

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

July 7, 2010

Members Present: Donald Owens, Timothy Bailey, Jim Griffis, Al Fontanese, William Voss,  
Dick Glover

Members Excused: Steve Mayer, William Adams, Laurie Kutina

Others Present: Ned Snyder, Deputy Town Atty  
Greg Keyser, CRA Engineering  
Jolene Jeffe, Supervisor  
Jim Collins, TOA councilman  
Jim Bach, TOA councilman  
Bill Kramer, Code Enforcement officer/Asst Bldg Inspector

Chairman Don Owens presided over the meeting which began at 7:00 p.m. at the Town Hall, 5 South Grove Street, East Aurora, New York. Don also opened the meeting with the recitation of the Pledge of Allegiance to the Flag.

**Jim Griffis made a motion to accept the minutes of May 2010. The motion was seconded by Dick Glover. Motion carried.**

Bill Voss is an official member tonight for voting purposes.

**Comments from audience:**

Neighbors are concerned with the re zoning of 232 Ellicott Rd because of the abandoned vehicles. Lambert Enterprises may be a business that is run out of this site because the neighbors at 244 Ellicott have been visited by Carquest. They are concerned about the fence that was required to be installed per the ZBA approval for a special use permit allowing for used car sales. The fence is not completed and there are more cars than were allowable per the ZBA decision.

**Old Business:** Re zoning of 232 Ellicott Rd

The building department has reviewed the property as requested by the neighbor. The SEQR short form was done and EC Planning has responded with concerns, such as verification of adequate sanitary waste treatment/septic system and if there will be a need for a food service permit.

**Jim Griffis made a motion to table this issue until all the paperwork is handed out and the applicant is present. The motion was seconded by Dick Glover.**

**Aye – all**

**No – none**

**Motion carried**

**New Business: Beverly Hills Teddy Bear Company**

Peter Sorgi, who is representing the owner, asked to meet with the PCB members for an informal discussion on a proposed business located at 1196 East Main St. The property is owned by David & Michelle Socha. The property consists of a house and an accessory building which sits on 83 acres. They also own an adjacent parcel of 10 acres of vacant land. Both the parcels are zoned A-agriculture. This company is looking for a permanent location close to his residence. The operations are currently on Elm St/Persons St in the Village of East Aurora. The structures used for the business would not be visible from the road because of the topography. The use would comply with section 116-32, *Shopping and industrial centers*. This type of business use would fit under the 'industrial center'. There is currently a 5,000 square foot building that would be utilized for office space but would like 10,000 SF building. The company would not manufacture at this proposed location. They will have storage and offices. There may be wetlands on the property located at the furthest northern part of the parcel. Dick Glover believes some pitfalls would include traffic, septic-sewer issues and if it fits in the TOA growth plan. There is currently no comprehensive/master plan in place. This property is identified as R-1 in the front and RR in the rear on the Comprehensive Development Map which has not been officially adopted as part of the Master Plan. Peter Sorgi wants feedback from PCB if this is an ideal use from the 'land use' perspective. Public water is available as well as sewer per the assessors system. The owners want to apply for a special permit as opposed to rezoning the property. Such a business will increase the tax base.

**Other Business:**

NYS training - All the PCB members need the 4-hr required NYS training. Don Owens asked the Supervisor to inquire about training near East Aurora or create a training class for them to attend.

Master Plan – Don Owens talked about needing grants in order to commence this adoption. Preparation should be short, comfortable to the community and have little change. The current 'A' zone is loose and open. Jolene Jeffe mentioned that the Town board and PCB should meet so that the TB can understand the history with the current standpoint to help the TB decide on whether to undertake this as well as the process involved to accomplish the adoption. They would also know who and how to spearhead such an endeavor.

ODA – over sight by building dept that permit was issued for new dwelling on a flag lot. Property owner will apply to TB for review. The access is 80' with 20' hard surface which is used for another parcel. There is a circular driveway at existing home to the rear. There are 12" culvert pipes under the drive and also culverts up the driveway as well. There are steep slopes to the west which are sloping to the east. Drainage would be the main concern. There is a easement/maintenance agreement in place.

**A motion was made by Dick Glover and seconded by Tim Bailey to adjourn at 8:30PM.**

**THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY, August 4, 2010 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK**