

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

January 5, 2011

Members Present: Donald Owens, William Adams, Timothy Bailey, Jim Griffis, Al Fontanese, Laurie Kutina, William Voss, Steve Mayer, Dick Glover
Others Present: Ned Snyder, Deputy Town Atty
Greg Keyser, CRA Engineering
Patrick Blizniak, Superintendent of Buildings
Jeff Harris, TOA councilman

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.

Jim Griffis made a motion to accept the minutes of November 2010. The motion was seconded by Bill Adams. Motion carried.

Dick Glover made a motion to accept the minutes of December 2010 with one correction: replace 'change' to 'changed' on 2nd page under 'Site Plan Review-Tri County Tool. The motion was seconded by Tim Bailey. Motion carried.

Steve Mayer has formally resigned as a planning board member but will remain as an alternate to the board. Laurie Kutina will be the new planning board member with her term expiring 2012. Jim Griffis will remain on the board for another term expiring 2017.

Reed Hill (JH/Quaker) proposed subdivision – the TB referred the final plat to the PCB on August 9, 2010 with contingencies detailed on checklist created by CRA. Those items have not been completed yet. When they are complete, the PCB will review the final plat.

ODA proposed changes- In the code, the number of copies to be provided has whether the application is for a single lot or multiple lots. Section 4 D and E have their titles switched. Section 5 A “...*in accordance with the Town Board recommendations or the approved construction detail sheet, the applicant and the **bonding** company will be jointly....*” needs to remove the word ‘bonding’ since the entire bonding section has been removed. Section 8 “...*shall complete improvements to the satisfaction of the Town Engineer or **post a performance bond sufficient to....***” Needs to remove the words ‘or post a performance bond’ for the same reason as above. The changes made throughout the code are meant to make a more usable/applicable code. These changes came about after a meeting among Supervisor Jeffe, Town Clerk Martha Librock, Super of Buildings, Pat Blizniak, Don Owens and Wendy Potter-Behling.

A made a motion by Tim Bailey, seconded by Jim Griffis to table the review until all the members have had an opportunity to review the proposed changes.

Aye – all Motion carried.

Subdivision proposed changes: The only changes proposed so far to the subdivision code are:

- Under Section 99-4 Delete definitions of Major Subdivision and Minor Subdivision
- Throughout the code change the number of copies required to be submitted by the developer from 12 to 20.
- Attachment 1 (fee schedule) - remove “A. Major subdivisions wording and all of section B.”

The PCB members discussed whether they think divisions of 2 to 4 parcels should still be reviewed, therefore not eliminating the definitions of minor and major. Pat Blizniak would prefer to eliminate the definitions. The building dept, nor the Town Clerk, has collected any fees associated with the fee schedule as listed in Section 99 attachment 1 since at least 2005. The ODA process covers parcels that are split with insufficient road frontage. Don Owens believes that water management is an issue. The building dept currently does not require drainage or grading plans be submitted when applying for a permit. The building dept deals with drainage/water runoff by visually inspecting as the project progresses. The bldg dept does not inspect the ditches or culvert pipes when a new dwelling is built. There is currently no form of measurement to use for such inspections. Greg Keyser stated that natural scale, location and control thru zoning conversations would be done as part of the development of the Master Plan. The Master plan needs to be started this year. Comments from Greg Keyser, Ned Snyder and Pat Blizniak will be received to further discuss this issue at next months meeting.

General – The Master plan (MP) should be in place by the next building cycle which may be within 4/5 years. Financial help may be available thru grants, which Supervisor Jeffe and the TB are seeking. New zoning codes can be adopted thru the MP. Greg will check with Bryan Smith about the RFP status. Wendel has presented a proposal to the TB for development of the MP.

Don Owens has volunteered to be a TOA representative on the Erie County Environmental Management Council. Peter Sorgi is currently on the board. Don feels it is important for the TOA to be represented.

The TOA conservation board has, in the past, been mindful of areas prone to steep slopes, land slides and flooding by reviewing areas with such restrictions/limitations. Grey Keyser will prepare a current map outlining these areas, aka conservation overlay districts, which are part of the MPs’ proposed comprehensive development map. The TOA has a lot of natural drainage ways that are overloaded when the rain falls and snow melts that can cause many problems.

A made a motion by Don Owens, seconded by Jim Griffis to have CRA compose a map specifically with the conservation overlay districts.

Aye – all Motion carried.

A motion was made by Bill Adams and seconded by Steve Mayer to adjourn at 8:45PM.

**THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY, February 2, 2011 AT
7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK**