

MINUTES OF A MEETING AS HELD BY THE
TOWN OF AURORA
PLANNING AND CONSERVATION BOARD

January 4, 2012

Members Present: Donald Owens, William Adams, Timothy Bailey, Dick Glover, Al Fontanese, Laurie Kutina, Chuck Snyder, Steve Mayer, Jim Griffis

Members Excused: William Voss

Others Present: Ned Snyder, Deputy Town Atty
Greg Keyser, CRA Engineering
Patrick Blizniak, Superintendent of Buildings

Chairman Don Owens presided over the meeting which began at 7:00 p.m. at the Town Hall, 300 Gleed Avenue, East Aurora, New York. Bill Adams opened the meeting with the recitation of the Pledge of Allegiance to the Flag.

Bill Adams made a motion to accept the minutes of December 2011. Dick Glover should be marked as excused. The motion was seconded by Tim Bailey. Motion carried.

Dave Majka has applied to be a PCB alternate. Town Board is voting this month at the Town organization meeting.

New Business: ODA Sweet Road – site was split before adoption of the ODA code. The parcel is 9.7 acres. This application has not officially been referred by the Town Board. The access road (at the road) is shared by multiple homes which were built prior to the TOA ODA code. This site verges to the east of the main access road and it starts wide and narrows down to 8'. Michael Borowiak with Nussbaumer & Clarke, is representing Ryan Donovan, owner of the parcel. He bought this parcel and 1064 Sweet, (directly south) which has access at the road. This site will be served by public utilities (gas, electric, cable & water) thru 1064 Sweet. A hydrant is on the road west of 1064 Sweet Rd There is no Federal or state wetlands. The topography is a 3% slope in the W/NW direction; therefore the water will be taken away from the foundation. The placement of the dwelling will be centralized on the lot but not guaranteed because the property will be sold in the near future. The driveway will be brought into ODA Code. The main access road coming off the street is paved. The site is relatively flat, convex and gently sloping. There is positive grading away from property. There is a pond to the east and drainage heads north. The drainage way crosses Mill Road toward N/NW direction. The parcel is basically an open field containing a barn and shed which will probably remain. The first curve of the access road is tight for emergency vehicles. The driveway from this parcel would create a 'T' onto the access private road. The driveway shown on the plans represents a drive currently in place. Maybe a large apron or flair could be used for this driveway entrance. A number of the houses that use this access road have a sprinkler system per Pat Blizniak. Many PCB members are questioning whether the hydrant on Sweet road will be sufficient pressure? And would the distance that the hose is laid be a factor? First Student Bus Company reports that all students

living off the access road are picked up at Sweet Rd. Their buses do not drive in. The driveway will be 20' gravel. Fire protection is a concern among the PCB members. This property is located in the EA fire district. A ZBA variance will be needed if the location of the house remains because the barn & shed will be in front of the dwelling. Pat Blizniak will talk to the EA Fire Chief.

Bill Adams made a motion, seconded by Al Fontanese, to table this application until next meeting, requesting a recommendation from the fire chief regarding the access and water.

Aye – all

No – none

Motion carried

The fire district should be an interested party to all ODA's. This will be added to the ODA submission requirements.

General business:

Don Owens would like to tour the town with the PCB members to view neighborhoods when daylight is longer.

Don Owens invites all PCB and TB members for a tour of the Heritage Discovery Center at 100 Lee St, Buffalo, which is a railroad museum on January 16th.

Dick Glover and Jim Griffis will miss the February meeting.

A motion was made by Dick Glover and seconded by Tim Bailey to adjourn at 8:05PM.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY, February 1, 2012 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK