Village of East Aurora Planning Commission Agenda

Tuesday, December 1, 2026 at 7 p.m.

Call to Order	Chair
Introduction of Planning Commission Members	Chair
Approval of Meeting Minutes - **November 10, 2026**	Chair

New Business

- **260 Quaker Road – Sean Hopkins, agent for property** – Site Plan and Special Use Permit application to construct a two-story multi-family senior housing building with four detached garage accessory structures on an 11.05-acre lot. The building will have 21 one-unit and 97 two-unit types for a total of 118 units, and the site will have 166 surface parking spaces with 24 garage spaces.

- **333 Spring Street – Patricia Bure** – Special Use Permit application to construct an Accessory Dwelling Unit.

- **134 Grey Street – Duc Vu, owner of Varnished Nails** – Special Use Permit application to provide a non-alcoholic beverage service area to the current permitted nail salon (business) tenant space.

- **510 Main Street – Victoria Bowes, pending owner** – Site Plan and Special Use Permit applications for Victoria Bowes, new owner of Charlie's Diner (pending sale) at 510 Main Street. The site plan request is for a vinyl enclosure for the existing front porch/deck to allow seating in this existing area during winter months. The special use application is for the transfer of ownership from Mr. Steven Krastev to the new owner Ms. Victoria Bowes.

Old Business

- Further discussion of the framework for the development of an RFP for the updated Village Comp Plan
- Discussion of next steps to address ADU concerns.

Member considerations

Adjournment

Randy West – Chair
Dale Morris – Vice-Chair
Daniel Castle – Member
Allen A. Ott. Jr. – Member
Geoff Hintz – Member
Stacy Oar – Member
Dave Simeone – Member
Deborah Izatt - Member
Chelsea Root – Liaison
Liz Cassidy / Rich Miga – CEO
Kevin Rautenstrauch – Village Attorney