

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

October 6, 2009

6:30 PM

Present: Dan Castle, Chairman  
Carol Smith  
Stacy Oar  
Lowell Dewey  
Alternate Bud Babcock

ABSENT: Laura Mehl  
(Recused herself since petitioner was step-father)  
Donald Wynes  
Randy West (arrived @ 7:00 PM)

Also Present:  
Deputy Clerk, Sue Wolff

Code Enforcement Officer, William Kramer

Others Present:  
Larry Becker, Contractor for the project at 411 Main Street

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**Review of Development Plan for 411 Main Street**

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Chairman, Dan Castle called the meeting to order at 6:30 PM

Bud Babcock made a motion to approve the minutes as written from 8/4/09 on 323 Main Street, seconded by Stacy Oar with a unanimous vote to follow.

Chairman, Dan Castle asked contractor, Larry Becker to walk them through the development plan for 411 Main Street.

Larry explained that there is an existing open stairway, to the rear of the building that leads to the basement. When the addition was completed to the building in 1987, it had always been planned to enclose the stairwell but it just never happened. By enclosing the stairwell it will help to shed water & leaves from accumulating at the bottom of the stairs as well as in the winter it would help keep the stairs clear from snow and ice. Also, when heavy rains occur it will help prevent the pooling of water in-front of the door and from seeping into the basement.

Lowell Dewey questioned Larry Becker about the steep grade, and if the water runoff would be drained away properly so as nearby neighbors would not be affected with drainage problems. Larry Becker replied that the rain water would be directed through gutters and downspouts to an underground storage tank towards the old telephone building. Both Lowell Dewey and Dan Castle felt it would be best to direct the drainage to either the East or West to minimize any drainage problems.

Chairman, Dan Castle questioned why a door was not proposed for the enclosure. Larry Becker mentioned that it wasn't on the proposed plan but that he would talk to Dr. Janofsky about adding a door to the plans and understood for safety reasons why it would be a good idea.

Chairman, Dan Castle asked if there would be any lighting in the stairwell. Larry Becker replied that there was a proposed light on the outside of the enclosure. The members of the Planning Commission discussed the code requirements for lighting and said that all the lighting would have to be according to Village Code. Dan Castle felt it would be a good idea for a light at the bottom of the stairwell as well as one on the outside.

The following were recommendations/conditions made by the Planning Commission for the development at 411 Main Street.

1. A door should be added to the enclosure at the top of the stairs.
2. Lighting to meet code requirements.

Carol Smith made a motion to approve the site plan for 411 Main Street, with the above recommendations/conditions, seconded by Bud Babcock with a unanimous vote.

Carol Smith made a motion to close the meeting at 6:45 PM seconded, by Stacy Oar with a unanimous vote.

Respectfully submitted,

Susanne M. Wolff  
Planning Commission Secretary