

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

July 5, 2017 - 7:00 PM

PRESENT:

Dan Castle, Chairman  
Allen Ott Jr.  
Angela Griffis  
Randy West  
Paul Porter

Absent:

Lowell Dewey, Vice Chairman  
Geoffrey Hintz  
Bud Babcock, Alternate

Also Present:

Bill Kramer, Code Enforcement Officer  
Nancy Burkhardt, Deputy Clerk

Dan Castle, Chairman requested for a motion to open the meeting at 7:01 PM. Motion by Randy West, seconded by Allen Ott Jr.

Motion by Member Ott Jr. to approve the Planning Commission minutes of June 6, 2017 with the amended change distributed to the members. Seconded by Member Griffis and unanimously carried.

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**Development Plan – Mikey Dee’s, 227 Main Street, East Aurora, NY 14052**

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Chairman Castle provided the following overview to the members: A minor development plan has been submitted for consideration by the business ‘Mikey Dee’s, located at 227 Main Street. The plan contains changes concerning the addition of a storage shed and a deck in the back of the building for the inclusion of a cooler. The proposed storage shed is an 8x12 structure; the proposed walk-in cooler on the deck is 10 x 10. No changes will be occurring in the front of the property, the business is located in a CM District.

Member West inquired as to the requirements for notifying adjacent property owners to this Development Plan, Code Enforcement Officer Bill Kramer replied that at the stage in the process, no notifications are required. Member West is concerned to the noise that may emanate from the cooler, and that it may disturb the surrounding neighbors.

For aesthetic considerations, the shed will be from Fox Lawn Furniture – and will be in the design of a high-quality garden shed. The food truck currently operated by this business owner will also spend a majority of time parked between the noise emitting cooler - and the property line of the adjoining neighbors – providing a fair amount of a barrier to the addition.

Member West requested for clarification on the noise ordinance of the Village, and what the allowable decibel noise is for a property. Code Enforcement Officer stated the Village code reads that the property line is the limit as to where the noise should cease. Chairman Castle added the same holds true for the lighting, it should not spillover past a property line.

Member Porter expressed a concern about the location of Tannery Brook in how it flows underground at the location which will be impacted. Bill Kramer did verify this change would be occurring on the same property in which the sink hole is located – however the sinkhole is located closer to the sidewalk near S. Willow - not where the deck/cooler will be located.

Motion by Randy West to recommend approval of the site plan and building renovations, with the two recommendations made by the Commission: 1) To abide by the noise ordinance contained in the Zoning Code. 2) To be aware and avoid any of the area affected by the Tannery Brook sinkhole located on their property. Motioned seconded by Paul Porter, unanimous approval.

Chairman Castle indicated there is not an update from the Zoning Code Rewrite-Committee. The next group meeting is scheduled for August 8<sup>th</sup>.

Motion by Allen Ott, Jr. to adjourn the meeting at 7:22 pm. Seconded by Angela Griffis and unanimously carried.

Respectfully submitted,

Nancy Burkhardt  
Deputy Clerk