

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

May 7, 2014

Members Present: Donald Owens, Chairman  
William Adams  
Timothy Bailey  
Norm Merriman  
Alternate Member: Douglas Crow  
David Majka  
Absent/ Excused: Laurie Kutina  
William Voss  
Also Present: David Gunner, Highway Superintendent  
William Kramer, Assistant Building Inspector  
Greg Keyser, CRA  
Jeffrey Harris, Town Councilman

Chairman Don Owens presided over the meeting which began at 7:00 p.m. at the Town Hall, 300 Gleed Avenue, East Aurora, New York. William Adams led the recitation of the Pledge of Allegiance to the Flag. Chairman Owens designated alternate members Doug Crow and David Majka as voting members for the meeting.

**Bill Adams made a motion to accept the minutes of the April 2, 2014. The motion was seconded by Doug Crow. Motion carried.**

New Business:

Heiler Drive ODA referral from the Town Board. Don Aubrecht appeared as agent for the owner Brian Schofield, who was also in attendance.

Don Aubrecht would like approval for the ODA. He reviewed the plot plan of 71 Heiler. There is an existing drive off the end of Heiler Drive to the three parcels and an exit onto Porterville Rd. Each of the ODA parcels is approx. 2 acres; the remainder is a little over 9 acres. There is an existing egress listed on the diagram as 25' from the end of Heiler Dr to the second ODA lot. After meeting with the Town Board, an adjustment was made to the easement to make the easement 50' wide as required by Town Code for emergency vehicle access. This egress change will also be extended to garage on larger parcel as well. The driveway to the proposed Schofield residence will be 20' wide with 28' radius as per State Code. The plot plan shows the road

network as it is now. Most of the driveways are paved at a 20' width, some a bit more, some a bit less, but all are a hard pan surface, even out to Porterville Rd.

Brian Schofield indicated that for the last 15 years the building across the driveway has been used as a race car shop. The road was put in to allow access for a 70' truck and trailer rig that enters off of Porterville Rd and loads and unloads at the building. The driveways put in were made to accommodate a vehicle this size.

Don Owens asked if this building is used for private use and asked for confirmation that there is no intention to make it a commercial use.

Brian Schofield indicated that the shop is for personal use and there is no intention to move to a commercial use. And he further indicated that their use of the building as a shop is decreasing this year and it will mostly be used for car storage.

Don Owens asked how long they have owned the property.

Brian Schofield stated that Bruce [Putney] has owned the home at the end of Heiler Dr since the 1950s. The shop was built in 1999 after Bruce retired.

Doug Crow asked if the driveways would be widened.

Don Aubrecht clarified that the 20' width would be maintained as required; it is the easement for egress and utilities that would be widened to 50' as required by Town Code.

Bill Adams asked if the all driveway areas are plowed.

Brian Schofield indicated that the driveways are all plowed in the winter and have been for the last 15 years.

David Majka asked if the surface of the road will be the same once it is widened.

Brian Schofield clarified that the road will not be widened, just the easement will.

Bill Adams asked if all the trees will be removed.

Brian Schofield indicated that the proposed location of his home is mostly open now. There are three trees that will have to be removed. They want to keep most of the trees.

Don Aubrecht indicated that the house is intended to be a walkout. The front will be higher than road grade, and the lower area will be a walkout.

Don Owens asked if there has been water seen in the depression.

Brian Schofield stated no.

Don Owens explained topography of area and indicated that it soils are mostly stratified sand and gravel.

Bill Adams asked when construction would start.

Brian Schofield stated that as soon as there is approval.

Tim Bailey asked if the house is on the lowest part of the lot.

Brian Schofield indicated that the house will be on plane with the driveway and shop across the road. The property drops away from the house and is eventually 6-8' lower than the driveway side of the property.

Bill Adams asked about the setback from the road.

Don Aubrecht indicated that the front yard setback is from the east. From the driveway to the front corner of the garage, the house is located 60' from the edge of the pavement.

Greg Keyser asked if they were seeking approval for one lot or both.

Don Aubrecht stated that they would like approval for both.

Greg Keyser advised the board that after visiting the site, he does not see any problems from an engineering standpoint. Per Town Code, the long SEQR form should have been completed for a 2 lot ODA; however he didn't think that would make any material difference moving forward.

Doug Crow asked if the emergency vehicle turnaround would apply to the second ODA lot as well.

Don Aubrecht indicated that yes, the driveway is sufficient per code.

Brian Schofield indicated that the maintenance agreement will be recorded on the deeds three properties, in the event that sometime in the future one of the lots is sold to someone outside the family.

Norm Merriman asked about the plan for the water line to his house and his brother-in-law's house.

Brian Schofield indicated that the water line ends at the edge of his property where a fire hydrant is located. There will be a pit box with one water meter initially and with the ability to add another meter in the future. Then the line will be run to the second ODA lot.

Doug Crow asked if the easement would allow utilities to be run to the other ODA lot without additional approval.

Don Aubrecht stated yes.

Greg Keyser asked what size water line will be installed.

Brian Schofield indicated that the line feeding the pit box would be large enough to handle service to two properties.

**Bill Adams made a motion to recommend approval of the Heiler Drive two lot ODA with the short SEQR form and seconded by Norm Merriman. Motion carried.**

Correspondence:

Erosion & Sediment Controls Infrastructure Seminar

Greg Keyser discussed Green Infrastructure program on May 22 will be a demonstration project of six key areas for municipalities.

A motion was made by Doug Crow and seconded by Norm Merriman to adjourn at 7:45PM. Motion Carried.

The PCB along with David Gunner, Highway Superintendent, took a tour of Reading Road to see the progress of the ditch redesign. This road has its challenges and the PCB stopped at several locations along the road to see the results and discuss the difficulties encountered.

**THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY July 2, 2014 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YOK**