

TOWN OF AURORA
TOWN BOARD WORK SESSION
December 10, 2018

The following members of the Aurora Town Board met on Monday, December 10, 2018 at 5:30 p.m. in the Southside Municipal Center Town Hall Auditorium, 300 Gleed Avenue, East Aurora, NY, for the purpose of holding a work session:

Present:	Jolene M. Jeffe	Councilwoman
	Susan A. Friess	Councilwoman
	Charles D. Snyder	Councilman
	James J. Bach	Supervisor
Absent/Excused:	Jeffrey T. Harris	Councilman
Others Present:	Ronald Bennett	Town Attorney
	William Kramer	Code Enforcement Officer
	William Wheeler	GHD/Engineer
	Tony Rosati	ZBA Member

Supervisor Bach led the recitation of the Pledge of Allegiance to the Flag.

1) Ecoverde Organics, LLC, exit plan:

In November 2018, the Town of Aurora Zoning Board of Appeals concurred with the Code Enforcement Officers decision that the sale of compost from Ecoverde's leased site at 1773 Blakeley Road was against Town Code and NYS Agriculture Law. Warren Emblidge, Jr. from Ecoverde (EVO) submitted a letter to Supervisor Bach outlining their exit plan to leave the site. A summary of the plan is:

- Departure from the site no later than 6/30/19
- No waste intake after 4/15/19
- Monday-Saturday hours only; no holidays or Sundays
- Noise will be minimized, as will odors and flies
- Gate will be closed and locked; no trespassing sign posted

Tom Quinn, CEO of the WNY Impact Investment Fund, spoke to the Board stating that his organization had invested in Ecoverde. They are attempting to find another site for this composting business. Supervisor Bach stated the Board would vote on this at tonight's meeting.

2) Aurora Mills Public/Private Improvement Permit (PIP) extension:

The PIP for the Aurora Mills cluster subdivision development expired and the developer, Marrano/Marc Equity Corporation is requesting an extension to December 31, 2019. The original PIP was approved in August 2017. The project did not get started until spring of 2018 due to adverse weather conditions. Weather also delayed the project in fall of 2018. David DePaolo, Executive VP of Marrano, stated that the contractor for the infrastructure, Tom Greenauer Development, Inc., intends to continue work throughout the winter and as soon as the asphalt plants open in the spring they will finish the road paving. This will be added to tonight's meeting agenda.

3) Aurora Mills – Request to start home construction:

David DePaolo, Executive Vice President of Marrano/Marc-Equity, submitted a letter to the Board requesting clarification on whether or not they could begin home construction at the Aurora Mills site prior to all the infrastructure work being completed. Mr. DePaolo stated they will continue working through the winter. The NYS Attorney General has given approval to start selling, they currently have 20 deposits, and more signed contracts. Mr. DePaolo noted that the sanitary sewer is a public utility and all others are private. Erie County Water Authority still needs to do the water line tap, the pump station is 90% complete, with Greenauer Development completing the generator housing by the end of January, and they anticipate finishing the paving in late April or early May. Mr. DePaolo stated they would like to begin

home construction in February and that it usually takes 150 days from start to finish. The Board will take this under consideration.

4) 779 & 781 Quaker Road Open Development Area:

In 2015, Steven and Sherri Tait filed an application for an Open Development Area at 779 and 781 Quaker Road. This application was submitted under Chapter 79 of the Aurora Town Code. In 2017, Chapter 79 was rewritten and incorporated into Chapter 99 of the Code. Since the application was submitted prior to the new code, the requirements to be applied to this ODA fall under Chapter 79. The applicant has satisfied all of the requirements and the Board is ready to consider the ODA application.

5) GASB Statement No. 75:

The Town is required to implement GASB statement No. 75 – Accounting and Financial Reporting for Post-employment Benefits Other than Pensions, effective for fiscal year ending 12/31/18. This statement replaces GASB 45 and requires more extensive information and disclosures and instead of being done “in house” it will require completion by an Actuarial Valuation Consultant. Kathleen Moffat, Asst. to the Supervisor, contacted three companies, The Burke Group, BPAS and USI. The Burke Group is the only one responding that can meet the mid-March 2019 deadline without requiring previous reports that we do not have. Their fee is \$4,000 for fiscal year 2018 and \$2,000 for fiscal year 2019. This will be on tonight’s meeting agenda.

6) Water District Consolidation:

Attorney Bennett explained that the Town and the Erie County Water Authority (ECWA) signed a memorandum of understanding whereby the Town districts will go to direct service with the ECWA. Counsel for the ECWA recently laid out the legal procedures they believe necessary to achieve this goal. The Town Board needs to consider consolidation of the Town water districts and improvement areas and then dissolution of the consolidated district, which would require a mandatory referendum. At tonight’s meeting, the Board needs to consider adopting a resolution setting a public hearing for the consolidation.

7) Center Street property proposal from D. Owens:

At the November 26, 2018 work session, Don Owens proposed to purchase a parcel of land along the east side of Center Street, north of Cazenovia Creek to donate to the Town. Supervisor Bach stated that there are no strings attached as to the future use if the Town accepts the donation. Councilwoman Friess stated she does not see this Board doing anything with the parcel. Attorney Bennett stated that Mr. Owens needs to provide a written proposal to the Town and that he will contact Mr. Owens and his attorney.

Councilwoman Friess moved to enter into Executive Session at 6:10 p.m. to discuss a contract, with no action being taken during the session. Councilwoman Jeffe seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried. Action #352 Board enters exec session

Councilwoman Friess moved to come out of Executive Session at 7:00 p.m.; Councilman Snyder seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried. Action #353 Board exits exec session