

EAST AURORA PLANNING COMMISSION
REGULAR MEETING
May 2, 2023- 7:00 PM

PRESENT:

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

ABSENT:

Geoffrey Hintz

ALSO PRESENT:

Chris Trapp, Village Attorney
Richard Miga, Code Enforcement Officer
Jessica Taneff, Village Deputy Clerk
Grace Viger-PC Liaison

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

Member Castle motioned to approve the April 4th meeting minutes as amended, seconded by Member Ott with 1 abstain and 6 ayes.

**651 Oakwood Avenue
Casey Caldiero and Laura Piskorowski**

Member West, Chair, opened the discussion for 651 Oakwood Ave for a Special Use Permit.

Ms. Piskorowski and Ms. Caldiero said they are opening an indoor play center for children. It will be a play space for parents or guardians to bring their kids and has the option to play with them or watch them play. The ages will be 2+ along with a separate gym area. Hours will be Monday-Friday from 930-1130am; 1pm-3pm and Saturday's from 9am-11am. They plan to have the place space available for birthday parties and special events that will be limited to two hours. The maximum occupancy will be 49 per their square footage. There will be minimal changes to the outside of the building and no changes to the parking lot. The Commission does not see an issue with the lack of parking spaces needed as their hours will be opposite of Wallenwein's hours and there is off street parking. They will have available bike racks in the parking lot.

Member Morris 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. Given the use of a venue for children, high traffic generation would be lower and would lower the exemption of off street parking requirements

2. SUP is required, however this use is less intense than what indoor entertainment and recreation regulations encompass, restrictions are met by the application.
3. No proposed change of substance to the exterior which is consistent to the neighborhood zoning.
4. Hours are compatible with adjacent businesses
5. Proposed application is unique to the Village
6. During presentation, the application noted the maximum occupancy will be 49 people.

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

720 Main Street-Kandi Cane's Soda Shoppe
Kandice Hulsing

Member Castle motioned to Table the Special Use Permit for Kandi Cane's Soda Shoppe till next month, seconded by Member Ott with unanimous approval.

Old Business:

- **Continued ADU code-** Attorney Trapp told the Commission he has the changes that he will review with CEO Cassidy first and they will bring back to the Commission next month.

Members Considerations:

- Member Babcock- actively concerned with what might happen with the new property on Girard.
- Member Castle- the County will be announcing the availability of Municipality Grants this week.
- Member Morris- The old Cider House will be back to the Commission next month for more changes they have made to the building
- Member Ott- none
- Member Simeone- the VB referred an application for an ADU for next month's meeting.
- Member Oar- none
- Member West- Hopeful to move forward with the Mission Statement

A motion was made by Member Castle to adjourn the meeting at 7:40 PM. seconded by Member Ott and unanimously carried.

Respectfully submitted,

Jessica Taneff
Village Deputy Clerk