

TOWN OF AURORA
TOWN BOARD WORK SESSION
May 24, 2021

The following members of the Aurora Town Board met on Monday, May 24, 2021 at 6:00 p.m. for the purpose of holding a work session. The Board met in-person at the Aurora Municipal Center, 575 Oakwood Avenue, East Aurora, New York. Public attendance was allowed at this meeting. The work session was live-streamed via Zoom and YouTube.

Present:	Jolene M. Jeffe	Councilwoman
	Susan A. Friess	Councilwoman
	Charles D. Snyder	Councilman
	Luke Wochensky	Councilman
	James J. Bach	Supervisor
Others Present:	Ronald Bennett	Town Attorney
	Elizabeth Cassidy	Code Enforcement Officer
	David Gunner	Highway Superintendent
	Donna Bodekor	Senior Center Director
	Kathleen Moffat	Asst. to Supervisor/Bookkeeper
	Shane Krieger	Chief of Police
	Tony Rosati	ZBA member/Village Trustee

Supervisor Bach opened the work session at 6:00 p.m. with the recitation of the Pledge of Allegiance to the Flag and noted the regular meeting would begin immediately after the work session.

1) Willardshire Road – ODA, parcels size, etc.:

The Planning Board met at a special meeting on Thursday, May 13, 2021 to re-vote on the Open Development proposal from Eric Morrow for lots at (future) 1043, 1045, and (future) 1047 Willardshire Road. The Planning Board moved to recommend approval of lot #3 (future 1047 Willardshire) if the boundary line between 1045 and 1047 is adjusted to expand lot #3 to the required 3 acres. The Planning Board also recommended a front yard setback variance for lot #3 if needed.

Eric Morrow and his attorney spoke to the Board about the revised site plan for the Willardshire Road properties owned by Morrow 2019 Family Trust. Mr. Morrow is proposing to increase the lot size of Lot #3 on the plan to 3 acres, but would prefer the lot to be 2.75 acres and would request a .25-acre variance. Lot #1 would increase from .65 acres to .75 acres. By increasing the sizes of these two lots, the size of Lot #2 would decrease from 2.36 acres to 1.28 acres and would need a lot size variance.

Councilwoman Jeffe stated she visited the site three times. Mrs. Jeffe noted that Lot #1 was never a buildable lot due to its size and stated she did not think a driveway could be built for Lot #1 due to the elevation difference between the road and the lot. Mrs. Jeffe stated she would like to see Lots 1 and 2 combined to form a conforming lot with sufficient road frontage.

Councilwoman Friess stated by doing what Councilwoman Jeffe suggested, the property owner could have three conforming lots.

Mr. Morrow's attorney asked if Lots 1 and 2 were combined, would a .25-acre variance for Lot #3 be granted.

Councilman Snyder stated that if Lots 1 and 2 were combined and a portion of Lot #2 given to Lot #3 to make it 3 acres, a variance would not be needed.

Mr. Morrow stated that the .25-acre variance would allow the developed back yard of 1045 Willardshire (Lot #2) to remain with the existing house.

Councilwoman Friess stated she would entertain the variance, if Mr. Morrow agreed to a 100 foot rear yard setback for Lot #3, rather than the 50 feet allowed by Town Code.

Councilwoman Jeffe stated that by increasing the rear yard setback, the size variance would be a reasonable ask.

Councilman Wochensky agreed that Lots 1 and 2 should be combined.

Councilman Snyder suggested a straw vote and stated he would be against a variance. Supervisor Bach stated he would also be against a variance. Councilman Wochensky and Councilwomen Friess and Jeffe stated they would entertain the .25-acre variance for Lot #3 if the rear yard setback were increased to 100 feet.

Councilman Snyder asked Mr. Morrow to revise the site plan/survey to reflect the changes and get that to the Town Board. Mr. Morrow said he would do that.

2) 430 Maple Road ODA:

Frank Russo, 420 Maple Road, submitted an application for an ODA lot at 430 Maple Road. The lot abuts the Town of Elma/Town of Aurora town line. Code Enforcement Officer Cassidy noted that in 2015, Mr. Russo built his house at 420 Maple and split a flag lot from 420 Maple, which was approved by the Town Board. The lot at 430 Maple was not part of that split/approval. Mrs. Cassidy stated that a real estate sales listing for the 430 Maple parcel prompted the ODA application. She also stated there are wetlands in that area and she has reached out to the NYSDEC for more information as fill was brought into the area in the past. This will be forwarded to the Planning Board for review and recommendation.

3) Business Zone moratorium – G. Shepard:

Greg Shepard spoke to the Board via Zoom about property on Olean Road that his group is getting ready to purchase for a storage facility, gas station and convenience store. Code Enforcement Officer Cassidy noted that a preliminary discussion on the proposal was held by the Planning Board in December 2020.

Mr. Shepard stated his concern is with the current moratorium for development in B and I districts in the Town. He asked if it would stop them from building what they are proposing and if they should take heed to purchasing the property.

Councilman Snyder responded that the Town is making changes to the Code and those changes may affect the proposed project, noting that we do not know at this time.

Councilman Wochensky stated the review with the Planning Board was very preliminary.

Mr. Shepard stated that it was their understanding that this (their project) is what the Board wanted in the 50-year plan.

Councilwoman Friess stated that there is a Master (Comprehensive) Plan that was not adopted, but that we follow, and that this area along Olean Road is designated for mixed use.

Mr. Shepard stated he sent a link to the Board with the plan. Councilman Wochensky stated he has the link and will forward to the Board, but it is policy not to open what we do not know.

Councilwoman Jeffe stated that the Board has nothing before it to consider and what will be permitted after the moratorium is not known.

Supervisor Bach noted that a contingent purchase is a possibility.

Councilman Wochensky stated that current zoning does not guarantee the project and the Board cannot and would not give a guarantee.

4) Highway – request for panic button:

The Highway Superintendent is requesting to have a panic button installed in the Highway office. The quote from Great Lakes Building Systems is an install cost of \$867.00 and an annual monitoring fee of \$285.00. It was noted that the Town offices have these panic alarms from Great Lakes.

5) West Falls sign:

Councilman Wochensky presented a rendering of the “Welcome to the Hamlet of West Falls” sign that the West Falls Advisory Committee is proposing to have installed at the intersection of Davis Road and the south end of Old Glenwood Road.

Councilwoman Jeffe asked if the NYSDOT had any restrictions since Davis Road is a State highway.

Highway Superintendent Gunner stated that there is an application process. Mr. Gunner suggested going to the DOT first rather than doing too much work on the sign.

Councilman Snyder asked if the sign was lighted. Councilman Wochensky responded, not at present.

6) 1875 Boies Road – Open Development Area:

At their May 5, 2021 meeting, the Aurora Planning Board reviewed the ODA application for 1875 Boies Road and voted to recommend approval. There are no variances for this ODA.

7) 535 Jewett Holmwood Road – Open Development Area:

At their May 5, 2021 meeting, the Aurora Planning Board reviewed the ODA application for 535 Jewett Holmwood Road and voted to recommend approval with the requested front yard setback. Councilman Snyder asked why they needed the variance. Mrs. Joan Erickson responded that their surveyor made that recommendation, but she and Mr. Erickson are okay with no variance and moving the proposed house back. Mr. Snyder stated he does not think a variance is necessary since the house could be built farther back on the property.

8) Covid/Mask policy:

Earlier this month the CDC issued new guidelines/recommendations for Covid 19. Effective May 19, 2021, New York State implemented the guidelines that fully vaccinated people do not have to wear facemasks in certain situations. Non-vaccinated individuals and those who are immuno-compromised will still need to wear facemasks. Supervisor Bach suggested that the Town follow the CDC guidelines for all Town buildings and property.

9) Knox Road – Speed Study/TE9:

Supervisor Bach received a request from a resident on Knox Road to have the speed limit reduced. Mr. Bach suggested that the Town request a speed study for Knox Road from the Village line to Gypsy Lane. He also noted that a cross walk from the parking lot/soccer side of Knox to the main park area be installed, along with a walkway along Knox on the inside of the guardrail near the “dip” in the road. Many people walk/run along this road.

Councilman Wochensky asked if there was a long-term plan for a sidewalk in that area. Highway Superintendent Gunner responded that the culvert is not big enough to support a sidewalk.

10) Baseball/Softball use of Pool restrooms:

Councilman Snyder stated that he spoke with Amy Sullivan from EA Baseball/Softball and noted she was very apologetic about the restroom-cleaning situation at Community Pool. Ms. Sullivan is willing to pay the Town for cleaning, pay for an outside company, or go back to using porta-potties. Highway Superintendent Gunner stated he could have someone there at 6:00a.m. to clean on a daily basis.

Martha L. Librock
Town Clerk