

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

December 1, 2010

Members Present: Donald Owens, William Adams, Timothy Bailey, Jim Griffis, Laurie Kutina, William Voss, Dick Glover

Members Excused: Steve Mayer, Al Fontanese

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, 5 South Grove Street, East Aurora, New York. Bill Adams opened the meeting with the recitation of the Pledge of Allegiance to the Flag.

The November minutes were not sent out so they will need to be approved at the January 2011 meeting.

Laurie Kutina and Bill Voss will be acting members tonight.

Old Business: Reed Hill proposed subdivision – Peter Sorgi withdrew his request from this meeting because there are several things that make the Final Plat incomplete. Laurie Kutina asked if all 33-lot will be developed even though some lots have limited space to build. The answer is ‘yes’. Dick Glover asked about the landscape plan, lighting plan and hydrant placement before the final plat approval can be given by PCB. Sewer issues are still being resolved by the applicant.

Grant application for Master Plan – there was a scope meeting with the people associated with applying for this grant. Town of Aurora has a good chance of being considered. ECDEP and Supervisor of Clarence are on the committee board.

New Business: Tri-County Tool Site Plan Review on Olean Rd (SBL# 176.00-4-1.11)– This property is zoned “B-2”. Wetland delineation was done by Earth Dimensions and confirmed by Army Corp of Engineers. There is one big area that is jurisdictional and one near Lapham Rd. John Schenne, (JS) is the consulting engineer and geologist for the applicant, Tim Sonner, from Tri-County. The property is currently owned by Beverly Stewart and Janet Powell. The current property owners have provided an agency letter for Tim to represent them in this application. Tim Sonner is planning to purchase the entire parcel and use the entire building for his business. The Federal wetland laws will be complied with for this project. There will be a minimum impact on the wetlands. The applicant proposes on impacting less than 0.1 acres of wetlands, therefore qualifies for a nationwide permit. There will be a bio filter put in place to comply with NYS regulations. 24X24 culverts will be used for the water coming from the bio filter to reduce

the volume of water going across the street. Also, future parking and expansion have been considered. There are no plans for a driveway off of Lapham Rd. The driveway poses no problems for ingress & egress of emergency vehicles. The survey submitted shows a block building sized at 40X88 and 48X60 to be used as a showroom and warehouse. The heavy equipment will be kept on the pavement behind the building but not all equipment will be kept on the pavement. Another outdoor storage area will be gravel. The parking lot will be paved. The septic will be sand filter is of similar design as used in a 3-bedroom home. Bill Adams inquired about runoff which JS replied that sheet water with down spouts will be used to go across the parking lot from the south side of the building and then go downhill. This will follow the natural drainage of the land and end at DOT culverts at the road.

Greg, CRA, created a memo from his preliminary review of the information submitted. Four points were made as follows:

- 1) A SWPPP will need to be done because more than one acre will be disturbed. John Schenne is aware of this and will work on the application.
- 2) Wetland Impacts – JS has consulted with Army Corp of engineers as well as Earth Dimensions for the impact areas as well as the regulations associated.
- 3) Building Elevations – JS submitted building elevation drawings showing the east, west, north and south side showing the height and design of building.
- 4) Signage – Signs should be in accordance with the Town of Aurora code. The TOA does not allow signs to be internally lighted which shows on the submitted plans. John Schenne stated that the sign would be change to be conforming.

JS went on to say the lighting on the building would be photo cell wall packs with a square box to shoot the light down and out to go on at dusk for security. There will be 9 parking spaces which includes one handicap spot. There are no hydrants marked on any drawings. PCB members want to know where they are located. Utilities (gas & electric) will be run from Olean Road. One will be above ground and the other underground. JS has a revised drawing allowing for greater buffer in wetlands for utilities. The landscape will be around the building but not anywhere else to achieve the ‘green space’ look.

A motion was made by Dick Glover, seconded by Jim Griffis to recommend the approval of the Site Plan Review for Tri-County Tools on Olean Rd with the following conditions:

Fire protection service (hydrants) to be detailed/located and SWPPP paperwork to be completed as per the SPR checklist and CRA’s memo.

Aye - Bill Adams, Dick Glover, Tim Bailey, Bill Voss, Laurie Kutina, Jim Griffis

No – None

Abstain – Don Owens

A motion was made by Bill Adams and seconded by Dick Glover to adjourn at 7:40PM.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY, January 5, 2011 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK