

EAST AURORA PLANNING COMMISSION
REGULAR MEETING
April 4, 2023- 7:00 PM

PRESENT:

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

ABSENT:

Stacy Oar

ALSO PRESENT:

Chris Trapp, Village Attorney
Elizabeth Cassidy, Code Enforcement Officer
Jessica Taneff, Village Deputy Clerk
Grace Viger-PC Liaison
Michael Anderson-Abstract Architect
Cody Michaels-Leveled Up

Member West, Chair, noting that a quorum was present, called the meeting to order at 7:00 p.m.
Member Morris motioned to approve the March 7th meeting minutes as amended, seconded by Member Hintz with three abstains and 4 ayes.

203 Main Street
Michael Anderson-Abstract Architecture; Clark and Katie Crook

Member West, Chair, reopened the discussion for 203 Main Street for a Site Plan Application that was tabled at the March 9th meeting for further information.

Mr. Anderson reviewed the recommendations from the Commission from the last meeting. Mr. Anderson spoke about the concern of the tree in the back, and he was told that if the foundation was pushed back any farther than 8', the tree would not be able to be saved.

The Commission was still concerned about the brick wall and discussed if the brick could be changed from within the window to a herring bone pattern. Mr. Anderson responded that he does not want to commit to the PC's recommendation, and he is trying to convince the Crook's to put a window into the interior of the square of brick. If they do not put the window in, Mr. Anderson said they would discuss making that space look different there than the rest of the building. There will be two entryways into the building, one to give the tenants access to backyard space and an entryway in from the alleyway. They will have foundation drainage that will be discussed with the tenants and CEO Cassidy. The building will be completely ADA compliant. Signage has not been decided on yet and will be discussed with the tenant to fill out an application once it is determined if they need a variance. The Commission asked if they planned on having a bike rack out front and Mr. Anderson said yes, they can put a bike rack in front of the building.

There was a discussion regarding the color of the building. Mr. Anderson said the brick would most likely be a charcoal color and the other color will match the colors with the design of other buildings within the village.

Member Castle motioned to recommend that the Special Use Permit be approved as submitted and consistent with the reviewed criteria, by the Village Board with the following conditions:

Conditions:

1. Architectural interest on the NE and NW brick façade discussed at the meeting last month, will have an alternate pattern added to the middle, or input of a window.
2. Approved as submitted with understanding of building codes, and sign codes and approvals.

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

640-650 Main Street-Leveled Up
Cody Michaels

Member West, Chair, opened the discussion for 640-650 Main Street-Leveled Up for a Special Use Permit.

Mr. Michaels told the Commission they are looking to drive sales and would like to be able to do this by putting out one to two 6-7' wide racks on wheels on the sidewalk. They would not put the racks out during the winter time or inclement weather. There will still be 10' of walking space between the front of the store and the end of the sidewalk when the racks are out there. CEO Cassidy said there is no set standard regarding outdoor racks and they are outside pretty infrequent due to the time of year. CEO Cassidy has never had a complaint about racks outside a business, but discussed the protocol is there was a complaint.

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

Findings:

1. The racks are safe and the wheels have locks on them so they will not move around
2. The racks will be near the building
3. Other businesses along Main St have permits for eating and selling on the sidewalks
4. There will be room for ADA access along the sidewalk

Condition

1. Outdoor display is kept outside the area of traffic of the sidewalk.

The motion was seconded by Member Castle with two nays from Member West and Member Morris and five ayes. Was approved for recommendation.

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:

- **Finalize Mission Statement:** A motion by Member West, to hand in a copy of the Mission Statement with changes, for the Village Board's consideration and approval, was seconded by Member Ott with unanimous approval.
- **Continue ADU code-** Attorney Trapp said the Village is revising the sign code to establish a regulation regarding lawn and temporary signs. Attorney Trapp should have an update on ADU's at the May meeting.

Members Considerations:

- Member Babcock- spoke about long term planning regarding the Village purchasing the Fisher Price property and would like for the Planning Commission to be included in the discussion.
- Member Castle- agrees with what Member Babcock discussed with the property.
- Member Hintz-Supports the comments on the property. Member Hintz thinks the Commission can do better with the meeting minutes and the PC discussed if comments should be sent individually to the Secretary before the meeting. The Commission will continue speaking on this topic.
- Member Simeone-Spoke about the Town Board putting on a time restriction for the Zoning variances.
- Member Ott- agreed with Member Babcock regarding the property and having say from the PC.
- Member West- In addition to what has been spoken regarding the property development, he would like to see what constraints would be set on the proposal.

A motion was made by Member Morris to adjourn the meeting at 8:40 PM. seconded by Member Castle and unanimously carried.

Respectfully submitted,

Jessica Taneff
Village Deputy Clerk