

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

December 3, 2019 - 7:00 PM

PRESENT:

Karen Lee-Chair
Dan Castle
Randy West, Vice Chair
Dale Morris
Allen Ott Jr.
Geoffrey Hintz
Bud Babcock, Alternate

ABSENT:

Aaron Fisher

Also Present:

Elizabeth Cassidy, Code Enforcement Officer, Village of Aurora
Jessica Taneff, Planning Commission Secretary
Heather Nemec-431 Main St- Architect
Deacon and Cassie Tasker- Rosie's Ice Cream owners

Karen Lee, Chair, noting that quorum was present, requested a motion to open the December 3rd meeting of the Planning Commission at 7:00 PM. Member West offered a motion to open the meeting, seconded by Member Castle.

Member Castle motioned to approve the September 17th meeting minutes as modified, seconded by Member Morris with unanimous approval. Member Morris motioned to approve the November 5th meeting minutes as modified, seconded by Member Ott with unanimous approval.

**Interior and Exterior Façade Remodel for 431 Main St.
Rosie's Ice Cream**

Chair Lee opened a discussion to review the plans for 431 Main Street.

Architect, Heather Nemec presented the Commission with the new renderings of 431 Main St. which included examples of landscape, color choices and architectural interest. Ms. Nemec commented that Deacon and Cassandra Tasker made a decision to take the existing roof and

reconstruct it to have a 9x12 pitch. Member Morris asked how much height would be added to the new roof. Architect Nemec said it would add 5-6 feet at the ridge and the wall height will stay the same. She said they would also add new windows in the front of the building. The Taskers also plan to landscape the front and side of the building with rhododendrons. Ms. Nemec showed the actual color swatches for the grey vinyl siding and the tin black roof.

Member Castle commented that it makes a difference having the higher roof and gives the structure a visual feature. Member Morris also commented that he liked the roof and addition of the second-floor windows.

Member Morris asked what color the deck railings and spindles will be. Ms. Nemec replied that they both will be black. The spindles will be 7/8" and made out of composite material.

Member Hintz motioned to approve the application for 431 Main St as discussed.

- Granite grey vinyl siding
- Black tin roof
- Black composite spindles

The motion was seconded by Member Castle

Ayes: Chair Lee, Member Castle, Member Morris, Member Ott, Member Hintz, Member Babcock

Nay: Member West

The Planning Commission refers this application to the Village Board with a timestamp. This approval will expire one year from the date of Village Board approval pursuant Section 285-50.5A of Village Zoning Code.

NEW BUSINESS:

- **Discussion on Rezoning request and process going forward**

The Commission discussed the new Zoning Code with Code Enforcement Officer Cassidy. They spoke about the new procedures on how an application will come before the Planning Commission. Code Enforcement Officer Cassidy answered any questions about the procedure for a request for rezoning.

Motion by Member Hintz to adjourn the meeting at 7:40pm. Seconded by Member Ott and unanimously carried.

Respectfully submitted,

Jessica Taneff