

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING – RESCHEDULED TO MARCH 20TH

April 3, 2018 - 7:00 PM

PRESENT:

Dan Castle, Chairman  
Allen Ott Jr.  
Geoffrey Hintz  
Randy West  
Paul Porter  
Karen Lee  
Bud Babcock, Alternate

Absent:

Lowell Dewey, Vice Chairman

Also Present:

Bill Kramer, Code Enforcement Officer  
Gene O'Donovan, The Irishman Pub & Eatery  
Michael Berger, Representative from Sutton Architecture PLLC

Dan Castle, Chairman, opened the meeting at 7:04 PM noting that a quorum was present.

The members requested to have the meeting minutes taken from the February 2, 2018 be reformatted to reflect the traditional layout utilized for the Planning Commission minutes. The members reviewed the minutes for the March 20, 2018. Member Ott motioned to accept both sets of meeting minutes with the requested changes, seconded by Member West, unanimous approval.

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**Development Plan for 160 Main Street – The Irishman Pub & Eatery**  
**Creation of two (2) new exterior pergolas**

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Chairman Castle requested for the Code Enforcement Officer to review with the Commission what is contained in the development plan being presented for 160 Main Street as the Village Board had already approved and issued a Special Use Permit to the applicant for this new business. CEO Kramer stated the applicant was waiting to submit the small exterior changes contained in the Development Plan until their Special Use Permit was approved by the Board.

The architect from Sutton Architecture reviewed the main points of the development plan:

- Yotality will be shut down and the owner will be combining the two spaces as 'The Irishman Pub & Eatery'.
- Creating two outdoor pergolas
- The color accents of green will be changed on the building to match that of the pergolas.
- There will be no reduction or addition of parking.
- There will be no drive-thru or parking spaces set aside for takeout service.
- The clock tower will be stained and keeping in the appearance of the building

- The signage design is still under review, they are planning to meet the Village code, avoiding the need to seek a variance before the ZBA.

Business owner Mr. O'Donovan stated they are hoping to be open for business in the summer; they will be moving fairly quickly after the necessary approvals.

Member Hintz inquired if there are/were any official agreements struck between the Bar Bill and Benderson Development allowing for patrons of Bar Bill to utilize the parking lot located at 160-190 Main Street. Mr. O'Donovan stated no parking agreement, either formal or informal, has been struck between the Bar Bill and Benderson Development for this plaza. Mr. O'Donovan went on to further state he believes the current parking is adequate as the busy time for his business will not sync with those of the surrounding businesses in that plaza. Member Hintz also requested for the applicant to consider for the addition of bicycle racks, especially as this is a requirement in the new code the Village is working on having implemented. Mr. O'Donovan stated this is a great idea and they will work to carve out some space near the patios.

Member West and Member Ott requested further information on whether variances were needed for lighting or the fire pit. Mr. Sutton from Sutton Architecture stated no changes are occurring to the exterior lighting. CEO Kramer stated the Village Code does not require variances for exterior fire pits as long as they meet the guidelines for safety and size.

Member Ott motioned to approve the addition of the pergolas to the building, with the suggestion from the Planning Commission to include bike racks. Seconded by Member Lee, passed with unanimous approval.

#### **Update on the Rezoning Study:**

Chairman Castle provided an update to the Commission on the rezoning study. Steinmetz Planning Group was planning to do presentation on April 16<sup>th</sup> before the Village Board. However with the new membership of the Board, the Chairman was hoping to first discuss the changes with the new mayor in order to better inform the new members of the context and background. Additionally, the Zoning Committee was hoping to meet once more to review the changes made by Steinmetz before these were present to the Village Board. A copy of the preliminary final version will be distributed later in the week.

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

Respectfully submitted,

Nancy A. Burkhardt  
Deputy Clerk