

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

May 4, 2005

7:00 PM

Present:        Dan Castle, Chairperson        Code Enforcement Officer, Bill Kramer  
                 Carol Smith                        Deputy Clerk Treasurer Joyce Jezewski  
                 Mary Jo Crone                        11 Members of the Public  
                 Randolph West  
                 Dan Bermingham  
                 Cornell Babcock (alt)

Absent:        Lowell Dewey,  
                 Michael Croft

Chairman Dan Castle called the meeting to order at 7:01 PM.

Motion was made by Carol Smith to approve the minutes of April 6, 2005 as presented.  
Seconded by Dan Bermingham and unanimously carried.

**Quiznos Special Permit for Outdoor Dining – 180 Main Street**

Dana Caito was present to discuss this application. As a new business, she indicated she was not aware that an additional permit was required for outdoor dining, otherwise would have applied for everything at one time. She initially proposed that tables be placed on the side of the restaurant, however, that would not provide the required five-foot buffer. Therefore, she is proposing that outdoor dining be permitted in front of their building, where there is sufficient room. There is approximately 120' of paved area from the front of the building to the curb. She is requesting (3) 30" bistro tables on that paved area and a total of (6) chairs. Pictures of the area were also provided.

There was no input from the public on this application.

Motion by Mary Jo Crone, seconded by Carol Smith to grant the special permit for two (2) tables, four (4) chairs at each table based on the following findings:

- Outdoor dining is consistent with other outdoor dining for that area;

Motion carried with Randy West abstaining.

The code enforcement officer was also directed to update parking spaces allocated for the retail plaza based on the addition of these eight chairs for outdoor dining.

### **Upper Room-502 Main St.**

Mike Denz and Louise Ziccari were present to discuss the updated plans for the Upper Room. Presently, the Upper Room is located at 245 Main Street and plan to relocate their business to 502 Main. They indicated that they will not be removing or disturbing any existing vegetation. There are no plans to increase the parking, except to add one handicap accessible parking spot. Currently, the drainage on the property is adequate and there are not plans to upgrade the drainage with catch basins, unless they are required to do so by village Code.

Received and considered a letter from Bobby & Michelle Iwankow, 511 Fillmore.

Neighbor Tim Burke inquired as to the type of lighting that will be on the premises. Louise Ziccari indicated that the actual light placement is indicated on the drawings. The lights will be pointed downward so as not to affect near by neighbors. They will be motion sensitive security lighting.

Neighbor Pam Sieracki asked what is going in the back building. The applicants responded that the rear building will remain the same as before—one dentist and one resident.

Motion by Carol Smith, seconded by Daniel Bermingham to approve the site plan as presented based on the following findings and conditions:

- Applicant to plant non-deciduous greenery along the rear property line
- Motion sensitive security lighting shall be placed facing downward so as not to disturb the area neighbors
- Hours of operation shall be Monday through Friday until 7:00 p.m. and Saturday until 8:00 p.m.
- There are no problems with drainage on the property

Motion Carried

### **Aurora Ice Association – Riley Street**

Present from the association were Anthony DiFilippo, Sam Miller and Matt Garvey. Sam Miller reviewed preliminary plans for the proposed ice rink (no official name as yet) on Riley Street. Aurora Ice Association is a not for profit organization that acquired the land on Riley Street in February 2005. The association is still finalizing their selection of an architect. At the present time, the association is seeking input and suggestions from the Planning Commission and the public to submit to the architect.

The size of the proposed building is approximately 60-65,000 square feet.

Dan Castle indicated that the biggest concern will be parking and traffic generation. Had the association considered two level parking? Association reps indicated that it would be cost prohibitive but they are willing to look at it.

A number of residents asked questions about the project. Concerns noted were traffic, parking, lighting, aesthetics and snow removal.

It was noted that GBNRTC is reviewing the area for traffic and parking concerns and a report should be forthcoming. The association indicated they will be performing their own traffic study as well.

The association also noted that there is no proposal to serve alcohol on the site.

As a final note, the Planning Commission asked that the property be maintained and mowed.

### **Tantalus Restaurant, Bar, Café Expansion – 634 Main Street**

John Rooney was present to review proposed expansion into the building currently known as Bailey's.

Received and considered a letter from Dennis Doeing & William Hubert, 628 Main Street addressing parking concerns.

There ensued additional discussion regarding the parking issue.

Mr. Rooney felt that parking is a positive issue. He is bringing jobs to the community, pays good wages to his employees, all except two (2) employees are residents of East Aurora. The proposed expansion will create the addition of ten (10) employees. The original parking plan when he opened two (2) years ago was a non-issue. At the time, there were required 35 parking spaces for his 104-seat restaurant. He is doubling the seating by an extra 110 seats and would like to move some of the inside seating outdoors during the summer months.

The Planning Commission felt the expansion was an appropriate use and fits in with the character of the area.

Motion by Dan Castle, seconded by Dan Bermingham to table any recommendation until the Erie County has reviewed and the Zoning Board of Appeals has issued its findings. Further, the Planning Commission will review the status of this request at its June 1<sup>st</sup> meeting.

Motion Carried

### **Miscellaneous Items**

The Code Enforcement Officer was directed to

- Review the buffer requirements in the development plan approval that was given to Bruce's Automotive and ensure they are met
- Advise Charlie's Diner that dumpsters need to be enclosed per Village Code

Motion by Carol Smith, seconded by Dan Castle to table the review of duties of Planning Commission until the June 1<sup>st</sup> meeting. Motion Carried

Motion by Carol Smith, seconded by Mary Jo Crone to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Joyce M. Jezewski  
Deputy Clerk Treasurer