

TOWN OF AURORA  
TOWN BOARD WORK SESSION  
August 18, 2015

The following members of the Aurora Town Board met on Tuesday, August 18, 2015 at 7:00 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:	Jeffrey T. Harris	Councilman
	Susan A. Friess	Councilwoman
	Jolene M. Jeffe	Councilwoman
	Charles D. Snyder	Councilman
	James J. Bach	Supervisor
Others Present:	Ronald Bennett	Town Attorney
	William Wheeler	GHD/Engineer
	Patrick Blizniak	Superintendent of Building
	Donald Owens	Planning Board Chairman

Supervisor Bach opened the work session at 7:00 p.m. with the Pledge of Allegiance to the Flag. Those present met to discuss the following:

1) Aurora Historical Society:

Aurora Historical Society (AHS) trustees Rebecca Suttell and Rachel Francis, along with Leah Price, AHS Secretary and Cheryl Hurlburt, AHS Treasurer, spoke to the Board about the Society, its functions, museums, and funding. The group is asking the Town to contribute additional funds to the AHS.

2) Aurora Mills Cluster Subdivision – Sketch Plan:

Gary Eckis and Patricia Bittar spoke to the Board regarding the proposed 89-unit cluster subdivision on Mill Road, south of the Village of East Aurora line. Mr. Eckis noted that the property encompasses 94 acres and of those, 29 acres would be developed, leaving 65 acres of green space. They are proposing two types of housing – 57 patio homes designed for retirees and empty nesters and 32 single-family traditional homes. Mr. Eckis mentioned conservation easements and deed restrictions for the green space and noted they talked to many people about this plan.

Ms. Bittar spoke about the site drop of approximately 150 feet from Mill Road to Cazenovia Creek. She noted that the existing homes on Mill Road would look over the tops of the patio homes, which will be about 22.5' high.

The trip generation assessment that they presented shows the proposed development is expected to generate 14 entering/37 exiting vehicle trips during the AM peak hour and 36 entering/26 exiting vehicle trips during the PM peak hour.

The following Town residents/property owners commented on the proposed cluster subdivision:

Valerie Davis, Mill Rd. – concerns were traffic, light pollution, wildlife displacement and chemical run-off. Stated this will change the whole character of the neighborhood.

Mark Warnke, Grover Rd. – in favor of the project and would be a potential customer for the patio homes.

Emily Osborne, Mill Rd. – concerns were chemical run-off, light pollution; noise pollution. Noted this is a rural town and the plan does not fit.

Kathy Cimperman, Mill Rd. – lives across from the proposed project and was never approached or contacted about it. Stated that many homes in one area are not aesthetic to the vision of the town and it is a lot of dwellings to add to the infrastructure and school system.

Julianne Leonard, Mill Rd. – not in favor of the project.

Paul Kloc, Mill Rd. – stated this project is not in keeping with the character of the town and that the elevation line noted by Ms. Bittar was going through the lowest area on the property and the houses built to the north will be at grade with the road. Asked if there will be trees and greenspace on the ¼-acre lots. Stated that from Mill Rd. one will see rows of roofs and buildings.

Valerie Giallella, Mill Rd. – the town has a rural character and this plan does not fit. Concerned with traffic.

Tom Flynn, Mill Rd. – concerned with increased traffic at Mill and 20A.

Joyce Walsh, Mill Rd. – noted that from her home she would be looking out over a “sea” of roofs. Concerns are wildlife displacement, property value decrease, traffic – especially Beech and Mill.

Marion Dombrowski, Jewett Holmwood Rd. – property abuts this parcel on the north/west. Project is not in character with the town. Concerns are wildlife displacement and storm water run-off.

J. Gerard Green, realtor – Stated there is a demand for this type of housing in East Aurora.

Comments from the Town Board:

Councilman Harris stated this merits going further since the master plan (not adopted) says development should be closer to the Village.

Councilwoman Friess stated the lay of the land bothers her since this is in essence extending the Village. Residents say they want to preserve the rural character of the town. Mrs. Friess stated the condo piece changes the rural character of the town. This will be seen from Mill Road whereas Reed Hill, Polo Grounds and Stewart Court are all tucked back in from the road.

Councilman Snyder said the traffic issue concerns him. Mr. Snyder wants to wait until the next work session (9/16/15) to discuss this further.

Councilwoman Jeffe stated the Board needs to respect the Comprehensive Plan, even though it was not adopted. Mrs. Jeffe noted she takes issue with the size (89 units) and noted that traffic is already a problem.

Councilman Bach stated he is a fan of preserving green space and the property is zoned for what they want to do. Mr. Bach’s concerns are the size of the project and traffic.

3) 992 Olean Road:

Peter Sorgi, attorney for Donald Pressing, asked the Board to hold-off any justice court proceedings until the flooding issue on Mr. Pressing’s property is addressed.

Supervisor Bach asked why the flooding problem did not come up before. Mr. Bach went on to say that Mr. Pressing started his business at that location illegally. The zoning was then changed with a covenant and Mr. Pressing agreed to the terms of the covenant. Mr. Pressing agreed to repairing lawn mowers, but is now repairing cars, too.

Mr. Sorgi stated he (Mr. Pressing) did not know what he signed. Mr. Pressing just wants to put a swale in and redirect the water on his property.

Councilwoman Friess asked what progress Mr. Pressing has made regarding the trucks, trailers and junk on the property. Mr. Sorgi responded that he would tell him to clean it up. Mrs. Friess asked what is being done about installing the swale; it should not take more than a few days.

4) Justice Court Action:

Superintendent of Building Patrick Blizniak brought before the Board four properties that he would like to send for Justice Court Action:

- 1963 Davis Road – chickens in an R district
- 1707 Emery Road – open permit for addition to house – construction incomplete
- 502 Snyder Road – open permit for a porch rebuild – construction incomplete
- 992 Olean Road – failure to comply with restrictive covenant

5) Open Development Area (ODA) Application – Knox Road:

Councilwoman Jeffe stated the Board needs to revisit the ODA code, that there are weaknesses in the current code and proposed a moratorium on Open Development Area projects. Councilman Harris said he would like to revisit the minimum size of lots. Planning Board Chairman Donald Owens stated that where the driveway enters Knox Road is an important issue – visibility is key.

7) Castle Hill Pump Station repair:

In July 2015 the pump motor at the Castle Hill Pump Station failed and needed to be replaced. Highway Superintendent David Gunner hired CIR Electrical Construction Corp, Buffalo, NY, to install a new motor at a cost of \$3,459.00. This will be placed on the 8/24/15 meeting agenda for consideration.

8) Willardshire Road NIKE property:

Councilwoman Friess stated she was contacted by local realtors as to the work being done at the former NIKE site on Willardshire Road, noting that it abuts property with a mansion that is currently on the market.

9) Signage on Town Trucks/Vehicles:

Councilman Harris is proposing uniform signage on all Town owned trucks and other vehicles/equipment. He stated the vehicles should have an amber light on top, also.

Martha L. Librock  
Town Clerk