

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING  
April 5, 2022 - 7:00 PM

PRESENT:

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

Also Present:

Chris Trapp, Village Attorney  
Elizabeth Cassidy, Code Enforcement Officer, Village of EA  
Jessica Taneff, Village Deputy Clerk  
Jacob Flitton-HAVEN Architect  
Patrick Hanley-47 Elm Street

Randy West, Chair, noting that a quorum was present, called the meeting to order at 7:00p.m.  
Member Hintz motioned to approve the March 1st meeting minutes, with corrections, seconded by Member Ott with two abstains and 4 ayes.

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**669 Main Street-Mud, Sweat and Gears**  
**Jacob Flitton-HAVEN Architect**

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Chair, Randy West, opened the discussion for 669 Main Street for a Site Plan Application.

Mr. Flitton told the Commission their plan is to put a 2 story addition on the back of 669 Main. The first reason for the addition is the need for a new larger machine that will be for finishing ski equipment. Additionally, with the rise in the skiing market, they have a need for more space for storage. The original building will stay and the new building will not structurally bear on the existing structure but will tie into it. There was concern with overflow run-off to the resident behind the building so there was a drain was put in to help with this concern. On the preliminary drawings, there is no view of the double doors for access, this is something to note. Lighting would be proposed for outside the exit door. Code Enforcement will take care of egress being met during plan review.

Member Castle motioned to recommend that the Site Plan Application be approved as submitted by the Village Board with the following findings:

Findings

1. The application satisfies all the criteria of site plan review as listed in the zoning code 285-51.4
2. Ingress and egress to proposed exit door is over adjacent parcel
3. Storm water design is as approved by the variance issued for the project and
4. Allows for expansion of allowable businesses on Main St

The motion was seconded by Member Oar 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.

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**New Business:**

- Discussion for Patrick Hanley-47 Elm Street- has the opportunity to approach this project for his proposal to put 12 apartments in this building. His plan is to expand the building and to put an additional expansion on the back for emergency egress. The building will go from 13,000 sq ft to about 16,000 sq ft with the expansion. The upper floors are currently too small in order to utilize the new addition fully so the stairs and the elevator will have to be built out but the elevator shaft will not be seen from the outside.

**Old Business:**

- Discussion of the deliberations process
  - This discussion is to have findings be relevant for the Village Board to evaluate an application. Having a structured review to deliberate the application, this will help the PC with their process and be able to address each application in an evaluative manner. In deliberations before a motion, the PC will discuss the criteria, whether SUP or Site Plan and to look at the list and discuss each item. After this is discussed, then a motion may be made and findings can be made.

A motion was made by Member Morris to adjourn the meeting at 8:02 PM. seconded by Member Hintz and unanimously carried.

Respectfully submitted,

Jessica Taneff  
Village Deputy Clerk