

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

February 2, 2012

PB Members Present: Donald Owens, William Adams, Timothy Bailey, Dick Glover, William Voss

PB Alternate Members: Chuck Snyder, David Majka

PB Members Excused: Laurie Kutina, Al Fontanese

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

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.

A motion was made by Dick Glover and seconded by Bill Adams to void the following from the January 2012 minutes due to Jim Griffis not being an eligible voting member:

A motion was made by Laurie Kutina, seconded by Jim Griffis that the PCB is concerned with the width of the whole access road used to access 1032, 1034, 1036, 1038, 1040 and 1040A Sweet Rd.

There are deficiencies in the road for future development and emergency purposes with its sharp curves and narrowness. **Aye – all No – none Motion carried**

Bill Adams made a motion to accept the minutes of January 2012. The motion was seconded by Dick Glover. Motion carried.

Comments from the audience:

Joanne Hameister had concerns regarding the driveway width and its curve along with the closeness of the fence along the properties line. She also brought up drainage.

Old Business: ODA – Sweet Rd

Mike Borowiak from Nussbaumer & Clarke is the representative of Ryan Donovan, property owner. This parcel is 9.7 acres. There are two out buildings currently on the property. The public utilities (water, gas, electric, cable) will be accessed thru 1064 Sweet Rd. Also, there is a hydrant located at the western property line that can be used. The placement of the house is located in the center of the property on the site plan. The water flows in the NW direction. There is northwest drainage with no impact to surrounding properties because of the natural drainage. There are no wetlands. There is a 2-5% slope. Mike spoke with Craig Thrasher from the East Aurora Fire Department to clarify questions regarding a memo from the EAFD regarding access. EAFD's concerned with driveway accessing this parcel is the turning radius for the fire trucks to use during emergency situations. Mike presented a new driveway layout that shows a sweeping

curve to give a gradual turn onto the driveway. The access driveway to this parcel would be 20' all the way back to the house. EAFD also recommends in their memo the house use a sprinkler system. The size of the sprinkler pipe will be designed by architect or engineer at the time of the house design. EAFD says a 1" water line will give support thru one head. That 1" line will restrict the development to one house. There was a question whether there is a culvert pipe and Bill Kramer thinks there is a 12" pipe under the main access road but not sure exactly where – maybe a swale near the 2nd house (1030 Sweet??). CRA's memo addressed the drainage system in that it will have no adverse impact. The current property owners will be selling the lot and wants this to be 'building ready' when sold. The EAFD will be sending letters to all the residences using this access road expressing their concerns.

A motion was made by Dick Glover, seconded by Bill Adams that the Town Board approve this Open Development Area application with the following conditions:

-to receive EAFD's recommendation regarding the new driveway layout and the turn around at the time of development of the dwelling

Aye – all

No – none

Motion carried

Code Committee:

There has been one meeting since the last PCB meeting. They want to finalize the "R" district review before moving forward with the "A" district review. They need to define 'professional' such as advanced education, skilled, etc as well as a description for placed of worship. The next meeting is Feb 13th. The location of the districts aren't changing, just the definitions. The TOA lot size needs to meet Erie County Health Dept regulations. "RR" district will not be introduced. The lot size deductions will remain if sewered but most of TOA is not sewered. Most examples of the tweaking of the regulations: minimum square footage of lot size and dwelling, accessory building height, height in proximity to lot size/lines. These tweaks will be presented to town board first and they will be done all at once. Baby steps may be less controversial and get done quicker. The code committee will address property maintenance code and junk cars to create and/or update.

The July 4, 2012 will be changed to July 11, 2012.

A motion was made by Dick Glover and seconded by Bill Voss to adjourn at 8:15PM.

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