

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

September 7, 2011

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

Members Excused: Jim Griffis

Others Present: Ned Snyder, Deputy Town Atty  
Greg Keyser, CRA Engineering  
Jeff Harris, Town Councilman  
Patrick Blizniak, Superintendent of Buildings

Chairman Don Owens presided over the meeting which began at 7:00 p.m. at the Town Hall, 300 Gleed Ave, 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 July 2011. The motion was seconded by Laurie Kutina. Motion carried.**

**Bill Voss is a voting member tonight.**

**New Business:** ODA for Mint Meadow

The applicant is Gordon Reger AKA Billington Road Properties LLC who resides at 460 Buffalo Road (Mari Land Trust). Reger (Mari Land Trust) also owns the property to the northwest. Jordan Litwiniak, Reger Holdings LLC, is his agent for tonight's meeting. The ODA is for 3 lots, one to the north of Mint Meadow and two to the south. The size will be approximately 1 acre each. The plans indicate a 120' hammerhead access to meet NYS fire Code. There is no sewer so septic approval will be needed by ECHD. (SEQR Part I #25 needs to be updated to reflect this) No public water is available thru the Town of Aurora and Town of Elma is not economically feasible. There are no hydrants because here is no water on Buffalo Rd. Currently there is a paved area of approximately 300' X 66 on Mint Meadow. It is gravel beyond that that is used by two existing dwellings. A soil survey indicated it to be till, which are stable. Per applicant, there have been no soil boring samples taken. The drainage slopes to the northeast mostly which flows to Bowen towards the east. The National Wetland Inventory (NWI) map shows no wetlands. The existing swale is draining into wetlands on an adjacent parcel owned by Reger. The map does show Darien soil which has wetland inclusions. The water table depth is 6' and it is not located over aquifer which questions where the water will be drawn for the septic. The current lot is 14.62 acres located in the Town of Aurora. The rest of the acreage after the ODA splits will remain open and the current owner does not plan to sell it rather they will use it for recreational purposes. The proposed access for the splits will be 66' that extends up to the turnaround with is a distance beyond the ODA lots. Apparently, ECHD needs a well on site before they can do their perk test, per Jordan Litwiniak. There are no ponds on this or adjacent

property. The PCB may need to recommend sprinklers in the house or a retention pond. If this is deemed a Type I action, then lead agency will need to be determined. If it is an unlisted action, lead agency is optional. Wetland delineation should be conducted by the Army Corp of Engineers because wetlands cannot be impacted without a permit from them. Delineation should be for the area that is being developed including the driveway/access area. The survey of the adjacent property should be provided to show drainage and where the wetland areas are indicated. The applicant needs to provide more information on wetlands, topography and drainage (how much is being drained as well as the flow). When the Army Corp of Engineers delineates wetlands, their report is good for 5 years. The NRCS office behind the USPS (Quaker Rd) can help with runoff indication/indicators.

**Bill Adams made a motion, seconded by Tim Bailey, to table this application until the following is provided:**

**Wetland delineations and an indication of drainage volume and direction/flow**

**Aye – all**

**no – none**

**Motion carried**

**General:**

Bob Hill, Reed Hill developer, will pay for sidewalks starting at their development and ending at current sidewalk in south side of Quaker Rd.

Town Board should be voting on the final plat for this project soon.

Code review committee: Tim Bailey & Chuck Snyder will be representing the PCB but Don Owens strongly urges other members to participate.

A motion was made by Dick Glover and seconded by Bill Voss to adjourn at 9:10PM.

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