

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

February 3, 2015

7:00 PM

PRESENT:

Lowell Dewey, Vice Chairman
Kristin Cameron
Allen Ott Jr.
Angela Griffis
Bud Babcock
Frank Mesi Jr

ABSENT:

Dan Castle, Chairman
Geoffrey Hintz
Wendy Potter-Behling

Also Present:

Bill Kramer, Code Enforcement Officer

Lowell Dewey, Vice Chairman opened the meeting at 7:05PM and noted that a quorum was present and Bud Babcock is an acting member.

Bud Babcock made a motion to approve the minutes from December 2, 2014 and January 6, 2015 as written, seconded by Allen Ott Jr with the vote as follows: Aye – all

**Development Plan -
Benderson Development Company LLC
123 Grey St, East Aurora, NY 14052**

James Boglioli, Benderson Development, presented plans for exterior changes at proposed TJ Maxx including widening the area between the front pillars for the main entrance and adding a loading dock and compacter to the east side of the building. Any signage would be the responsibility of the lessee after approval.

-Lowe questioned the addition of a tree in the bump out at the north east corner of the building to which James agreed

-Frank requested Benderson to look at adding green space throughout the parking area.

-Bill asked about screening the compacter

-James replied they don't want to reduce the drive lane between the buildings because they need that space for future access.

-Al asked about delivery routes

-James stated the trucks would be coming off Route 20A entering the south most entrance and pull north between the buildings and then back to the loading dock.

-Angela asked about the need for a traffic study. Lowell mentioned that the intended iuse will increase traffic flow, but not likely to far exceed the trips generated from the former Ames store. We should observe wait times at intersections and determine if any changes need to be made over time.

-James replied that traffic studies have been done previously for the same use and a new traffic study should not be required.

A motion was made by Allen Ott Jr, seconded by Kristin Cameron to recommend an approval as submitted.

Aye – all Motion approved

Frank Mesi Jr made a motion to adjourn the meeting at 7:17PM, seconded by Kristin Cameron and approved unanimously.

Respectfully submitted,

Wendy Potter-Behling
Deputy Village Clerk
Secretary, Planning Commission