

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

August 4, 2009

6:30 PM

Present: Dan Castle, Chairman  
Laura Mehl  
Donald Wynes  
Stacy Oar  
Lowell Dewey  
Alternate Bud Babcock

ABSENT: Carol Smith  
Randy West

Also Present:

Code Enforcement Officer, Bill Kramer  
Deputy Clerk, Sue Wolff

Others Present:

Trustee, Allan Kasprzak  
Tree Board Member, Robert Warhus

Dr. Francis Trzepakowski for Development for 323 Main Street, East Aurora  
Architect, Greg Schneider, Aurora Architectural, 1051 Olean Road, East Aurora

---

**Review of Development Plan for 323 Main Street**

---

Chairman, Dan Castle called the meeting to order at 6:34 PM

Laura Mehl made a motion to approve the minutes from 7/7/09 on 323 Main Street as written, seconded by Donald Wynes with a unanimous vote to follow.

Donald Wynes made a motion to approve the minutes from 7/7/09 on 56 Hamburg St. as written, seconded by Laura Mehl with a unanimous vote to follow.

The Planning Commission spoke briefly on future development plans. They discussed that in the future they should make sure SEQR is all in order and ready for Village Board. Also if any other developments come in that requires widening of streets all detail must be shown the Planning Commission on developer's site plan before allowing it to leave the Planning Commissions hands to go to the Village Board.

Chairman, Dan Castle asked the developer/owner of 323 Main Street to walk them through the development plan.

Architect, Greg Schneider with Aurora Architectural said that new drawings had been submitted as requested from the last meeting on 7/7/09. The new drawings show the proposed 16' X 31' addition with a gambrel roof or Dutch Colonial look. The 8' existing front porch will be demolished. Since there is uncertainty about the foundation under the porch the plan is to demolish the porch and then add on to that with the proposed 16' addition. The total amount added will then be approx. 24' so as the gambrel roofs will line up better. The entrance will still be on Center St. which will enter into the waiting room. The new proposed addition will be



for a frame display & technician's area. Any new windows will match the existing windows, as much as possible. There will not be a second floor above the new addition, it will be left open, and the new windows which will be in the addition as well as in the dormers, will let in a lot of natural lighting for the frame area. The door on Main St. will be nonfunctioning, strictly appearance only. There will be a small amount of signage on the building above the door facing Main Street that will say council opticians as well as have the street address. Also on Center Street near the main entrance there is currently a freestanding parallel sign and council opticians will be added to the top of that sign.

Chairman, Dan Castle questioned Greg whether the door and sign located on Main Street would be the barn red as pictured on the colored drawing/development plan. Greg said that the color had not been determined yet, the building is currently white vinyl sided with black shingles, thinks the barn red accent of door & sign looks nice but maybe a navy blue would look good.

Greg explained about the lighting on the development plan. The only lighting that is being proposed is to the front of the building over the signage and will be directed downward towards the ground with a shoebox lens. There are also thoughts about landscape lighting which would shine upward on the building with a soft light. No new sidewalks or parking is proposed, but there will be enhancement of lawn and landscaping. Greg went on to explain that he has had conversations with the NYSDOT about the sidewalk area at the corner and because of this conversation he feels the sidewalk area is pretty accurate as shown on the site plan. Greg said he has also discussed with NYSDOT the storm drains that go into two catch basins. The NYSDOT is going to be putting in sleeves from the two catch basins back onto the site so any additional storm water from the gutters can be directed into the storm water system. Greg went on to explain that the setback from Main Street with the 16' addition would not make them out of character with other existing buildings in the area. Greg mentioned that the aerial view shows the Baker Memorial Church, the sign business of Eric Zimmerman, and other buildings are all in close proximity to the sidewalk as what the Doctor is proposing. Dan Castle questioned how far back they would be from the street. Greg felt approximately a good 20' to sidewalk.

Greg went on to explain that probably the total building would be reroofed. The question of what color shingles would be used came up, to which Greg wasn't sure. Possibly, a black, dark grey or even a dark green shingle would be used he replied. The current plan is to add new white vinyl siding on the proposed addition that will match in with the existing structure.

Dan Castle questioned if the existing two trees out front would have to be taken down. Greg said that none of the trees would have to come down, only a pruning/trimming would be necessary.

Lowell Dewey questioned about the finished floor of the building, and wondered if it would match. He also questioned if any steps or stairs would be necessary because of the grade of the ground as you go out towards the Main Street sidewalk. Gregg replied that the existing & proposed foundations will match, and the slope of the land will be landscaped with a gradual slope to sidewalk.

Lowell Dewey went on to explain that the setback for the front west corner closest to the right of way needs to be shown on the site plan.

The following were recommendations/conditions made by the Planning Commission for the development at 323 Main Street.

1. Additional setback dimension/information needed on site plan for front west corner closest to the right of way.



2. Consider the short environmental assessment form complete and acceptable.

Lowell Dewey made a motion to approve the site plan for 323 Main Street, with the above recommendations/conditions, seconded by Stacy Oar with a unanimous vote.

Laura Mehl made a motion to close the meeting at 6:55 PM seconded, by Don Wynes with a unanimous vote.

Respectfully submitted,

Susanne M. Wolff  
Planning Commission Secretary