

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

February 2, 2022

Members Present: Donald Owens, Chairman
Douglas Crow
Timothy Stroth
Jeanne Beiter
Alice Brown
Laurie Kutina

Alternate Member: Grace Viger
Angela Griffis

Absent/ Excused: Norm Merriman

Also Present: Greg Keyser, GHD
Liz Cassidy, Code Enforcement Officer
2 Members of the public

Chairman Don Owens presided over the meeting which began at 7:00 p.m. at the Town Hall, 575 Oakwood Avenue, East Aurora, NY. He led the recitation of the Pledge of Allegiance to the Flag.

Tim Stroth made a motion to accept the minutes of the January 5th, 2022 meeting. Seconded by Doug Crow. Motion carried.

Don Owens begins the meeting by asking board members to introduce themselves and give brief background for new members.

PUBLIC COMMENTS: None

NEW BUSINESS:

10 Ellis Dr. ODA application review and recommendation - as presented by William Heidt, property owner

William Heidt, property owner, begins by discussing the application to amend a previous approved ODA lot, property as it exists today and the plans for a new dwelling with existing dwelling to be converted to a detached garage. Mr. Heidt explains the dwelling will meet all setbacks and be located centrally on the wooded lot.

Mr. Heidt also discusses Greg Keyser's comments regarding the driveway. Original ODA approval didn't require the vehicle pull-off at driveway, therefore it does not exist for the first 300' of driveway. Beyond that there is a pull-off/turnaround in front of the existing accessory building, and is showing another after the existing accessory building then another at the proposed house. Mr. Heidt discusses the grading and new trees would need to be removed to meet pull-off requirements and would like to request the existing portion of the driveway be grandfathered to not require the pull-offs. He also explains that fire apparatus was able to maneuver the existing turnaround with no issues.

Discussion by applicant and board members regarding soil disturbance, topography, and natural swales on the property.

Greg Keyser, reiterates and recommends some sort of control for runoff since soil has been stripped. Silt fence or hay bales to control any sedimentation and down-stream neighbors.

Board members question whether driveway requirements could be waived or grandfathered or require a variance. Town attorney will need to weigh in.

Tim Stroth asks about the existing driveway.

Mr. Heidt confirms that the driveway is hard surface at 20' wide, stone meets the highway department requirements.

Angela Griffis asks if the applicant has spoken to neighbors or if there are any concerns?

Mr. Heidt states that he is not aware of any neighbor concerns.

Laurie Kutina moved to recommend the Town Board approve the Open Development Area application at **10 Ellis Dr.** as proposed with the following considerations in response to GHD's comments:

1. Recommend the Town Board waive the vehicle pass-by bump-out requirement for the first 300' of the existing driveway because the existing turnaround as well as the proposed additional turnarounds in the driveway extension meet the intention of the requirement
2. Changes to SEAF Part 1 question #2 and #11 (Erie County septic system approval)
3. Drainage and stormwater considerations for erosion and sediment control

Seconded by Doug Crow

Upon a vote being taken:

ayes – seven

noes – none

Motion Carried.

OLD BUSINESS:

B & I zoning district code changes status update

Doug Crow gives a brief update regarding the proposed Commercial code, draft is almost ready and committee is still discussing the 20A corridor, comprehensive plan and areas that make most sense for businesses. Committee members feel Rtes. 20A, 16 and 240 are all state highways with high traffic flow, makes sense for business. Committee is also discussing lot area maximums and once those items are ironed out they will hopefully have a draft for review.

Additional items that the code review committee is discussing are the design standards (commercial zones only), Cannabis needs to be added to the zoning uses and last, the West Falls overlay will most likely come later in the future.

Rod Simeone (85 Byeberry Ct.) asks if a draft zoning code will be available to the public online? He also asks about the 20A corridor plans.

Liz Cassidy reiterates that there will be a draft copy of the proposed code available online as soon as it's finalized by the Town Board and there will be a public hearing held.

Doug Crow addresses 20A and the desire for the new zoning code changes to be consistent with the comprehensive plan to create *intent* for the future. The introduction portion of the new zoning code will notate intent for certain areas, but not necessarily change the actual property zoning at this time.

Discussion by board members on how changing the actual zoning of the property could come in the future.

CORRESPONDENCE: None

A motion was made by Tim Stroth and seconded by Jeanne Beiter to adjourn at 8:02PM.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY March 2nd, 2022 AT 7:00 P.M. AT THE TOWN HALL, 575 OAKWOOD AVENUE, EAST AURORA, NEW YORK