

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

January 6, 2015

7:00 PM

PRESENT:

Lowell Dewey, Vice Chairman
Geoffrey Hintz
Allen Ott Jr.
Angela Griffis
Bud Babcock

ABSENT:

Dan Castle, Chairman

Also Present:

Bill Kramer, Code Enforcement Officer
Wendy Potter-Behling, Deputy Village Clerk & Secretary for the Planning Commission
Karen Lee, 570 Fillmore

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 October 7 and November 4, 2014 as written, seconded by Geoff Hintz with the vote as follows: Aye – all

INFORMAL discussion

RE: TJ Maxx at the Grey Street Plaza.

- The space will be 22,000 SF
- Minor changes to take place
- A loading dock to be added to accommodate one truck
- loading dock will extend towards the street
- TJ Maxx colors are red and white
- Geoff Hintz asked if green could be used to match the plaza but TJ Maxx won't go for that
- sign submission will be different application
- TJ Maxx will not use basement space
- fascade will be brick
- No lighting changes

RE: Comprehensive Plan

- Lowell brought aerial maps
- Angela pulled all Village of East Aurora notes from Regional Comp Plan
- The Village Board wants the Master Plan redone per Bill Kramer
- invite neighbors from different areas of the village such as Karen Lee, for Whaley corridor, Lowell Dewey for end of Girard area, someone regarding wetlands as well as someone regarding the west end of the village
- Wetlands need to be delineated before development
- Dan Castle mentioned at last meeting about a traffic study perhaps through GBNRTC, Greater Buffalo Niagara Regional Transportation Council
- Was any overlay zoning implemented for the Regional Comp Plan
- overlay zoning will add more restrictions
- perhaps a historic overlay district would require more code review
- Talked about incentive to restore as opposed to build new through a block grant of sorts
- Look at non vehicle traffic to get around town

- The current Pedestrian Bicycle Board could have input for this
- Look into what is working well for other towns & villages
- SEQR process to be followed in order to change codes
- funding will be 2nd to Master Plan ideas
- Questions need to be developed to process with Master Plan to determine what needs to be looked at or what is of higher priority
- Will there be new flood plain maps? FEMA maps
- The Master plan will be developed first, then changes in codes

No motion was made to close the meeting as it was an informal meeting

Respectfully submitted,

Wendy Potter-Behling
Deputy Village Clerk
Secretary, Planning Commission