

EAST AURORA PLANNING COMMISSION
REGULAR MEETING
April 2, 2024 - 7:00 PM

PRESENT:

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

ABSENT:

Stacy Oar

ALSO PRESENT:

Chris Trapp, Village Attorney
Rich Miga, Code Enforcement Officer
Melanie Walker, Village Deputy Clerk
Public – 3 in attendance

Member West, Chair, noting a quorum was present, called the meeting to order at 7:00 p.m. (The PC had been in an open, general discussion session of non-project-specific topics since 6:30 p.m.)

Member Hintz motioned to approve the March 2nd meeting minutes as submitted, seconded by Member Castle, with 6 ayes and Member Ott abstaining.

The Bar at Main and Hamlin
Andrew Miller and Joseph Mocelle

Member West, Chair, re-opened the discussion for the proposed modification to the approved site plan for The Bar at Main and Hamlin. The discussion had been tabled at the March PC meeting pending submission of more accurate drawings. The proposed modification is for a shed roof (hard awning) over the sitting area on the west side of the building, between it and the adjacent Rite Aid pharmacy.

The proposed project is only for a modification for the existing Site Plan, with no change to the existing Special Use Permit.

The applicants stated that the new drawings, submitted in response to comments at the previous PC meeting, were accurate and reflected the proposed project. The applicants stated:

- The gutters on the new shed roof would drain northwards, away from Main Street, and discharge into an existing buried drainage pipe between the buildings.
- The existing downspout on the southwest corner of the building will continue to discharge to the sidewalk as it does currently.
- All lighting will be downward facing and shielded from the street.
- A door from the existing indoor space outward to under the shed roof, shown in previous drawings may be built.

Findings:

- The proposed project displays architectural detail that should make it an attractive enhancement to the Village streetscape.
- The area beneath the proposed shed roof will be downlit so no light spillage onto the sidewalk or street.

A motion to approve the proposed modifications to the existing site plan, as submitted, was made by Member Castle, seconded by Member Hintz, and unanimously approved.

A motion was made by Member Ott to adjourn the meeting at 7:15 PM. seconded by Member Castle and unanimously carried.

(The PC then re-opened its open, on-going general discussion session after closure of the formal meeting.)

Respectfully submitted,

Melanie Walker
Village Deputy Clerk