

**EAST AURORA PLANNING COMMISSION**

**REGULAR MEETING**

Tuesday, April 1, 2025

**PRESENT:**

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

**ABSENT:**

Randy West – Chair  
Stacy Oar – Member

**ALSO PRESENT:**

Chris Trapp, Village Attorney  
Rich Miga, Assistant Code Enforcement Officer  
Melanie Walker, Deputy Clerk  
3 members of the Public

Vice Chair Morris, noting that there was a quorum present, thus Alternate Member Izatt will not be needed. The meeting was called to order at 7:00 p.m.

The PC reviewed minutes of the April 1st meeting. Member Castle raised a concern about the last sentence in the minutes: “The primary concern remains that ADUs could drive up property values, contradicting the intent of Single Family Residential (SFR) zoning.” Member Castle stated that there is no established connection between the presence of ADUs and increased property values. He requested that the final sentence be stricken from the record.

The PC agreed to revisit his issue during the scheduled work session on April 15<sup>th</sup>.

Member Hintz moved to approve the minutes as presented. The motion was seconded by Member Ott and unanimously approved.

Member Castle reiterated that the final sentence is not accurate and stated he would follow up with Chair West to address the correction.

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**Bank of Holland – Site Plan  
250 Quaker Road  
Jim Bammel, Architect**

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Vice Chair Morris initiated a discussion of the Site Plan Application to construct an addition and make alteration to the north facade of the building facing Quaker Road, to accommodate an externally illuminated sign. Timothy Dickey, CEO for the Bank of Holland, addressed the PC, noting that the Bank has been located at this site for 22 years and would like to establish a greater presence in the community. The proposed addition to the street-facing side (north facade) is intended to support the installation of new signage.

Mr. Dickey stated that no tree removal is planned as part of this project. However, if any trees are removed, the Bank will plant two new trees for each one removed.

Member Hintz inquired about the lighting, which was confirmed to be downlighting. Vice Chair Morris asked for clarification regarding the columns depicted in the architectural drawings.

Findings:

1. The PC takes no position on the signage.
2. The project does not call for removal of any trees. If trees are removed, the applicant will plant two trees for every one removed.
3. The project design is consistent with the existing Village Code.

Conditions:

1. PC recommends the applicant provide the Village Board with a rendering of the final project.

Based on the findings and the conditions noted above, Member Castle made a motion to recommend Site Plan approval. The motion was seconded by Member Hintz, and unanimously approved.

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### **Accessory Dwelling Units (ADUs)**

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Vice Chair Morris expressed his preference to discuss the topic of ADUs at the upcoming work session on April 15<sup>th</sup> at 6:30p.m., when Chair West is expected to be present. He recommended that the Commission review several previously distributed materials in preparation for that discussion. These include:

- An email from Chair West dated December 8, 2024, which included a discussion on how to define “family” ;
- An article shared by Member Castle on January 1, 2025, from the American Planning Association (APA), and another on January 2, 2025, from AARP;
- A draft proposal on ADUs sent by the Village Attorney’ s office on February 25, 2025, for the Commission’ s review.

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### **Member considerations**

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Member Simeone – none

Member Ott - none

Member Hintz – stated that he plans is to do some research ADU’s and best practices from around the country and will share his perspective with the PC. Vice Chair Morris asked if he could submit his findings prior to the upcoming work session.

Member Castle – inquired with Attorney C. Trapp about the language for short term rental’s and ADUs

A motion to adjourn the meeting at 7:22p.m. was made by Member Ott, seconded by Member Simeone, and unanimously approved.

Respectfully submitted,

Melanie Walker  
Deputy Clerk