

EAST AURORA PLANNING COMMISSION

REGULAR MEETING

Tuesday, July 2, 2024

PRESENT:

Randy West – Chair
Dale Morris – Vice-Chair
Geoffrey Hintz – Member
Debbie Izatt- Alternate
Allen A. Ott. Jr. – Member
Stacy Oar – Member
Dave Simeone – Member

ABSENT:

Daniel Castle – Member

ALSO PRESENT:

Chris Trapp, Village Attorney
Joe Trapp, Deputy Village Attorney
Rich Miga, Code Enforcement Officer
Grace Viger, Liaison
Melanie Walker, Deputy Clerk
4 members of the Public

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

Member Morris motioned to approve the June 4th meeting minutes, seconded by Member Hintz, and all approved.

Grey Street Plaza - Site Plan Application
123 Grey Street
James Boglioli, Benderson Development

Chair West initiated the discussion of the proposed modification of the approved Site Plan for the Grey Street Plaza. James Boglioli of Benderson Development explained that they propose to modify the front exterior facade with new Exterior Insulation Finishing System (EIFS) and alterations to the rear of the existing building for loading and trash compactor. Applicant stated that the modification will be a simple straight forward project that will use the same materials to match plaza.

Findings:

1. The signage is consistent with the plaza and variance for sign has already been approved by the ZBA.
2. Benderson has stated that they will preserve the architectural detail (openings)
3. The appearance and construction are consistent with the plaza.
4. There is no concern for the proposed overhead loading dock door and man door in the back.

A motion to approve the Site Plan Application as submitted with findings for 123 Grey Street was proposed by Member Morris, seconded by Member Ott, and unanimously approved.

Blue Eyed Baker - Site Plan Application
636 East Fillmore Avenue
Alex Robinson, Owner

Chair West opened discussion of the proposed modification of the approved site plan for the Blue-Eyed Baked bakery and restaurant. Alex Robinson, owner, stated that they were seeking to add an additional exterior cooler/freezer space on the east side of the building. The 2nd floor egress stair will be relocated to the north end of the building. The applicant commented that they need more freezer space and are looking to add a walk-in freezer on the east side of the building, approximately 16' x 10', which would be doubling the freezer space they have now. The PC asked about noise levels, which several members stated seemed very high. The applicant stated that the new freezer unit will be more efficient and quieter. The PC asked about the staircase that is getting moved to north end of the building. The applicant said it would be used at all times to access different areas of the bakery. The stairs will land on the platform to the back door and there is a gate access to exit on to Riley Street. The applicant will be adding hardscape/decorative stone outside of fence for customers instead of grass which could get muddy. The PC inquired about the tree removal; applicant said it was for safety reasons. The PC expressed concern about the greenspace and increased noise pollution. During the process of approval there were neighbor concerns specifically on north and east side about noise, light pollution and risk of erosion along fence line and creek. Working with code to try and find solution possibly berm with some grasses or trees to try and stabilize soil. The PC expressed express concern with insufficient landscaping along creek banks. The applicant expressed the intention to address that issue. The applicant is going to speak with a cooler specialist to review his best options for keeping as quiet as possible while ensuring the freezer is running efficiently.

Findings:

1. The Planning Commission has no concern with additional refrigeration unit it enhances the business but concerns about increasing noise level, current levels are high and does not want an increase in levels.
2. The applicant is committed to taking additional steps necessary to meet or be below the noise code.
3. The Planning Commission has identified that additional vegetation is needed along creek banks in respect to neighbors specifically the north and east of business to ease light and noise pollution and reduce erosion.

A motion to approve the Site Plan Application as submitted with findings for 636 East Fillmore Avenue was proposed by Member Ott, seconded by Member Hintz, and unanimously approved.

**Taste Bistro Revised Special Use Permit
634 Main Street
Eric Gawron, Owner**

Chair West initiated discussion regarding the revised Special Use Permit for the business located at 634 Main Street. Bill Coleburn is General Manager of Taste Bistro and spoke of expanding their operations into the former Red's location at the back of the building and at this time are requesting additional outdoor seating and the same 2 outdoor speakers (just for music) as they have on the side of the building with the same music volume they have in the front now. They are going to keep the same seating that was there previously and will not block handicap ramp.

Findings:

1. Applicant proposes maintaining the same outdoor seating approved for the previous restaurant.
2. The project will assist in growth and vitality of Main Street
3. Application is utilizing an existing restaurant and existing space
4. Outdoor speakers are consistent with previous sound level and current speakers

A motion to approve the proposed modification to the Special Use Permit as submitted with findings for 634 Main Street was proposed by Member Izatt, seconded by Member Simeone, and unanimously approved.

**Bibbdi-Bobbidi-Boo Site Plan Application
670 Main Street**

Michael Anderson, Architect

Chair West re-opened (from the previous meeting) the discussion of the application for Site Plan approval for the conversion of the former Bank of America building to multi-purpose facility, including retail space and 6 rental apartments. Michael Anderson, project architect, representing the applicant, discussed the proposal, including conversion of two existing drive through areas into 4 residential garages, and a small stairwell addition to one of the apartments. The applicant provided additional drawings to show layout updated of parking area, which include removal of one of the curb cuts from the previous submission, with a total of 33 surface spaces, which include 2 handicap, 4 covered, and 5 employee parking spaces.

The PC asked what the applicant's plans were for the parking lot, specifically whether the spaces would be available for general Village parking, under contract to the Village or not. The applicant stated that there were no plans to gate off, or prohibit by signage, public use the parking spaces, but that he wasn't sure if they were in discussion with the Village. The PC urged the applicant to allow the maximum public use of the lot possible.

The PC asked about the operation of garage doors and was told they will be operated by remote controls, so as to minimize any impact to traffic on Church St. The PC expressed concern for the look of the black garage doors, noting that it may be difficult to distinguish between garage wall walls and doors, since they are both to be made of the same material. The applicant agreed to use an anodized aluminum frame to add architectural definition to the door.

Findings:

1. The applicant is seeking approval by the State Historic Preservation Office (SHPO) for State Historic Registration, which will evaluate the appropriateness and acceptability of the exterior modifications to the building.
2. The applicant is proposing minimal exterior and façade restorations, to State Historic 1950-60's standards and guidelines.
3. The proposed Site Plan application includes approximately 20 parking spaces available for general Village use.

Condition:

1. Anodized Aluminum frame around garage doors to offset door panels and walls.

A motion to approve the Site Plan Application was proposed by Member Oar, seconded by Member Ott, and unanimously approved.

Member Considerations:

- Member Oar asked if there is a way to be better informed about the Village's needs with respect to planning issues. Liaison Viger informed the board that hired a new Village Administrator Shane Krieger and will disperse information about ongoing Village business.
- Member Simeone stated that he has been contacted by a resident of East Fillmore by the school, who has a problem with two story garage approved by the PC and VB. Chair West noted that he was also contacted about this issue. Attorney Trapp noted that the variance was approved over a year ago.
- Member Ott asked if the new Oasis Smoke Shop on the circle had put its bright red internally lit sign without authorization, Rich Miga from Code Enforcement said just spoke to them and they needed to shut light off and get application in immediately.
- Member Hintz would like to discuss ADU's and to meet quarterly internal meeting. Chair West said he will set up such a meeting once the schedule for the next regular meetings is known.
- Chair West asked Code Enforcement if revisions are back from the Town's attorneys yet for the short-term rental codes for the Village. Code enforcement officer Miga said that once it goes to public comment it will be shared. Chair West inquired about the status of town master plan Liaison Viger said that they are interviewing

consultants. Lastly, Chair West commented on the Grey Street Plaza new layout has nasty sharp curb as you turn to go to Valu Home Center.

A motion to adjourn the meeting at 9:01PM was made by Member Ott, seconded by Member Simeone, and unanimously approved.

Respectfully submitted,
Melanie Walker
Deputy Clerk