

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

December 15, 2004

7:00 PM

Present: Carol Smith, Co-chair

Mary Jo Crone

Dan Bermingham

Randolph West

Michael Croft

Lowell Dewey

Joyce M. Jezewski, Deputy Clerk Treasurer

William Kramer, Code Enforcement Officer

Absent: Daniel Castle

Other: Eric Recoon, VP Leasing Benderson Development

Ralph Lorigo, Attorney Benderson Development

Pamela Erhardt, Quiznos

Dana Caito, Quiznos

Co-Chairman Carol Smith called the meeting to order at 7:03 p.m.

Motion by Mary Jo Crone to approve the minutes of December 1, 2004 as presented. Seconded by Dan Bermingham and unanimously carried.

Motion by Mary Jo Crone, seconded by Dan Bermingham to re-open the discussions on the Quiznos and Mighty Taco Applications.

Quiznos Application

Randy West questioned whether it was prudent to discuss further as the Planning Commission did not receive the requested traffic information until today. Given that, there was not enough time to review. Other members felt the traffic information obtained by Lowell Dewey from GBNRTC today could be discussed now rather than waiting until next month. It was the general consensus that the traffic numbers received from GBNRTC were on the high side as the information was generated using national averages, not necessarily local numbers.

Other points noted:

- Quiznos will not have any effect on the morning peak hour traffic, as the store does not open until 10 a.m.
- Average transactions per day is 150 based on average transactions of 10 Buffalo area locations
- Interior layout and seating plan submitted; seating accommodations for 35 people
- Building Inspector submitted parking requirements for this retail plaza site; Quiznos meets the required parking spaces of 2 spaces per 5 people in accordance with our code

Randy West noted that other sites are not always indicative of what will be the traffic impact in East Aurora. Benderson representatives were directed to provide a traffic generation projection for this location based

on locally available data for an average day. This information should be in the Village Planning Board hands no later than Friday, December 31, 2005 so that the board has time to review.

Motion by Randy West, seconded by Mary Jo Crone to table the Quiznos application until January 5, 2005 at 7:00 p.m. Motion carried unanimously.

Mighty Taco Application

Mike Croft noted that the square footage of the retail space does not agree with what was original approved by the Village Board. Eric Recoon acknowledged that there was an error and submitted a corrected copy to Joyce Jezewski. The Deputy Clerk noted to Mr. Recoon that the square footage still did not agree and was overstated by 64 square feet.

Points noted:

- Proposed interior floor plan submitted; Seating capacity is 55-60; however, in order to meet the required parking spaces of 2 spaces per 5 people, Benderson/local franchisee will reduce the seating to 45 to meet the parking limitations for the retail plaza parking;
- Any additional restaurants would seriously hamper the parking allocations for the plaza, based on the parking tally numbers submitted by the Building Inspector Patrick Blizniak. Copy attached to the minutes for future reference.

The Planning Board requested that Benderson also supply same traffic generation projection for the Mighty Taco Restaurant. They would also like to see the raw traffic data for five (5) similar restaurants.

Building Inspector Bill Kramer asked how the franchise owners determine the number of transactions for a location. That information is generated off the receipts from the other stores.

Motion by Randy West, seconded by Mary Jo Crone to table the Mighty Tacos application until January 5, 2005 at 7:00 p.m. Motion carried unanimously.

Motion by Dan Bermingham to adjourn the planning commission meeting at 8:15 p.m. Seconded by Mike Croft and unanimously carried.

Respectfully submitted,

Joyce M. Jezewski, CMC
Deputy Clerk Treasurer