

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

April 6, 2022

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

Alternate Member: Grace Viger

Absent/ Excused: Laurie Kutina
Angela Griffis

Also Present: Greg Keyser, GHD
Liz Cassidy, Code Enforcement Officer

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 19th, 2022 meeting. Seconded by Doug Crow. Motion carried.

Tim Stroth made a motion to accept the minutes of the February 2nd, 2022 meeting. Seconded by Jeanne Beiter. 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:

426 Olean Rd. Special Use Permit application review and recommendation - as presented by Best Brothers Development, property owner

Lexi Best begins by introducing herself, Larry Best, Elliott Best and Meghan Best. Ms. Best explains their ownership of the property over the last two years. They are seeking to add a new 2,400 square foot building for additional storage to open up rental storage units. Building style will match existing storage unit buildings, slab on grade with two garage doors and windows.

Tim Stroth asks about the existing septic system.

Lexi Best explains that the septic system is on the shared easement with the adjacent property and the leach field is located on the property at 426 Olean. Confirms the septic is shared with the plaza, the storage facility currently has an office and bathroom. The new building will not have any plumbing and will not impact the existing septic system.

Tim Stroth asks about drainage.

Don Owens asks if the runoff will be handled by existing drainage on the property.

Doug Crow discusses flooding farther south of the property, asks if this property sees any?

Elliott Best states that they have not had any flooding issues on the property since they have owned it.

Further discussion on existing conditions, railroad tracks, existing culverts, etc.

Doug Crow asks about parking.

Elliott Best explains that they rent two parking spaces to the neighboring business.

Norm Merriman discusses GHD's review letter. There are water ponding issues at the Northwest corner of the property, which affects the shoulder of Olean Rd. Unsure if there is currently a drain or catch basin there? Would like to see that issue worked out.

Doug Crow also addresses the clerical revisions on the SEQR form, requirement to submit to SHPO because of archeological area (as per GHD's letter) and that setbacks meet requirements.

Norm Merriman moved to recommend the Town Board approve the Special Use Permit application at **426 Olean Rd.** as proposed with the following conditions:

1. Compliance with recommended changes per GHD's comments
2. Applicant to investigate and address water ponding at the Northwest corner of the property (that affects the shoulder of Olean Rd.), ensure drainage compliance

Seconded by Doug Crow

Upon a vote being taken:

eyes – seven

noes – none

Motion Carried.

OLD BUSINESS:

Code Committee update

Doug Crow gives an update on the code committee discussions of the B & I to commercial zoning changes, West Falls Overlay and Design Standards.

Confirmation of April 18th special meeting to specifically/officially review and make recommendations for the Town Board.

Further discussion on future Special Use Permits in new code, As-of-right uses/variances and public hearing requirements.

CORRESPONDENCE: None

A motion was made by Tim Stroth and seconded by Norm Merriman to adjourn at 7:43PM.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY April 18th, 2022 AT 7:00 P.M. AT THE TOWN HALL, 575 OAKWOOD AVENUE, EAST AURORA, NEW YORK