

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

May 4, 2011

Members Present: Donald Owens, William Adams, Jim Griffis, Al Fontanese, Laurie Kutina,  
William Voss, Dick Glover, Chuck Snyder

Members Excused: Timothy Bailey

Others Present: Ned Snyder, Deputy Town Atty  
Greg Keyser, CRA Engineering  
Patrick Blizniak, Superintendent of Buildings  
Jeff Harris, TOA councilman  
Jim Collins, 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.

**Bill Adams made a motion to accept the minutes of April 2011. The motion was seconded by Al Fontanese. Motion carried.**

**Old Business:**

One lot subdivisions – The Town Board will hold public hearing for changes of the Subdivision code (remove ‘minor’ and ‘major’ definitions) and changes to the ODA code at the same time. The TB will wait for the PCB’s ODA recommendations before holding the hearing.

ODA – there was much discussion regarding ‘immediate’ and adequate’ road frontage as it reads in the definitions for ‘Open Development Area’ and ‘Single lot ODA’s’. Ned Snyder will review Town law 277 to see how the law relates to the above words.

**Dick Glover made a motion to update the changes and redistribute to the PCB for their review, seconded by Al Fontanese.**

**Aye – all                      No – none                      motion carried**

Drainage plan – Patrick Blizniak prepared and distributed some specifications relating to a drainage plan to be used to educate homeowners as well as a checklist that will be used by the building department when new homes are built. He found the Town of Amherst has a drainage code and it’s quite ambiguous. Drainage is a big problem in the Town of Aurora and how it affects not only one specific parcel but also how it affects the neighbors. The PCB will review the handout from Patrick and discuss this at the next meeting. The intention of the Building Department is that the drainage plan need not become an actual code but be used for information. Swales, French drains, bubblers and/or detention/retention ponds are possible solutions to drainage problems.

Master Plan – need major input from PCB and others. Supervisor Jeffe posed several questions to the PCB members for them to address. Supervisor Jeffe and the TB need answers to these questions for to educate them as that they can present the MP correctly and soundly to the public. The Town of Aurora is in danger without a MP in place. Without it, zoning is open ended. Money is a large factor in developing and adopting the MP. The Town of Henrietta's MP, which they just adopted, is 300 pages. The PCB members will write their comments and answers to bring for discussion at the next meeting.

**Other Business:**

The developer of Reed Hill subdivision, who owns Union Concrete, supports the sidewalks connecting the development to the current sidewalks in place on Quaker Road. His support may mean monetary as well. Peter Sorgi, attorney for developer, is in favor also but questions who will pay for it. The cost is roughly \$12,000 for 700 feet of sidewalk. The entire sidewalk will be in the ROW. Melissa Dispenza, 431 Quaker, is not in favor of sidewalks for multiple reasons which she addressed in a letter to the PCB and TB. A letter will be drafted by Ned Snyder, address to the TB, stating the PCB is in favor of sidewalks. ECHD will address the septic issue. Lot #1 has been questioned whether a setback would be needed. This may not be an issue when calculating the measurements taking into account that the address of that parcel will need to be Quaker Rd and the new road will be the front-side yard. The setback from the new road for the front-side yard will need to be 45' and the eastern property line will be the side yard which requires 20' setback.

A motion was made by Jim Griffis and seconded by Laurie Kutina to adjourn at 9:15PM.

**THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY, June 1, 2011 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK**