

EAST AURORA PLANNING COMMISSION
REGULAR MEETING
March 1, 2022 - 7:00 PM

PRESENT:

Randy West-Chair
Dale Morris
Allen Ott Jr.
Geoffrey Hintz
Bud Babcock, Alternate

Absent:

Dan Castle
Stacy Oar

Also Present:

Chris Trapp, Village Attorney
Elizabeth Cassidy, Code Enforcement Officer, Village of EA
Jessica Taneff, Village Deputy Clerk
Joseph White-695 Main Street, Dopest Dough
Molly Flynn-709-711, The Globe

Randy West, Chair, noting that a quorum was present, called the meeting to order at 7:00p.m.

Member Hintz motioned to approve the February 1st meeting minutes, with one correction, seconded by Member Morris with two abstain and 3 ayes.

695 Main Street- Dopest Dough
Joseph White

Chair, Randy West, opened the discussion for 695 Main Street for a Special Use application.

Mr. White told the Commission they are requesting use for Special Use Permit to operate takeout orders through pre-sale until they are ready to open for indoor business. Most of their work is wholesale through WNY and as of now they will have orders to be placed Tuesday through Friday and pickups will be on Saturday's. They are looking to have doors open to the public by no later than the end of June and as of the previous business, there will not be physical changes to the building. The only work will be adding bread shelves in the existing building. Hours for production vary starting between 12a.m. and 4a.m. and the pre-existing exhaust is not a noticeable sound. This bakery is permitted two parking spaces. Their max capacity for inside and outside will be 6-8 people inside and the two tables outside.

Member Ott motioned to recommend that the Special Use Application be approved as submitted by the Village Board with the following findings:

Findings

1. Evaluated the application with respect to the criteria identified for the Special Use
2. Application is consistent with all criteria for § 285-52.4
3. Due to business being similar to prior operation at this facility, do not expect any unforeseen negative impact from this use

The motion was seconded by Member Geoff 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.

709-711 Main Street-The Globe
Mary Flynn

Chair, Randy West, opened the discussion for 709-711 Main Street for an amended Special Use Permit Application.

Ms. Flynn told the Commission their plan is to have a Tikki bar, as marketed, which will be an addition to their patio and this will only be a bar, no seating. The bar will be tucked in an area 4ft deep of the corner in a place where many customers ask to not be seated. There will not be any changes to the outside patio setup and this bar will be put inside every night when they close. Their plan is to serve the beverages from plastic bottles and cans and they will have recycle receptors for disposals. Over the past few years Ms. Flynn has had some hardship with the business and believes this will create more community gathering with the addition of the Tikki bar. There will not be any live music. Their liquor license to sell outside would only allow them to sell from April 1st until October 31st and would have to be renewed after 2 years.

During the Commission's deliberations, specifically on the question of precedent, the applicant changed its application from that for a Special Use Permit to one for a Temporary Use Permit. CEO Cassidy and Attorney Trapp helped the applicant develop the revised application documents, which were then reviewed by the Commission.

The revised application proposed operation from April through October 2022, Wednesday through Sunday from 12pm until 9pm.

Member Ott motioned to recommend that the submitted Temporary Use Permit be approved by the Village Board.

The motion was seconded by Member Hintz with one nay from Chair West and 4 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.

A motion was made by Member Morris to adjourn the meeting at 8:57 PM. seconded by Member Ott and unanimously carried.

Respectfully submitted,

Jessica Taneff
Village Deputy Clerk