

April 18, 2017

EAST AURORA PLANNING COMMISSION
SPECIAL MEETING
April 18, 2017 – 7:00 PM

PRESENT:

Daniel Castle, Chairman
Lowell Dewey, Vice Chairman
Geoffrey Hintz
Angela Griffis
Paul Porter
Allen Ott Jr.
Bud Babcock

Also Present:

Allan Kasprzak, Mayor
Bill Kramer, Code Enforcement Officer
Ray Byrnes, Village Trustee Liaison
Pat Shea, Trustee
Ernie Scherer, Trustee
Gerald Paradise, Village Attorney
Nancy Burkhardt, Deputy Village Clerk
Peter Sorgi and Chris Wood, Representatives of RAS Development

Dan Castle, Chairman, called the meeting to order at 7:01 pm

Randy West a motion to approve the minutes of April 4th with requested modifications. Motion seconded by Allen Ott and unanimously carried.

First Order of Business: Development Plan, Proposed Rezoning of 41 Hamlin Ave

Dan Castle provided an explanation to the room as to the mandate guiding the Planning Commission's decision-making process: listen to all sides of the story, and make an informed recommendation to the board, for what the PC believes is best for the village. PC is to act as an object feedback mechanism to provide an opinion for it the proposal meets the comprehensive plan's objectives.

- Chris Wood provided the email conversation between RAS and Erie County Sewer. Erie Co. confirmed no backup issues have occurred in the past, and will not occur in the future.
- Randy West: The agreement the developer has made to allow for the rezoning be contingent upon the site plan approval.
- Dan Castle: This aspect is important as this would effectively not change the zoning on a permanent manner, it would allow for it to revert back to the original zoning, which would close the door against any future developments, and cause for the process to restart.

Randy West moved to make a motion to approve the requested rezoning of parcels 0 and 41 with the following addendums to this approval:

- Applicant shall obtain site plan approval for the development which shall be consistent with the character, and reflective of the history of this area.
- Applicant shall provide any and all necessary documentation required by the Village Board regarding traffic impacts; this information to be provided shall be more detailed/comprehensive than what has already been distributed.

Lowell Dewey made a recommendation to amend the statement to reflect the recommending nature of the Planning Commission. With this amendment, Allen Ott Jr. seconded Randy West's motion.

A time for further discussion was opened to the Commission.

- Bud Babcock expressed that as an alternate, he did not vote on this proposal, however, if he was to do so, he would not be in favor of this rezoning.
- Dan Castle stated he is comfortable with this development satisfying the purpose and intent of the comprehensive design plan. His thoughts are on behalf of the Village and the Village Board, and he would not like to see the process terminated at this time, and would like have more details of what this development will look like. It also stands as an opportunity to turn one of the worst eyesores of the village into a productive site. For this rezoning hearing, the Commission is only looking at its consistency with the comprehensive plan, and its consistency with reuse.
- Randy West: Proceeding with this development under a RGN rezoning will offer the residents of the area more say in the development than if the Village was to leave the current zoning of R, which does not allow for site-plan approval.

All those in favor, 'Aye', motion passes unanimously.

Findings on the Proposed Rezoning of 41 Hamlin Ave

1. The developer has conditioned the rezoning to the site plan approval.
2. It is consistent or can be made consistent with the regional comprehensive plan.
3. The developer has presented information which shows a negligible traffic impact (based on the ITE manual). The impact is acceptable based upon the benefits it could provide to the Village.
4. This location, being that is adjacent, or very close to a commercial area, it is appropriate for a use of an RGN. These plots shall serve as a buffer to the residential areas.
5. Multifamily housing such as this plan has been a stated objective of the Village in many different venues, and many different documents.
6. Contingent upon this zoning, if for any reason the applicant does not move ahead, (does not get approval, does not receive development plan approvals, or the project stalls for any other reason), the rezoning will be terminated, and the zoning will revert back to the original zoning of these parcels.
7. This is an appropriate infill development for this area, it is walkable, and meets many of the accomplishments the Village is trying to encourage along Main Street, Elm Riley, and elsewhere.

No further motions on the findings are needed.

Review of Old Business

- Dan Castle provided an update to the rezoning study along with the updates from the consultants: The next step will be a review of the results from the Zoning Assessment, and what these given results will show as to the preferences of the committee.
- The next step will begin to flush out the zoning code would look like: most likely will be much more tabular, a revision to the purpose and intent of the districts, and a reorganization of the chapters. The next meeting will be on May 30th. The information from these meetings will be posted on the village's website

Motion to adjourn at 8:47 pm made by Lowell Dewey, seconded by Geoffrey Hintz, and unanimously carried.

Respectfully submitted,

Nancy Burkhardt
Deputy Village Clerk