

EAST AURORA PLANNING COMMISSION  
REGULAR MEETING

February 5, 2019 - 7:00 PM

PRESENT:

Dan Castle, Chairman  
Geoffrey Hintz  
Karen Lee  
Dale Morris  
Bud Babcock, Alternate  
Randy West, Vice Chairman  
Allen Ott Jr.  
Aaron Fisher

Also Present:

Paul Porter, Village Trustee, Liaison  
Bill Kramer, Code Enforcement Officer, Town of Aurora  
10 members of the public

Dan Castle, Chairman, noting that quorum was present, requested a motion to open the February 5<sup>th</sup> meeting of the Planning Commission at 7:00 PM. Member Karen Lee offered a motion to open the meeting, seconded by Member Allen Ott.

Chairman Castle formally introduced new Member Dale Morris, retired planner from Erie County Department of Environment and Planning.

Member Lee motioned to approve the meeting minutes from January 8<sup>th</sup>, with two corrections, seconded by Member Hintz with unanimous approval from the Commission. Corrections requested by Chairman Castle and Member Lee: the approval of the January 8<sup>th</sup> minutes was seconded by Member Lee, not Member Fisher, and one grammatical correction.

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**Tannery Brook Community Association Subdivision of Parcel – 1235 Warren Drive**

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Chairman Castle opened a discussion to review the plans for the 1235 Warren Drive Subdivision. Last month the Commission reviewed a site plan review for the removal of the tennis courts, creation of a separate parking lot and the plans for a future subdivision of a parcel.

A discussion ensued beginning with the need for the subdivision plan to include the location of the structure on the lot. After discussion, it was agreed the placement of the structure on the site would be determined when the purchaser of the subdivided lot applied for a building permit. The Commission requested additional fencing to cut glare from headlights to the surrounding residences. There may be deed restrictions on the property that will need to be addressed. Chairman Castle requested a motion to approve the Subdivision.

Member Lee motioned to approve the Tannery Brook Subdivision Plan with the following conditions:

- Wrapping the proposed stockade fence around the entirety of the pool to provide further screening from the relocated parking lot.
- Resolution of any deed restrictions

Motion seconded by Member Morris.

Ayes: Chairman Castle, Member Ott, Member Hintz, Member Fisher, Member Babcock, Member Lee and Member Morris

Member West abstained.

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**Public Informational Meeting and  
E.A. Planning Commission Informal Consultation  
0/41 Hamlin Avenue – 41 Hamlin Avenue LLC**

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Chairman Castle remarked this is not an official Planning Commission meeting, but an informal discussion and presentation to residents by the applicant. A review of the plans was presented by Peter Sorgi, attorney for 0/41 Hamlin Avenue LLC; Jim Milks, owner of 0/41 Hamlin Avenue LLC; Christopher Wood, Project Engineer and Dominic Palmisano, Architect.

Peter Sorgi, stated the rezoning has been approved for this project and that 40 Buffalo Road is not part of the current 0/41 Hamlin Avenue project. The project is in the development stage. A demolition permit will be applied for and after completion, any necessary clean up will be done. The cleanup will be over seen, the DEC has a file open and Nature's Way will be involved in the clean up process. The developer will present a development plan to the Village Board for review and referral to the Planning Commission. There may be a need to go before the Zoning Board depending upon lay out, it may require a zoning variance. The HPC will be consulted, not for the building, but the property was part of the former Cicero Hamlin Farm. The storm sewer drain will be extended to flow to the end of the street, and will meet DEC requirements. There will be two buildings, a maximum of eight units, the condominiums will be one and one half stories, owner occupied. The front of one structure will be in line with the current residences on Hamlin

Avenue. The project is in compliance with the Village's comprehensive plan, diversified and affordable housing of this type.

Planning Board and neighbors of the site discussed the following issues. Draining will not be an issue and there will be an underground drain. Reaffirmation that the cleanup will be completed with overview and approval by DEC. Nature's Way, a private company has also been enlisted for overview. The project may need a zoning variance due to setback requirements; it will go before Zoning Board of Appeals if needed. They have reviewed with Bill Kramer, Code Enforcement Officer. The fire code turn around will be in the project, along with a fire hydrant. Concern of neighbors' privacy was discussed, asking for fence or trees between the project site and the neighbors. Mr. Sorgi stated the privacy matter will be taken into account when plans are developed, including window and driveway placement, as well as screening around the site. The developers are open for discussion regarding the screening. The preliminary design of the exterior of the buildings is a stone and Hardie Plank. The project plans are to design the buildings to blend in with the look of the Village and bring in the Cicero Farm heritage. The lighting plans will be more residential, than plaza type lighting. The condominium units will be between 1,700 to 2,100 square feet. The methods for snow removal and garbage removal would be part of the items handled by the condominium association.

Chairman Castle noted both the public informational meeting and the Planning Commission informal consultation were covered by the discussion.

A brief discussion ensued regarding the status of the Hamlin Park project. The Village owns the park and maintains the pavilion while the Town maintains the land. Village Trustee Porter is looking to form a committee of both Village and Town residents to facilitate communication of ideas and plans for the park.

Member West motioned to adjourn at 7:50 pm. Seconded by Member Hintz and carried unanimously.

Respectfully submitted,  
Mary Ann Arnold  
Deputy Clerk Treasurer