

TOWN OF AURORA
TOWN BOARD WORK SESSION
February 13, 2023

The following members of the Aurora Town Board met on Monday, February 13, 2023, at 6:30 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. The meeting was streamed via Zoom and YouTube.

Present:	Charles D. Snyder	Councilman
	Luke Wochensky	Councilman
	Joseph McCann	Councilman
	James F. Granville	Councilman
	James J. Bach	Supervisor
Others Present:	Brigid Maloney	Town Attorney
	Elizabeth Cassidy	Code Enforcement Officer
	David Gunner	Highway Superintendent
	Meaghan Tent	Recreation
	Rod Simeone	Zoning Board Member
	Paul Ernst	Zoning Board Chairman
	Shane Krieger	Chief of Police
	Timothy Stroth	Planning Board Member
	Jeffrey Markello	Town Justice
	Elizabeth Wilber	Live Stream Coordinator
	James Malczewski	Erie County Legislator – 10 th District

Supervisor Bach opened the work session at 6:30 p.m. with the recitation of the Pledge of Allegiance to the Flag.

1) Special Use Permit – 42 North Brewing/Knox Farm State Park parking area:

John Cimperman of 42 North Brewing Company is applying for a Special Use Permit to use the parking lot on the Town managed side of Knox Farm State Park for parking for the annual Brewski event that is held on the State managed side of the park. The event is from 11:00 a.m. to 4:00 p.m. on Saturday February 18, 2023. Highway Superintendent Gunner stated that the only thing his department provides is a flagman for safety purposes.

2) West Falls Library-Community Center flooring proposal:

Councilman Snyder obtained quotes for new laminate flooring for the West Falls Library-Community Center. The quotes were just for the flooring and Town personnel would be installing it. The low quote was from Lowes Home Centers in the amount of \$4,794.00. Funding would come from Building and Grounds and Contingent funds. The flooring would be for the first floor only.

3) Majors Park Gas Well maintenance proposal:

The Town was able to secure one proposal for monitoring and maintenance of the Majors Park gas wells. Field Service Inc. 106 Electric Avenue, West Seneca, NY, will tend the wells and train town personnel for \$175.00 per month. Parts, desiccant, installation of new items and paint are not included in the fee. Additional labor rates would be \$125.00 per hour.

4) 2023 Fireworks Agreement:

The Town received the 2023 Pyrotechnic Display and Services Agreement from Skylighters of New York LLC for the July 3, 2023 fireworks display at Hamlin Park. The cost of \$16,000.00 is the same as last year.

5) Water District Fund Balances/ZP Fund deficit:

Based on research done by Town Attorney Maloney regarding surplus funds in water funds, Kathleen Moffat is requesting that the Board approve transferring \$5,000.00 from each water fund line to the ZP water fund line to correct a deficit and create a small fund balance. The remainder of the money will be distributed proportionately to each water fund with debt. Councilman Wochensky asked if there is a hurry to approve this. Supervisor Bach responded, yes, as the Town needs to move on and set new water rates for the ZP fund.

6) Increase Income Level for Disabled Persons with limited income for property exemptions:

Town Assessor Roger Pigeon is requesting that the Town Board increase the maximum annual income eligibility for Disabled Persons with limited incomes to receive a real property exemption. The current maximum is \$26,900.00 and the new maximum would be \$32,400.00. The Town Board will need to set a public hearing on a local law to make this change.

7) Increase Income Levels for Alternative Veterans Exemptions for property exemptions:

Town Assessor Roger Pigeon is requesting that the Town Board increase the maximum annual income eligibility for Alternative Veterans real property tax exemptions. The current amounts are \$18,000.00, \$12,000.00 and \$60,000.00. These amounts correspond with Paragraphs (a), (b) and (c) of Subparagraph (ii) of Paragraph (d) of Subdivision 2 of Section 458-a of the NY Real Property Tax Law. The Town Board will need to set a public hearing on a local law to make this change.

8) West Falls Center for the Arts (WFCTA) – Site Plan and Special Use Permit applications:

Bill Panzica of WFCTA spoke to the Board about their plans to expand the use of the venue. Mr. Panzica stated that this is an area of 7.5 to 8 acres that is used as a music venue with many free programs. Mr. Panzica stated that they fund the programs by holding concerts. They are proposing a new amphitheater and tree houses. Councilman Wochensky asked if the property has been tested for ground safety and chemicals from prior use of the property. Mr. Panzica stated that the area has been remediated and he has all the NYSDEC paperwork. They are proposing a 2500sf stage with green rooms for performers and a refreshment stand. Councilman Snyder asked if they were pursuing the Air BnB (treehouse) portion of the project now. Mr. Panzica responded they are trying to go for everything at this time. Code Enforcement Officer Cassidy noted that the plans will need an engineer stamp when they go for construction.

9) 1045 Davis Road Site Plan:

Bob Kasprzak presented the plan to add two coolers to the existing building (formerly Bob's Deli) and to renovate the interior, move seating indoors and add more parking spaces. The existing fuel canopy will remain. Mr. Kasprzak noted that a new septic system is needed and they plan to make any new parking spaces adapt to the Erie County Health Department requirements for septic approval.

Councilman Snyder stated that the parking in front is a concern because people would need to walk past the fuel pumps and vehicles. The response was that the additional parking would be for employees and overflow. Supervisor Bach stated the Board could either table this or approve with contingencies.

10) Highway Department request to purchase Loader:

Highway Superintendent Gunner is requesting to purchase a new 2023 Case Compact Track Loader from Milton CAT. The price of \$97,092.00 is off NYS Contracts. Milton CAT is

offering \$70,000.00 for the trade-in of a 2017 backhoe. The final cost is \$27,092.00. Mr. Gunner stated that the loader fulfills more of the Highway Department needs at this time. Funds for the purchase will be disbursed from DB5142.449 – Snow Materials per Mr. Gunner's memo to the Board.

11) CodeRed Mass Notification System Policy and Procedures:

Councilman Wochensky spoke about the proposed CodeRed Mass Notification System Policy and Procedures that the Town would put in place in order to use the Code Red program.

Martha Librock
Town Clerk