

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

March 7, 2012

PB Members Present: Donald Owens, William Adams, Timothy Bailey, Laurie Kutina, Al Fontanese

PB Alternate Members: Chuck Snyder

PB Members Excused: David Majka, William Voss, Dick Glover,

Non-Board Present: Ned Snyder, Deputy Town Atty
Greg Keyser, CRA Engineering
William Kramer, Assistant Building Inspector

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

Tim Bailey made a motion to accept the minutes of February 2012. The motion was seconded by Bill Adams. Motion carried.

Chuck will be an acting PCB member tonight.

Update from Code Committee:

They are reviewing R-1, R-2 and R-3 districts. Maybe have Not-for-profit move to R-3 district with Town Board approval. They are researching information about daycares such as 'D' allowed per NYS and 'E' can be permitted in any district. Also what encompasses a daycare such as number of students/children? Some of the permitted uses listed in proposed RR district will be combined with the A-agriculture district. When the committee reviewed the proposed RR district, they don't want to completely change to a different district, just incorporate into the A district. They are really trying to incorporate into current code. The action of changing into a different district would create backlash from the community. They do not want to change boundaries. The Town of Aurora (TOA) has the 'right to farm' law in place. The committee wants to discuss livestock near a residence. Currently the A district is the largest in TOA and it takes on all the above zoning per the Table of District Regulations. Is the A district for farming or animals?

Don Owens indicated that Federal and NYS wetlands are expanding in the Town of Aurora. This will have an impact on all development and in some cases converting forests into cultivated fields.

The committee is looking to create concentric rings as you go farther away from the village. A public hearing with TB approval is needed for any changes to current zoning or adopting a new district. They want to make the map work with the regulations, not the other way around. They will put the regulations in place and then create map.

Some PCB members are concerned that the A district should be reduced not increased because A is not used for agricultural purposes anymore. A question was posed as to how likely the land that was once used as agriculture purposes become or go back to actual farming? If not farmed in the last decade, the more difficult and expensive it would be to bring back. If there are truly places to farm, they need to be protected with an A district zoning.

PCB would like to hear the progress of the committee as well as give feedback for Tim and Chuck (as PCB representatives) to take back to the meetings. Tim and/or Chuck will update the PCB at each of their meetings. The current TB would be the best bet in getting these changes passes therefore time is an issue. Wendy to check to see if there are any new A district regulations similar to the proposed RR matrix that was created.

The EAFD's concern with Sweet Rd ODA is that all properties using that same ingress/egress should be numbered for direction to each property. An ODA land parcel creates more runoff issues.

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

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY, April 4, 2012 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK