

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

JULY 6, 2022

Members Present: Donald Owens, Chairman  
Douglas Crow  
Norm Merriman  
Alice Brown  
Timothy Stroth  
Jeanne Beiter

Alternate Member: Angela Griffis  
Grace Viger

Absent: Laurie Kutina

Also Present: Elizabeth Cassidy, Code Enforcement Officer

Chairman Owens presided over the meeting which began at 7:00 p.m. at the Aurora Municipal Center, 575 Oakwood Avenue, East Aurora, NY. Tim Stroth led the recitation of the Pledge of Allegiance to the Flag. Mr. Owens stated the purpose of the meeting is to discuss a request to rezone property at 4479 Transit Road from Rural Residential (RR) to Agriculture (A) to allow the property owners to apply to the Town Board for a special use permit to have a dwelling group (two separate dwelling units) on the parcel.

Chairman Owens designated Angela Griffis as a voting member of the Planning Board for tonight's meeting to fill-in for Laurie Kutina.

Tim Stroth moved to approve the minutes of the April 18, 2022 Planning Board meeting; seconded by Alice Brown. Upon a vote being taken: Ayes – seven Noes – none  
Motion carried.

Doug Crow moved to approve the minutes of the May 4, 2022 Planning Board meeting with one correction – in paragraph 2 change the word exiting to existing; seconded by Jeanne Beiter. Upon a vote being taken: Ayes – seven Noes – none Motion carried.

Public Comments: none

Old Business: none

New Business:

Amie Simmons, property owner, and her father Chris Revett were present. Mr. Revett spoke at length about proposed plans to convert a portion of the garage into a dwelling unit. He stated they would like to take the back half of the 2000sf garage and turn it into a small in-law apartment with a bedroom, bathroom, kitchen and great room. Mrs. Simmons stated just before

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they bought the property it was zoned agricultural, but had since been rezoned rural residential. She noted that a covered walkway would not work to connect the two buildings.

Doug Crow asked why they could not seek a variance. Code Enforcement Officer Elizabeth Cassidy stated that they had the option of asking for rezoning or a use variance and they chose rezoning. Mr. Crow noted that obtaining a use variance is usually difficult. He also noted that the RR zone only permits single unit dwellings, A zoning permits single unit dwellings, but the Town Board has the option of approving a special use permit for a dwelling group and R3 allows multiple unit dwellings. Two dwelling units are allowed in RR if the units are connected.

Tim Stroth stated rezoning this parcel would set a precedent. Angela Griffis questioned how the precedent issue could be addressed.

Norm Merriman stated he is concerned about the placement of the septic for the proposed dwelling and recommended the property owners obtain an engineer's opinion on the septic placement.

Grace Viger asked how often people ask about having two dwellings on a parcel. Code Enforcement Officer Cassidy responded at least three in recent months. Mrs. Cassidy suggested that the Planning Board could ask the Town Board to consider adding dwelling group to the RR zoning code.

Tim Stroth moved to table the request to rezone 4479 Transit Road, PO Orchard Park, NY from Rural Residential to Agriculture. Angela Griffis seconded the motion. Upon a vote being taken: Ayes – six            Noes – one (Crow)            Motion carried.

Angela Griffis moved to recommend that the Town Board consider adding Dwelling Group Special Use Permit to Rural Residential (RR) and Residential 1(R1) zoning districts. Doug Crow seconded the motion. Upon a vote being taken: Ayes – seven            Noes – none  
Motion carried.

Public Comments: none

Correspondence: none

Tim Stroth moved to adjourn the meeting at 8:00p.m.; seconded by Norm Merriman. Upon a vote being taken: Ayes – seven            Noes – none            Motion carried.

**The next scheduled meeting of the Aurora Planning Board is Wednesday, August 3, 2022.**

Martha L. Librock  
Town Clerk