EAST AURORA PLANNING COMMISSION
REGULAR MEETING
Tuesday, April 7, 2026

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

ABSENT:
Stacy Oar – Member

ALSO PRESENT:
Chris Trapp, Attorney
Liz Cassidy, Code Enforcement Officer
Melanie Walker, Deputy Clerk
2 members of the Public

Chair West called the April meeting to order at 7:00 p.m. and introduced the Planning Commission members. The PC reviewed the minutes of the March 3rd meeting. Member Hintz had corrections to the minutes. Member Hintz made a motion to approve the minutes as corrected, seconded by Member Ott, and unanimously approved.

Grey Street Plaza – Site Plan Application
123 Grey Street
Matt Oats, Benderson Development

Chair West opened the discussion, the applicant introduce themself: Matt Oats spoke of the quad fixtures and the 2017 variance for the lighting in the plaza. This project would take the lighting down from 149,705 to 72,383 lumens per acre, closer, though still not in conformance with Village code (60,000 lumens per acre). The PC asked if the basis of the original variance was still valid for the new fixtures. The Village Attorney and CEO both stated that the variance "goes with the land," and is not invalidated by the new fixtures. The applicants spoke of their Site Plan Application, which is to replace the existing parking lot lighting with new quad, dark sky-compliant LED fixtures. No changes to the bases, they will be using the existing poles. The way LED light produces energy changes visualization, making it closer to daylight/natural light, which people tend to prefer. Chair West asked if the lights would stay on after the stores closed; the applicant is not sure but would investigate it.

Finding: The proposed lighting upgrade will result in lower power consumption and get closer to the specified lumens in our Village code without sacrificing illumination.

On the motion made by Member Castle to recommend that the Village Board APPROVE the Site Plan Application for 123 Grey Street (Grey Street Plaza) with the finding as submitted, was seconded by Member Hintz and unanimously approved.

At the recent organizational meeting, the Village Board appointed a new liaison to the PC, Chelsea Root, who is also Deputy Mayor. Chair West met with the Mayor yesterday and looks forward to a renewed commitment to the village. The Village Board chose not to reschedule the Public Workshop for 270 Quaker Road on one component of the Comprehensive Plan. Rather, they instructed the PC to evaluate the applications from Young Development for the Sub-Division and the Rezoning based upon the current code. The applications will go off the table and get reviewed by the PC at the next meeting.

Member Morris moved to adjourn the meeting at 7:30 p.m. The motion was seconded by Member Castle and unanimously approved.

Respectfully Submitted,

Melanie Walker
Deputy Clerk