

EAST AURORA PLANNING COMMISSION
REGULAR MEETING
November 9, 2021 - 7:00 PM

PRESENT:

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

ABSENT:

Allen Ott Jr.
Geoffrey Hintz

Also Present:

Chris Trapp, Deputy Village Attorney
Elizabeth Cassidy, Code Enforcement Officer, Village of EA
Jessica Taneff, Planning Commission Secretary
Douglas Wolf and Terrence Kopp - 363 Prospect Ave.
Jim and Kristyn Vaughan-The Poked Yolk

Karen Lee, Chair, noting that a quorum was present, called the November 9th meeting of the Planning Commission to order at 7p.m.

Member West motioned to approve the August 3rd meeting minutes, seconded by Member Morris with unanimous approval.

OLD BUSINESS

• **Rescinding action on previous proposal for 363 Prospect Ave.**

Member West motioned to rescind the action on the previous proposal for 363 Prospect Ave done on July 13th 2021. The motion was seconded by Member Fisher with unanimous approval.

363 Prospect Ave.
Douglas Wolf

Chair, Karen Lee opened the discussion for 363 Prospect Ave. Mr. Wolf explained their subdivision plans. The Commission asked about the intention for the trees on one part of the lot and Mr. Wolf replied that this is private property and that would be up to the property owner. The owners would have to start with the Building Department, but they are 5' off the proposed property line which puts them on the side yard setback.

Member Morris motioned to recommend that the Subdivision be approved by the Village Board following based upon the findings identified:

Findings:

1. The applicant has received necessary ZBA variance for 1 lot width.
2. The proposed subdivision will provide the opportunity for new housing stock in the village.
3. The proposed subdivision lot sizes are consistent with many existing neighboring lots.

The motion was seconded by Member Castle with unanimous approval.

**227 Main Street
The Poked Yolk**

Chair, Karen Lee opened the discussion for 227 Main Street, the Poked Yolk. Mr. Vaughan told the Commission they are keeping the building the same and will maintain the same hours as the previous business. There will not be any building changes. The Commission asked about outdoor dining and CEO Cassidy responded the Special Use permit will indicate they are approved for that with the prior operation. They do not plan to have any outdoor music. Rodney Simeone-85 Byeberry Ct.- has dined in their other locations and said this will be a great plus to our Village.

Member Fisher motioned to recommend that the Special Use Permit be approved by the Village Board based upon the findings identified:

Findings:

1. The proposed use is allowable in the VC district.
2. The proposed signage for the business meets all code requirements.
3. The proposed business provides more than the required number of parking spaces, including accessible spaces.
4. The proposed business is a good reuse of an existing building which has been used as a restaurant since 2010.

The motion was seconded by Member West with unanimous approval.

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.

**26 and 30 Grey Street
AutoZone**

Chair, Karen Lee opened the discussion for 20, 26, Grey St.

Matthew Boats, with Benderson Development, is proposing a 7,500 sq. ft. AutoZone and 2,500 sq ft pad with no current plans. The building would run from Grey St. to Hamburg St. The site would be completely redeveloped and there would be a driveway on Grey St which would connect to a Hamburg St. driveway. They propose to have parking on the short side of the building and the rear. The entrance would be on Grey St. and the loading dock would be at the back of the building. The Commission stated that vehicle service and repair shops are prohibited in the LCR district and since AutoZone installs car batteries, windshield wipers, headlights, brake lights, turn signals and performs diagnostic computer testing on vehicles that purchase from them, this should require a use variance. CEO Cassidy will look into the matter. The Commission spoke about the inadequate landscaping, since the current plan calls for the removal of at least 31 trees. The developer also has included both nonnative and invasive species in their current landscaping plan which is not consistent with our codified landscape guidelines. The Commission wants the developer to look at the Village Commercial Design Guidelines and Landscape Guidelines to bring the design more into character for the village. The Commission would like them to look into rotating the building, bringing the size down, making it more compatible to the surrounding scale, reducing the blacktop area, consider underground stormwater management to reduce the footprint by eliminating the large retention ponds proposed, and a traffic impact study especially with regard to the proposed entrance on Hamburg St. at the intersection of Oakwood Ave. Additionally, the Commission would like to see something that would address pedestrian safety and access for AutoZone. The Commission stated that they will not consider an additional proposed 2500 sq. ft. cement pad for a future unknown retail use as part of this application and would require it to be part of a future application for a complete site plan.

Dr Elizabeth Moranna-270 Buffalo Rd Unit 62-opposed and believes the driveway that goes out to Hamburg St should not be allowed due to the traffic. Concerned for the trees that will be removed.

Jesse Griffis-Tree Board Chair-1955 Boise Rd-concerned for the number of mature conifers to be removed onsite and believes that the trees proposed for the site are inadequate and inappropriate. The Tree Board cannot approve any sort of Maple trees to be planted (due to over planting in the village) nor the use of arborvitae or any invasive

species.

Dave Simeone-21 King St-20-opposed to the removal of so many mature trees on site. An AutoZone here is an uninspired choice since it is a chain and East Aurora already has an auto parts store.

Rodney Simeone-85 Byeberry Ct- feels that a 7500 sq ft. building is a substantial increase over the allowed 2500 sq. ft. in this zone and should be seriously scrutinized before considering approval.

Member Castle motioned to table the Site Plan review and Special Use Permit until the applicant makes design modifications as requested, the motion was seconded by Member West, with unanimous approval

NEW BUSINESS:

Storefront revitalization grants are about to be made available to municipalities. The Commission should track that as part of the Elm Street improvement project and how it might be utilized. Member Castle has recused himself of any discussion having to do with this due to his position with the county. No progress on Mister's trees.

A motion was made by Member Morris to adjourn the meeting at 8:23PM. seconded by Member Fisher and unanimously carried.

Respectfully submitted,

Jessica Taneff
Secretary