

EAST AURORA PLANNING COMMISSION

REGULAR MEETING

Tuesday, December 2, 2025

PRESENT:

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

ABSENT:

Allen A. Ott Jr. – Member

ALSO PRESENT:

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

Chair West, noting that there was a quorum, called the December meeting to order at 7:00 p.m. The PC reviewed the minutes with a correction for the November 4th meeting. Member Oar motioned to approve the minutes as corrected, seconded by Member Morris, and unanimously approved with 2 abstentions.

Minor Subdivision Application
270 Quaker Road, Village Walk
260 Quaker Road LLC c/o Young Development

Chair West opened the discussion of the application with Sean Hopkins of Hopkins Sorgi and McCarthy, representing Young Development. The proposal is to separate approximately a 12.08-acre parcel from the existing 15.40-acre lot currently controlled by API Delevan. Chair West asked the applicants to walk through the application. The applicant is requesting a Minor Subdivision and subsequently a rezoning of the subdivided property from the General Manufacturing district (GM) to the General Residential district (GR). The current API Delevan facility is not included in the rezoning. The Concept Site Plan is to develop the rezoned site with twelve (12) 2-story 10-unit multi-family residential structures that will be leased at market rates.

The PC determined that they would consider the Subdivision application first, then the rezoning code for the Minor Subdivision application. The PC reviewed the Village Code Subdivision Section and noted that there were several items listed in the code for a complete application that were not included in the application. The PC went over and expects to see the impact on existing conditions that are proposed in the Subdivision application submission. The PC expressed doubts that this project qualifies as a Minor Subdivision, given that modifications of Village infrastructure (roads, sewage treatment plant, etc.) are likely. The PC asked Attorney Trapp to explain the difference between a minor vs a major subdivision, with sections of the Village code read. The PC asked Code Enforcement to re-evaluate the application for possible resubmission. The PC requested that the Public Safety Committee review the one point of egress and ingress for the project. Code Enforcement will submit a request to the Public Safety Committee for review.

The PC opened the floor to public comment:

- Jerry Thompson, 162 Pine Street, owns 158 & 164 Quaker Road. Concerned and need to take a serious look at traffic, sewer, etc. Also emphasized that the zoning of the lots has been reviewed in two large-scale public processes (2002 Comprehensive Plan revision, and 2019 zoning update) and in neither of those did the public express the desire for residential development in this area.
- Harvey Shymanski, 123 Park Place, no one wants or needs this development.
- Sylvia O'Connor, 1012 Mill Road, is not in favor

- Heather Shields, 63 Reed Hill Drive, massive project, not in favor, safety concerns
- Pat Shields, 63 Reed Hill Drive, not in favor, light pollution
- Peter Zittel, 1271 Sweet Road, against rezoning
- Jane Pastor, 222 Hillcrest Road, is concerned with rezoning, not in favor

PC takeaway: Determine which of the subdivision regulations to apply this application under.
Safety Committee to review the project.
Counsel will research the specifics for a Minor Subdivision application.
Counsel will communicate with the Applicant about what is needed.

PC expressed concerns with proposed rezoning including the following. spot-zoning the property - it is problematic and inconsistent with the Comprehensive Plan. The Applicant cannot guarantee who will be living in the subdivision. The units will be leased at market rates, which runs counter to the Villages' interest in serving low- to moderate-income renters, seniors, and families. When the project is scoped, the PC would like to see the builder responsible for infrastructure costs. Does this project set a precedent for other rezoning projects? The PC asked about the hired wetland investigation study and if the Village does an independent study as well. Code Enforcement, Rich Miga replied that Code Enforcement reviews the State and Federal maps, and if there is a concern, they request that the agency provide the corresponding determination documentation.

On the motion to table the Minor Subdivision and Rezone applications by Member Castle, seconded by Member Izatt, and unanimously approved. The Planning Commission meeting was adjourned at 8:43 p.m.

Respectfully submitted

Melanie Walker
Deputy Clerk