman Dan Castle asked if the Historic Preservation Commission was involved with the design guidelines. Dan Roelofs indicated that they had talked about it and are interested in becoming involved. Dan Castle said that Annie Redmond would be taking the lead on the design guidelines sub-committee, and it would be great if they could help her. He also said that the Planning Commission would be modeling the design guidelines that were done in Hamburg and adapting them to East Aurora. Frank Mesi indicated he would also like to help Annie, and that he had already started marking up a copy of the Hamburg guidelines to adapt to East Aurora. Chairman Dan Castle said he would make a note to talk to Annie about the status of the design guidelines, and perhaps take a quiet month in April to work on these and keep the project moving forward.

Mayor Allan Kasprzak asked, dependent on the results of the election, if the three members whose terms were expiring were still interested in remaining on the Planning Commission. Chairman Dan Castle indicated that he would like to continue serving. Stacy Oar also confirmed her continued interest.

Lowell Dewey made a motion to adjourn the meeting at 6:54 PM, seconded by Allen Ott and approved unanimously.

Respectfully submitted,

Catherine Wood  
Deputy Village Clerk  
Secretary, Planning Commission