

EAST AURORA PLANNING COMMISSION

REGULAR MEETING

Tuesday, July 1, 2025

PRESENT:

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

ABSENT:

Allen A. Ott Jr. – Member

ALSO PRESENT:

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

Chair West, noting that there was a quorum and called the meeting to order at 7:01 p.m. The PC reviewed the minutes of the June 6th meeting. Member Morris motioned to approve the minutes, seconded by Member Izatt and unanimously approved.

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**Touka Kitchen - Special Use Permit**

**16 Buffalo Road**

**Feng Lin**

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Chair West initiated a discussion of the Special Use Permit to remove the existing kitchen from the old Wild Ginger location and connect this space with the Touka Kitchen. Applicant not in attendance PC tabled.

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**Five Below – Special Use Permit**

**123 Grey Street**

**James Boglioli, agent**

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Chair West initiated a discussion with James Boglioli of the Special Use Permit for staging merchandise outside of their storefront for sale. Mr. Boglioli chose not to represent; application tabled.

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**Grey Street Plaza - Site Plan Application**

**123 Grey Street**

**James Boglioli, agent**

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Chair West initiated a discussion of the Site Plan Application to relocate an existing exterior door on the west side of Starbucks to the north to accommodate the tenant layout and landscaping at the ingress/egresses on Grey Street. The applicant spoke about the improvements that will be made with minor modifications, a rear access fire door with a set of steps will be added as a back door emergency exit. Also, will be adding low-lying, salt-resistant landscaping at each entrance to the Plaza. The PC talked about adding non-invasive plantings, which differed from the submitted plans, and deliberated the Findings.

Findings:

Minor changes to exterior commercial building, all will be code-compliant  
Landscaping improvement with noninvasive plantings

Based upon the findings, a motion by Member Castle proposed to recommend the Site Plan approval as submitted, which was seconded by Member Oar and unanimously approved.

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**Subdivision Application**  
**0 Pine Street**  
**Aaron Romanowski, Alliance Homes**

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Chair West initiated a discussion with Aaron Romanowski of Alliance Homes about the Subdivision application to request that the parcel be subdivided into three lots for the construction of three single-family dwellings. Sean Hopkins of ARR Holdings spoke of the mini subdivision and is looking for a recommendation from the Planning Commission to the Village Board. Chair West looked into single family residential zoning requirements for the minor subdivision (Section §227-21 code). There are a few items the application is lacking; the identification of all trees greater than 4" in diameter; and the PC to see all proposed improvements for the subdivision. The applicant spoke to the short 185 ft sewer extension Chair West asked about the sidewalk setback consistent with the apron. PC referred to the section on Minor Subdivision Applications in the subdivision plan book. Member Simeone spoke of the need to keep the tree canopy with no clear-cutting. Small lots and similar to homes that went up on Walnut. PC said the homes must be consistent with the community character of the Village, and ask that the garages not in front of the house. Member Simeone and Member Izatt to visit the site with some Members of the Tree Board.

**Public comment**

Joanne Ryan at the Porterville Road and Pine Street triangle (211 Porterville Road) is concerned about accidents. There are a lot of accidents with no stop signs or crosswalks in this residential area. She has safety concerns; all the driveways are blind on that curve. The next concern is for the trees; we need to keep the trees. 3 houses are too many, this will change the look and change the dynamics of the neighborhood. Also, there is no fencing in this neighborhood. The resident is concerned that fencing will be next and ruin East Aurora Village.

Dan Rahn of 650 Girard Avenue (also owns 690 Girard) is all for progress in the Village but the traffic is terrible. Very concerning getting out of the driveway. The resident agrees with suggestions for a crosswalk or stop sign. Also, concerned about the aesthetics, such as trees being removed and fences going up. Wants to confirm proper drainage is going into the subdivision. The sewer that runs to the property is constantly being fixed. At 650 Girard Street, the water waste system is always full. The resident also feels that 3 houses is too many 2 houses would be better.

Lynn Chimera at the south corner of Pine & Lawrence (170 Pine Street) lot too small for 3 units. They lived there for 50 years and the previous stone house that was there was perfectly situated for that lot. The driveway and traffic situation is going to be a disaster. The residents are concerned about the styles of the subdivision and should be able to see what they are going to look like. People move to East Aurora for the feel of it, they don't come here to move to a cramped subdivision with traffic concerns. Also, the trees are a concern; every possible tree that can stay up should stay up. Which would be easier to achieve with 2 instead of 3 houses.

Sean Hopkins to take a close look at everything and closer look at the neighborhood. In next submission he will list the criteria of the proposed project.

The PC to identify concerns for next submission:

- Chair West referenced Section §227-21 of the Village code, specifically section A.9 – the requirement that the applicant show a survey identifying all trees greater than 4" in diameter and show all proposed improvements on the site.
- PC recommends that the traffic safety committee be brought into the review of the submission to review the residents' concerns over getting in and out of driveways and the general traffic safety of the neighborhood.
- Two members of the Planning Committee and members of the Tree Board will meet with the applicant at the proposed site for review.
- Emphasized to the developer that the Architect develop plans that are consistent with the community character.
- The applicant committed to referring to the minor subdivision application section of the code and provide a thorough and complete application.
- Residence concerned with traffic safety, lot size, fencing, number of homes (3 to 2), drainage, cutting trees, and community character(frontage).

- Minimum lot size and frontage

Based upon the above concerns a motion by Member Izatt to table the Subdivision application which was seconded by Member Simeone and unanimously approved.

**Member considerations:**

Member Simeone – none

Member Ott - none

Member Hintz – none

Member Castle – none

Chair West – none

A motion to adjourn the meeting at 7:59 p.m. was made by Member Hintz, seconded by Member Castle, and unanimously approved.

Respectfully submitted

Melanie Walker

Deputy Clerk