

EAST AURORA PLANNING COMMISSION
REGULAR MEETING
May 4, 2021 - 7:00 PM

PRESENT:

Karen Lee-Chair
Randy West
Allen Ott Jr.
Dan Castle
Dale Morris
Arron Fisher
Bud Babcock, Alternate

ABSENT:

Geoffrey Hintz

Also Present:

Chris Trapp, Deputy Village Attorney
Elizabeth Cassidy, Code Enforcement Officer, Village of East Aurora
Kevin Glover- Code Enforcement Officer
Jessica Taneff, Planning Commission Secretary
Lisa DeCarlo- 636 E. Fillmore Ave.
Peter Sorgi- Attorney for 636 E. Fillmore
John Schenne- 967 Luther Rd.-Schenne & Associates

Karen Lee, Chair, noting that a quorum was present, called the May 4th meeting of the Planning Commission to order at 7:00 PM.

Member West motioned to approve the April 6th meeting minutes with two grammatical errors and a change in a statement made by Member Castle, seconded by Member Ott with one abstain from Member Fisher and 6 ayes.

Other Business

- Member Castle gave an update on the Elm Street project meeting that included several business owners on Elm Street, the Village Administrator, the CEO, Member Lee and Member Morris. He also reported on a meeting with the Safety Committee. Member Castle listed a few preliminary issues on Elm Street. Currently, there is an issue with limited employee parking, limited prime spots for customers to park for pick up and go, and a need to accommodate bike racks for those who ride their bicycles in the Village. The group would also like to find ways to help encourage customers who would like to spend the day in the Village walking to various locations to park elsewhere, instead of tying up prime parking on Elm Street for a prolonged period. Member Morris mentioned that the meeting also included talking about how to improve the appearance of the streetscape on Elm Street.

**636 E. Fillmore Ave.
Lisa DeCarlo**

Chair, Karen Lee opened the discussion for 636 E. Fillmore Ave., Lisa DeCarlo, owner. Peter Sorgi, attorney for Ms. DeCarlo, spoke about their prior proposal that came before the Board last year. They are now looking to create a 4 four-unit townhome complex which will include an upper patio in the unit closest to East Fillmore. There are four 2-car garages along the street. Each unit owner will own their own property along with green space. Abutting the creek will be a commonly shared green space. Chair Lee shared concern about the invasive species being proposed in the landscape plan that would be prohibited pursuant to Village Code. Member Morris had concerns about storm water matters pertaining to question #17 in the SEQRA. Mr. Sorgi and the project architect stated that they believe that they will not be increasing the impervious area and, in fact will be reducing it slightly. If there is runoff from the roof, it will be filtered through a rain garden, or similar water enhancement treatment and discharged into Tannery Brook. The Commission discussed the Flood Plain and Floodway. Member Fisher commented on the corner of East Fillmore and Riley, where they have proposed to plant a Colorado Spruce which would take up a lot of space and limit visibility. CEO Cassidy read the code pertaining to visibility and Ms. DeCarlo said they would change to a less obstructive tree, possibly a River Birch, which would

comply with code. The Commission spoke about the design details in the plan. The pictures of the windows provided separately from the renderings are what will be installed. The Commission discussed the metal roofing being consistent on the residential building and the garages and that it will be standing seam style.

Member Castle is recusing himself from this application due to the involvement of a County Sewer in the plan.

Member West motioned to recommend that the Site Plan be approved by the Village Board with the following conditions, and based upon the findings identified:

Findings:

1. The proposed site plan allows for a dilapidated building to be improved and put in to use again.
2. The proposed site plan provides needed housing
3. The proposed site plan is out of the flood way so that the site plan can be made compliant with a flood plan development permit.
4. Applicant has non-native, and invasive species in the landscaping plan.

Conditions:

1. Burning Bush and Rose of Sharon will be replaced with native and non-invasive species in the landscape plan.
 2. All flood plain engineering, including the flood plain development permit will be completed to the satisfaction of the CEO.
 3. The garage roofs will match the standing seam metal roofing of the residences.
 4. The applicant has committed to including a rain garden or similar water quality enhancement measure prior to storm water discharge into Tannery Brook.
 5. New hard surfaces will be pavers and not asphalt or poured concrete, and therefore more pervious.
 6. Blue Spruce shown in rendering on corner of Riley Street and East Fillmore Avenue will be replaced with an unobstructive planting compliant with village code as it pertains to corner visibility.
 7. Applicant has committed to sills on all windows
- The motion was seconded by Member Ott, with one abstention and 6 ayes.

The Planning Commission refers this application to the Village Board with a timestamp. This approval will expire one year from the date of Village Board approval pursuant to Section 285-50.5A of Village Zoning Code.

OTHER BUSINESS:

Member West discussed last month's application to make certain the Commission is following the right process while looking at a Special Use Permit in order to make recommendations to the Village Board. Trustee Porter, Liaison to the PC, responded that the Commission should be direct and detailed when making recommendations to the Village Board, The Commission and CEO Cassidy discussed follow up with 206 Main St and the conditions they needed to complete. Member Morris had concerns with Rosie's Ice cream and customers sitting on the Roycroft wall. CEO Cassidy said she would follow up with the development plan to see if signs to prohibit sitting, were required on the wall.

A motion was made by Member West to adjourn the meeting at 8:32PM. seconded by Member Ott and unanimously carried.

Respectfully submitted,

Jessica Taneff
Secretary