EAST AURORA PLANNING COMMISSION

REGULAR MEETING

Tuesday, June 2, 2026

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

ABSENT:
Geoffrey Hintz – Member
Stacy Oar – Member
Debbie Izatt- Alternate

ALSO PRESENT:
Kevin Rautenstrauch, Attorney
Rich Miga, Assistant Code Enforcement Officer
Chelsea Root - Liaison
Melanie Walker, Deputy Clerk

5 members of the Public

Chair West, noting that there was a quorum, called the June meeting to order at 7:01 p.m. He then introduced the Planning Commission Members. Vice-Chair Morris had a correction to the May minutes, and then Member Castle motioned to approve the May 5th minutes, seconded by Member Simeone, and approved with correction, so carried.

Special Use Permit (SUP) Application

649 Main Street

Peter Sorgi, The Bank at EA

Chair West opened the discussion of the application with Peter Sorgi, project attorney for the new property owner, Carner Development. Counselor Sorgi introduced Rachel Krajewski, President of Carner Development and Dan Garvey, Director of Hospitality. The property is currently operating under the approved development plan and SUP applications for the wedding and event venue, with the SUP approvals dated 2/10/21 and amended on 4/5/21. The current SUP application does not propose changes to those existing approvals; it requests permission to provide restaurant services when the venue is not booked for weddings or events. At the commencement of the restaurant, the proposed hours will be Sunday 11 am-3 pm; Monday through Thursday 4 pm-9 pm; and Friday through Saturday 4 pm – 10 pm. During the hours of operation, the number of employees will be 60, with approximately 15 at any given time, a maximum indoor seating of 230 occupants (180 occupants on the first floor and 50 occupants on the second floor), and outdoor seating (courtyard, walkway areas, and front of building) of 120 occupants. The SUP application also noted low-volume outdoor background music. The PC went over with the applicants the details of the project then went into deliberations.

One member of the public, Chelsea Root, Village Board liaison, spoke in favor of the project, saying that it was an example of adaptive re-use of a property.

<u>Findings</u>:
Appropriate and consistent with current use of the facility
No changes to the exterior of the building
Exterior music is consistent with other nearby uses in the village
<u>Conditions:</u>
Exterior seating will be restricted to the property and in accordance with Village Code

A motion by Member Castle to recommend the Village Board APPROVE the Special Use Permit application for 635 Main Street with the findings and condition as submitted was seconded by Member Ott and unanimously approved.

Chair West then discussed an email from the Mayor containing an outline of the framework the Mayor has proposed for putting out an RFP for the development, revision, and update of the Village's comprehensive plan. The PC preliminarily discussed the document, noting that it was already well-developed and comprehensive. Chair West asked that the PC members continue to evaluate it for further discussion at the next meeting.

Kevin Rautenstrauch, the Village Attorney, introduced himself to the Planning Commission.

A motion to adjourn the meeting at 8:00 pm was made by Member Morris, seconded by Member Castle, and unanimously approved.

Respectfully submitted

Melanie Walker
Deputy Clerk