

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

February 1, 2023

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

Alternate Member: Alice Brown  
Chris Contento

Absent/ Excused: Angela Griffis  
Norm Merriman

Also Present: Liz Cassidy, Code Enforcement Officer  
1 member of 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.

**Doug Crow made a motion to accept the minutes of the December 7<sup>th</sup> 2022 meeting. Seconded by Tim Stroth. Motion carried.**

Don Owens states that Alice Brown and Chris Contento will be voting members tonight.

PUBLIC COMMENTS: None

NEW BUSINESS:

**Review and discussion of Site Plan Application at 1045 Davis Rd. as presented by WNY West Falls Inc, property owner** (Goldy Gill, WNY West Falls Inc and Bob Kasprzak of K1 Architects)

Mr. Gill begins by discussing the recent purchase of the property and the need for some improvements. He also discusses other locations that they own.

Mr. Kasprzak discusses the proposed project which includes interior work (new floor/finishes, lighting), new façade proposed. Proposed façade and finishes will be similar to their other locations. Addition of (2) coolers, accessed through the interior. Coolers will have gutters that tie into existing downspouts for drainage (drains to front ditch). Existing front porch to be

removed, made smaller to a smaller entrance. Mr. Kasprzak discusses the materials and finishes. Coolers will be painted to match the exterior finish colors.

Mr. Gill discusses the proposed new parking spaces, existing surface drainage. Surface drainage currently goes to the drain in front via swales.

Doug Crow asks about direction of traffic.

Mr. Gill states they are not reverting back to one way traffic.

Tim Stroth asks about the restroom.

Kasprzak states there will be an updated restroom inside available to the public.

Tim Stroth asks about pavement behind the building.

Kasprzak states that there will be still enough space in the rear of the building once the beer cooler is added. He tested the turning radius of the garbage trucks and a semi to ensure clearance.

Discussion about current grading and surface water. Tim Stroth has concerns.

Mr. Kasprzak ensures that the swales on each side of the property will be sufficient, both slope down to the drainage ditch in front.

Tim Stroth asks about curbs and pavement at proposed parking.

Mr. Kasprzak states they plan to put a curb in because of the grade difference.

Tim Stroth asks about utility impacts with grade changes.

Mr. Kasprzak states there are no known concerns. Septic is proposed to be replaced as well. Septic is currently in the grassy area in front.

Mr. Gill and Mr. Kasprzak discuss the septic condition and they are currently working on that with an engineer.

Tim Stroth asks about a landscape plan.

Mr. Kasprzak and Mr. Gill state that there are no proposed changes. The grass area will remain. No other landscaping is currently planned. They are limited to add any new landscaping because of the septic location.

Tim Stroth asks about parking spaces distance from Right-of-Way and discusses the requirements for the zoning district. Suggests adding a dimension and ensuring compliance with the zoning code. Tim Stroth also discusses the 50% maximum impervious surfaces requirement.

Liz Cassidy states that it is already exceeded and is considered existing non-conforming (since it existed prior to the zoning code change.)

Laurie Kutina suggests/reiterates the septic requirements, work with Erie County Health to determine because there may not be enough space to accommodate any additional parking. Most likely will need a larger leach field than currently exists.

Doug Crow asks about parking spot requirement.

Liz Cassidy discusses the current parking space requirement. Discussion by owner and board members about evolving situation because of the septic changes, proposed parking may need to be reworked or eliminated. There are not many options for parking on the property but they are hoping to have some additional parking.

Further discussion about parking, possibility of indoor seating because of the coffee and deli offerings.

Laurie Kutina discusses how it will be a welcome improvement to the area but reiterates there are a lot of water problems along that stretch of Davis Rd. Drainage will be a priority.

Further discussion about the water issues in the area especially during heavy rainfall. Properties south of this property are more affected. Board members reiterate to applicant to be aware of and plan for drainage to the best of their ability, to pay attention to where the water is going. Erie County oversees septic system design so their approval or comments regarding septic will impact the parking spaces and setbacks.

Question from Mr. John Hart (1584 Reading Rd.), asks about the rendering of the proposed changes, would like to know what the project will look like. Mr. Hart reviews the color drawing.

Mr. Hart and property owners discuss the proposed materials that will be used for siding, etc. Mr. Hart discusses the other visual changes happening in West Falls (Mill building, etc.) that Mr. Bieler has been involved in and would like to see a cohesive look.

Tim Stroth motions to recommend the Town Board approve the proposed **Site Plan Application at 1045 Davis Rd.**, acknowledging the pre-existing non-conforming impervious surfaces, with the following conditions:

1. The Right-of-Way setback is provided (for commercial building 116-8.6G1)
2. Based on Erie County Health Department review, the proposed parking spaces be adjusted as necessary to provide the required leach field.
3. Grading plan be provided for review to consider the existing drainage issues in the area.

Seconded by Doug Crow

**Upon a vote being taken: ayes – seven                      noes – one                      Motion Carried.**

Discussion about the possibility of proposed State mandates regarding single family dwellings and homeownership that the Governor is talking about.

Doug Crow discusses email from Joe McCann regarding Southtowns Development group, is hoping to have someone attend future meetings as it conflicts with Town Board meetings. Jeanne Beiter is familiar and states that they gather to discuss different topics that affect rural towns. Jeanne would be interested.

OLD BUSINESS: None

CORRESPONDENCE: None

A motion was made by Tim Stroth and seconded by Doug Crow to adjourn at 8:01 PM.

**THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY March 1<sup>st</sup> AT 7:00 P.M.  
AT THE TOWN HALL, 575 OAKWOOD AVENUE, EAST AURORA, NEW YORK**