

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

September 4, 2012

6:30 PM

PRESENT:

Dan Castle, Chairman  
Lowell Dewey, Vice Chairman  
Allen Ott Jr.  
Stacy Oar  
Alternate Bud Babcock

ABSENT:

Anne Redmond  
Frank Mesi  
Kristin Cameron

Also Present:

Code Enforcement Officer, William Kramer  
Catherine Wood, Deputy Village Clerk & Secretary for the Planning Commission

Others Present:

Daryl Martin, Architect 3625 Eggert Road Orchard Park, NY 14127  
Ron Woltz 242 Main Street East Aurora, NY 14052  
Gene Wachala 242 Main Street East Aurora, NY 14052

---

**Review of Development Plan for Pasquale's Restaurant at  
242 Main Street**

---

Dan Castle, Chairman opened the meeting at 6:32 PM and noted that a quorum was present.

Bud Babcock made a motion to accept the minutes from July 11, 2012 as written, seconded by Allen Ott with a unanimous vote to follow. It was noted that there was no need to approve any additional minutes from the joint meeting which took place with the Town of Aurora on July 11, 2012.

Chairman, Dan Castle asked the representatives of Pasquale's Restaurant to present the development plan for 242 Main Street to the Planning Commission. Architect Daryl Martin discussed the following points:

- Proposal is to add a 2100 square foot addition to the back and eastern sides of the existing building.
- The main purpose and goal of construction is to expand and rearrange the kitchen so the East Aurora facility will be similar in setup to the West Seneca location. Pasquale's has found the West Seneca facility's setup to be very effective and efficient.
- The restaurant will add a small service bar which will seat approximately 9-10 people as well as a new vestibule and take out area.
- The bathrooms, which were done in 1994, will be remodeled.
- The addition will include placing the cooler inside the footprint of the building.
- There will be a new sprinkler system and some new plumbing.
- They will be rebuilding the catch basin.

- There will still be a driveway going back to the dumpster simply for garbage trucks to get through; not intended for parking.
- The overall “look” of the building will remain the same.
- Pasquale’s will retain a 20’ rear yard.
- They are losing approximately 1,000 square feet of lawn and grass. There are no plans for adding trees or landscaping, but rather a continuation of mowing the grass.

The Planning Commission verified that this location is not on a floodplain and that there will be sufficient space for fire access. It was noted that there is plenty of room for overflow parking on the street. It was also noted that there is an emergency exit and service doors as well.

Chairman Dan Castle asked if there were any plans for window installation in the back to allow daylight into the room. Daryl Martin explained that no windows were planned and the intention for this location is to be a private room and a decorating area.

Chairman Dan Castle asked Code Enforcement Officer Bill Kramer what the setback requirements are for Mid-Main. Mr. Kramer explained that they are determined by what the Village Board proposes in accordance with the development plan. Currently, the setback requirements on Mid-Main only apply to a completely new structure.

The Planning Commission discussed adding a condition to the vote of having Bob Pierce determine the minimum rear yard setback and including a provision for Pasquale’s to go less than 20’ if legally acceptable. Chairman Dan Castle pointed out that now would be the time to approve the additional space for development if Pasquale’s should so desire to use it. Pasquale’s owners Ron Woltz and Gene Wachala indicated they would prefer the additional development space if it was available. However it was decided that it would be best to not delay, and since the owners of Pasquale’s were satisfied with the plans as submitted, the Planning Commission moved forward to make a motion without this proposed condition.

Vice Chairman Lowell Dewey made a motion to recommend approval of the development plan, as submitted, to the Village Board, seconded by Allen Ott with a unanimous vote to follow.

Allen Ott made a motion to adjourn the meeting at 6:50 PM, seconded by Stacy Oar and approved unanimously.

Respectfully submitted,

Catherine Wood  
Deputy Village Clerk  
Secretary, Planning Commission