

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

July 6, 2011

Members Present: Donald Owens, William Adams, Timothy Bailey, Jim Griffis, Al Fontanese, William Voss  
Members Excused: Dick Glover, Laurie Kutina  
Others Excused: Ned Snyder, Deputy Town Atty  
Others Present: Greg Keyser, CRA Engineering  
William Kramer, Asst Building Inspector  
Jolene Jeffe, Supervisor  
Sue Friess, TOA councilwoman  
Jim Collins, TOA councilman  
Jim Bach, TOA councilman  
Ronald Bennett, TOA attorney  
Martha Librock, Town Clerk  
Bryan Smith, TOA engineer, CRA Engineering

Chairman Don Owens presided over the meeting which began at 7:00 p.m. at the Town Hall, 300 Glead Ave, 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 June 2011. The motion was seconded by Al Fontanese. Motion carried.**

Bill Voss and Chuck Snyder will be voting member for this meeting.

**New Business:** **ODA for 829 Willardshire**

The applicant, John Rice, wants to split an 11 \_ acre parcel into two with one being 6 \_ acres (with the house-front parcel) and the other at 5 acres. Mr. Rice has indicated that there will be deed restrictions on both parcels to ensure no further subdivision of the lands. Don Owens walked to property with the applicant. Don Owens noted that there are less than 10<sup>th</sup> of an acre of wetlands near the driveway. The driveway is near a curved part of Willardshire, so the traffic would be slow around the curves. Visibility may be an issue so vegetation may need to be cut. There is no developer for the back parcel, therefore house placement is not known. So when the back lot is developed, an additional ODA approval will be needed. There are steep slopes in the very rear of this parcel. Pat Blizniak, Superintendent of Buildings reviewed the application and noted that there needs to be a turn around according to NYS appendix D as stated in TOA Section 79. Also, any water source and fire hydrant location needs to be marked as well as the direction of the drainage on both parcels. The application includes information about the grade

of the driveway: 10% grade for the first 500' of driveway, 5% grade for 500-900' of driveway, 1% grade last 100' totaling 1000' of drive. No public water is available, no wetland issues and there are no flood plains at this location.

**Al Fontanese made a motion, seconded by Bill Voss to recommend approval by the Town Board with the condition that an additional review take place when the back lot is developed.**

**Aye – all**

**No – none**

**Motion approved**

**Old Business: Master Plan meeting with Town Board members**

Don Owens opened this part of the meeting. He stated that the Town of Aurora (TOA) needs a Master plan in order to rezone and justify that rezoning. Most of the TOA is A-agriculture with no protection. The current land use is mostly residential with some agriculture, very little and scattered business and industrial use is almost non-existent. There is fewer numbers of people in each household today which is reflected on a graph prepared by CRA's Greg Keyser. The lack of sewers/infrastructure equals controlled development. Most of the water lines in the TOA are newer. Many lots that are long and narrow and only the area nearest the roads are being utilized. Some of the drainage ways are near capacity. Some good examples of this are Davis Rd at Ellicott (Cazenovia Creek) and north of the village at Tannery Brook. There is some good information to be pirated from the original Regional Comprehensive Plan (RCP). The areas of wetlands are increasing in the TOA and the definitions are changing. Army Corp defines wetlands by soils, vegetation and hydrology. Because of expanding wetlands, some properties that have been used for agriculture in the past will never be used again for that purpose. Martha Librock stated that agriculture means more than farming the land. For example, animals and greenhouses are a permitted use without having to dig up the land. Don Owens will create a soil map showing the likely wetlands. When wetlands increase, the parcels get labeled which makes them essentially worthless. PCB feels the RR district (which would be a new district added to the table of district regulations) is a simple transition. 70% of towns in NYS have a comprehensive/master plan as of 2004. Jolene asked what the immediate value would be. Do we need a consultant? Is background work done? What kind of funding is needed and would a CDGB grant be used? A county grant was applied for in 2010 but the TOA did not receive it. The deadline for this year is Sept/Oct. Wendell Duscher quoted \$35,000 for consulting. Unfortunately, \$35,000 is not available to work on the Master Plan. State regulations have replaced the work 'Master plan' with 'comprehensive plan'. When Emmanuel prepared their Master plan information in 1985, it was \$80,000. Don Owens will contact Wendy from Wendel for a new proposal to update for the current grant application. Tim Bailey thinks a 'pros & con's' list would be helpful. Patrick Blizniak thinks that making changes to current table of district regulations per Bill Kramer would be easier for the public to handle as opposed to all at once. The Open Development Area code (ODA) has been a step forward to ease into overview of the use of the rear part of parcel with houses on the road and open acreage behind. Ron Bennett stated that the district regulations can be changed without a Master Plan. The ODA would create density in smaller area. Currently, the TOA's commercial development is limited to 55,000 square feet. Steep slopes, wetlands and no sewers are controlling factors currently in

place for big development. The Town board has been challenged 3 times since the adoption of the code and the Town has won all three cases. A group should be established to work on zoning changes but should on the regulations first. Most zoning tables are cumulative unlike the TOA. The Table of district regulations should be incorporated into the actual code book. The thought of the evening was to form a commission to be comprised of the Building Department, two Planning board members and their legal counsel, two zoning board members, the Town Clerk, Town Engineer and two Town Board members. The commission should be in place by this September.

A motion was made by Al Fontanese and seconded by Tim Bailey to adjourn at 8:30PM.

**THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY, September 7, 2011 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK**