

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

April 3, 2013

PB Members Present: Donald Owens, William Adams, Timothy Bailey, William Voss, Chuck Snyder, Al Fontanese,
PB Alternate Members: David Majka, Norm Merriman
PB Members Excused: Laurie Kutina
Non-Board Present: Ned Snyder, Deputy Town Atty
Dave Britton, CRA Engineering
William Kramer, Assistant Building Inspector

Chairman Don Owens presided over the meeting which began at 7:00 p.m. at the Town Hall, 300 Glead Avenue, East Aurora, New York. Bill Adams opened the meeting with the recitation of the Pledge of Allegiance to the Flag.

Norm Merriman will be acting as PCB member to replace Laurie Kutina.

Tim Bailey made a motion to accept the minutes of March 2013 with a few changes. The motion was seconded by Bill Voss. Motion carried.

Old Business: Re-zoning 1963 Mill Rd

This was referred back from the Town Board for the PCB members to review the actual site. Don Owens has a concern with the driveway coming off of Mill. Loretta and/or Tanya walked the site with the PCB members pointing out the layout of their future operations. PCB members returned back to the Town Hall for further discussions as follows:

- much of the TOA's soils are silt & clay where wetness makes it greasy, which is true for this site
- surrounding homes are not very visible from this site
- there has been noticeable disturbance at this site so Erosion & sediment control will be an issue
- wetlands may need to be addressed
- PCB members recommended re-zoning at the March 3, 2013 meeting but Town Board referred it back because they wanted a site tour to take place
- access from Mill Rd was narrow but has been improved, but there are still concerns with access and entrances
- when there are events, traffic will still be a concern
- parking for events will be to the west of the house and perhaps at 1975 Mill Rd
- events probably won't happen at this site for at least 3 years
- Loretta is considering renting property on Davis for parking and shuttle people to the site
- Loretta is looking into purchasing 4 acres to the NE of 1963 Mill Rd
- Hawk Creek has long term plans but hopes to continue building enclosures
- A site plan needs to be submitted to the Bldg Dept to be forwarded to the Town Board
- the site plan will need to include the width and placement of driveway(s)

- Bill Kramer mentioned, a non profit organization would be allowed in the more restrictive R-3 zone and would create a transition from A to R-1 and looking forward, if Hawk Creek doesn't stay, the parcel will forever be zoned A-agriculture
- Dave Britton, CRA, mentioned that historically there are problems with agriculture near residential
- ZBA deals with special use permits
- permits may need to be issued for events to look at traffic, ADA compliance (refer to B-2 zoning #12)
- Loretta states that the reptiles, parrots need heat and therefore need to be nearby the house to be taken in at night. Owl eggs are brought inside the house to incubate.
- Loretta remarked that the front 4ish acres cannot be used so the creek is a buffer
- Don believes more than an acre has been disturbed therefore an Erosion & sediment control permit is needed that includes silt fencing.

Bill Adams made a motion to recommend to the Town Board to rezone 1963 Mill Road from R-1 to A. The motion was seconded by Al Fontanese.

Aye – Don Owens, Bill Voss, Bill Adams, Al Fontanese, Tim Bailey, Norm Merriman, Dave Majka

No – Chuck Snyder (he believes there should be a site tour of their current location/operations before a vote is taken)

Motion carried.

A motion was made by Bill Voss and seconded by Norm Merriman to adjourn at 9:15PM.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY May 1, 2013 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK