

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

PRESENT:

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

ABSENT:

Arron Fisher

ALSO PRESENT:

Joe Trapp, Village Attorney
Elizabeth Cassidy, Code Enforcement Officer, Village of EA
Jessica Taneff, Village Deputy Clerk
Marcia Kimmel-Hurt-PC Liaison
Jessica Armbrust-591 Main Street
Yvette and Guy Jaworski-144 Sycamore Street
Jonathan Morris-472 Girard Avenue

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

Member Castle motioned to approve the May 3rd meeting minutes, with corrections, seconded by Member Morris with one abstain from Member Hintz.

59 Center Street
Abstract Architect

Chair, Randy West, opened the discussion for 59 Center Street for a Special Use Permit-Auxiliary Dwelling Unit.

Mike Anderson-Architect-3313 Broadway- Mr. Anderson told the Commission this is a two-bedroom home that has small rooms, and the second bedroom is used as an office. The extra room will be used as his private studio but will function as a guest room for friends and family when visiting. Most of their family is from California where they are originally from and will stay here when visiting. They will be the living in the main house. They followed the original proportions and scale of the house when designing this.

Member Castle motioned to recommend that the Special Use Permit- Auxiliary Dwelling Unit be approved as submitted by the Village Board with the following findings:

Findings:

1. The application meets all criteria of the code 285-31.2 with the exception the building being different in style from the residence but will not be visible from street.
2. This is a well-designed building in which the applicants have put in considerable thought with the intent of diversity of housing style

The motion was seconded by Member Ott 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

**591 Main Street
East Aurora Co-op**

Member Morris recued himself from this discussion.

Chair, Randy West, opened the discussion for 591 Main Street for a Special Use Permit.

Jessica Armbrust told the Commission they would like to amend their current Special Use Permit to have permanent outdoor music and occasional sales which would most likely only be on Friday evenings, Saturdays and Sundays. They would not have music before 11am and would not extend past 8pm and this would allow them to sell food outside on the patio, ex. Ice cream, hotdogs.

Member Castle motioned to recommend that the Amended Special Use Permit be approved to allow for the proposed services of lightly amplified music and food sales during regular working hours from 11am-8pm, on Thursday, Friday, Saturday and Sundays, by the Village Board.

The motion was seconded by Member Ott 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.

**408 Main Street
Cristina Finnerty**

Chair, Randy West, opened the discussion for 408 Main Street for a Special Use Permit.

Mike Burger, Architect- told the Commission this is an existing 2 story building and they're looking to renovate the inside and outside of the building. On the outside they are looking to provide a new front porch that will be a wood front porch and remove the existing porch that is currently concrete. They will also be replacing the siding and roof and the color scheme will be white on black. They will remove existing awning and will come back for a new sign variance. There will be new entry doors, windows and window configurations. They are proposing a decorative floral mural on the exterior of the building. They intend to use the parking spaces they have currently available and there is additional street parking.

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

Findings:

1. Adaptive reuse that meets the intent of the mid-main overlay
2. Revitalizes a business that has been dormant for time.
3. Use will be anticipated to be less intensive than the previous use
4. Aesthetics of the building will be improved

The motion was seconded by Member Hintz 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.

**472 Girard Avenue
Jonathan Morris-Architect**

Chair, Randy West, continued the discussion for 472 Girard Avenue for a Special Use Permit-Auxiliary Dwelling Unit.

CEO Cassidy said the Village Board has adopted the new code which allows for new ADU's to have a 20' mean height.

Mr. Morris told the Commission the mean roof height will be at 20' above grade and he showed the new construction in relation to the house. CEO Cassidy told the Commission that the Attorney is constructing an affidavit to state that the homeowners must live in at least one unit of the residence for 6 months out of the year and if they do not follow the affidavit, the Village would be able to take them to court. The owners are aware of the property requirements stated in the affidavit. This will be written and notarized.

Member Castle motioned to recommend that the Special Use Permit Auxiliary Dwelling Unit be approved as submitted by the Village Board with the following findings:

Findings:

1. The application meets the purpose and additional code in 285-52.1

The motion was seconded by Member Morris 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.

Old Business:

Further discussion of regulatory framework of the AutoZone application

- Chair West reviewed that there is a Site Plan and a Special Use permit submitted in this application. He reminded the Commission that these are two separate actions and moving forward they should look at the specific criteria to make their judgment when looking at the Special Use Permit. Additionally, the Site Plan criteria are different, and the Commission should make sure to review what they are basing their decision on.

A motion was made by Member Castle to adjourn the meeting at 8:26PM. seconded by Member Ott and unanimously carried.

Respectfully submitted,

Jessica Taneff
Village Deputy Clerk