

EAST AURORA PLANNING COMMISSION

REGULAR MEETING September 10, 2024

PRESENT:

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

Absent:

ALSO PRESENT:

Joe Trapp, Deputy Village Attorney
Liz Cassidy, Code Enforcement Officer
Grace Viger, Liaison 7:18
Melanie Walker, Deputy Clerk
7 members of the Public

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

Member Morris motioned to approve the July 2nd meeting minutes, seconded by Member Ott, and approved unanimously.

Aurora Historical Society – Site Plan Application
30 Shearer Avenue
Susan McBurney, owner

Chair West initiated discussion for 30 Shearer Avenue regarding the Site Plan Application. Susan McBurney explained that they are going to add a young Millard Fillmore (6% larger than) life size sculpture by Susan Geissler and a garden wall. The wall is the focus with sculpture sitting in front of wall. The trees that were removed were all dead but 1 and now connect the garden walkway to sidewalk. The only lighting is down lighting and is in the wall along the path. The applicant spoke with National Historic, and the project does not need to get National Historic approval because it does not change or affect the outside of the building or what you see from the street. Also, all privately raised funds with no grant involved.

Findings:

1. No additional tree removal is needed; dead trees have been removed.
2. The garden wall is a contributing element to this historic site. Creating a more welcoming and enjoyable space for the Village.
3. Minimal down lighting modifications for safety.
4. Neighboring property owners have been consulted and had no objections.

Member Castle motioned to approve the Site Plan for 30 Shearer Avenue as proposed, seconded by Member Hintz, and unanimously approved.

Hop-n-Hemp Tea – Retail Cannabis Dispensary Special Use Permit (SUP)
640 – 650 Main Street
Andrew Krouse, proprietor

Village Deputy Attorney Trapp clarified the evaluation on it special use permit criteria to review back to Village Board. Chair West initiated the discussion regarding 640-650 Main Street for a SUP. Applicant Andrew Krouse shared insights about Hop-n-Hemp Tea. Andrew Krouse along with his father, brother and son in attendance and all part of this family business. Hop-n-Hemp are research partners as growers with New York State. They now have their license and are here to ask for a Special

Use Permit in the Village. Hop-n-Hemp Tea is #8 in NYS as micro farm to table business. Once approved they will be ready to open in 4 weeks.

Findings:

1. The East Aurora Village Code provides that no two cannabis retail dispensaries may be located within five hundred feet of one another.
2. Another cannabis retail dispensary was previously granted approval by the Board of Trustees which would be located within the distance prohibited by the Code.
3. As an advisory commission, the Planning Commission is charged to reviewing whether the plans for the facility meet building and related requirements under the Code.
4. The Planning Commission takes no position with respect to the issuance of final permits or approvals with respect to the location of the applicant's retail establishment since that authority rests solely with the Board of Trustees.
5. No parking requirements are applicable due to the proximity of the Village parking lot and they have 7 parking spaces provided including 1 handicap space.
6. Hours of operation are consistent with those of nearby businesses.
7. Signage adheres to the Village code.
8. The proposed business will improve the building facade.
9. There will be no onsite consumption, and measures will be taken to ensure no odors are produced.
10. The site for this business is in a discrete location.

Condition:

1. The applicant must meet with the EA Police to obtain their satisfaction that the store will have sufficient security measures employed.

A motion to by Member Castle to approve the application, the 10 findings and 1 condition as submitted seconded by Member Orr, and unanimously approved.

Old Business: Scheduled a October 15th – work session for 7pm at the Village Hall.

A motion to adjourn the meeting at 8:15 PM was made by Member Castle, seconded by Member Simeone, and unanimously approved.

Respectfully submitted,

Melanie Walker
Deputy Clerk