

EAST AURORA PLANNING COMMISSION
REGULAR MEETING
February 7, 2023- 7:00 PM

PRESENT:

Randy West-Chair
Dale Morris-Vice Chair
Allen Ott Jr
Dan Castle
Geoffrey Hintz
Dave Simeone
Bud Babcock, Alternate

ABSENT:

Stacy Oar

ALSO PRESENT:

Chris Trapp, Village Attorney
Elizabeth Cassidy, Code Enforcement Officer
Jessica Taneff, Village Deputy Clerk
Marcia Kimmel-Hurt-PC Liaison
Lenny Ciolek-198 Main Street
Andrew Miller and Joseph Mocelle-198 Main St

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

Member Morris motioned to approve the November 1st meeting minutes as amended, seconded by Member Hintz with two abstains from Member West and Member Simeone, and 5 ayes.

Introduction of Dave Simeone.

**198 Main Street
Aurora Cider House- Lenny Ciolek**

Member West, Chair, opened the discussion for 198 Main Street for a Special Use Permit.

CEO Cassidy said that she has spoken with Mr. Ciolek for a year regarding him needing a SUP for outdoor use. After this application was submitted, two new owners put in a SUP to take over 198 Main St. Mr. Ciolek had requested to have outdoor seating and outdoor acoustic music. CEO Cassidy has not had any complaints while Mr. Ciolek has had unpermitted music and a food truck in the outdoor space. The Commission will not make a recommendation on this application. They will review the new SUP being purchased by Andrew Miller and Joseph Mocelle in regards with what Mr. Ciolek had requested.

**198 Main Street
Andrew Miller and Joseph Mocelle**

Member West, Chair, opened the discussion for 198 Main Street for a Special Use Permit.

Mr. Miller told the Commission there is currently no kitchen which they are looking to add and expand into a restaurant by having local food and bar. They do plan on using the outdoor space for dining and wants to make sure they have the necessary approval, in addition to having outdoor music. They will plan on having

a full liquor license as well. The Commission does have a concern on the proposed Hamlin St. outdoor seating that is infringing in the right-of-way.

Member Ott motioned to recommend that the Special Use Permit be approved as amended and consistent with the reviewed criteria, by the Village Board with the following findings and modifications:

Findings:

1. Continue existing use and parameters of outdoor music and seating consistent with the Village Code
2. Is consistent with the uses in the west end of the Village.

Modifications:

1. Permit seating outdoor that will not be in the right-of-way or will restrict the ADA access with the sidewalk.
2. Approve non amplified acoustic music with 1-2 performers on Friday and Saturday nights to end at 10pm.

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:

- **Mission Statement:** Reviewed the statement proposed for the Planning Commission webpage. Reviewed what can be added regarding the Commission having the ability to construct undertaking studies.
- **Modifications to ADU code-** Attorney Trapp and CEO Cassidy asked the Commission what they need more information on regarding ADU's. The Commission would like consistency in the code and guidance in what the PC can do when they receive these applications. More limitations would be helpful as well regarding who is living there or would be moving in. The current issue is what happens when a family moves out and the ADU turns into a rental property. Taking out "new construction" in the code would be beneficial to helping on referrals for ADU's.

A motion was made by Member Morris to adjourn the meeting at 8:25 PM. seconded by Member Castle and unanimously carried.

Respectfully submitted,

Jessica Taneff
Village Deputy Clerk