

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

June 5, 2024

Members Present: Doug Crow, Chairman
Chris Contento
Timothy Stroth
Jeanne Beiter
Angela Griffis

Alternate Member: Alice Brown
Chelsea Root
William Heidt

Absent/ Excused: Laurie Kutina
Norm Merriman

Also Present: Monica Johnson
Rich Miga, Code Enforcement Officer

Chairman, Doug Crow 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.

Chairman, Doug Brown acknowledges Alice Brown, AND Chelsea Root are voting member.

Jeanne Beiter made a motion to accept the minutes of the May 1st 2024 meeting. Seconded by Alice Brown. Motion carried.

ADMISTRATIVE BUSINESS:

- a. Chairman, Doug Brown acknowledges Alice Brown, AND Chelsea Root are voting member
- b. Chairman, Doug Crown take the opportunity to introduce the two new alternate members joining the Planning Board, Chelsea Root and William Heidt. He asks if they would give a little personal background, and what gave them the desire to join the Board.

Chelsea Root states, she lives in the village. She is also the business owner of Left Coast Taco. She is raising three young children here, as well. She states she feels it is her time to take a

leadership role in our community. He has always been intrigued by the processes. This is an opportunity to give back and get more involved.

The current Board members introduce themselves to Chelsea and William and provide brief backgrounds, as well.

NEW BUSINES:

Chairman, Doug Crow invites Monica Johnson to speak about her Site Plan request for a BNB in her home.

- a. **Referral from Town Board to refer the Site Plan application to the Planning Commission for review and recommendation for 1843 and 1863 Davis Road, (SBL # 199.03-1-6, 1, 199.03-6.2, 199.03-6.3, 199.03-1-7), owned by Mr. Panzica**

The property owner, Monica Johnson, extends her apology to the Town Board for not applying for a permit. She was not aware of the policy and only knew she had to live on premises.

Ms. Johnson provided the Board with her personal background. She works for US Customs and is also a Sheriff's Mounted Police reservist.

She started posting the lower floor of her home on Airbnb in 2019. Her home is a raised ranch. She did not use the lower living space. It has enabled her to supplement her income. It has a bedroom, bathroom, and common area that she provides a microwave and small refrigerator. The bedroom has one queen and a single bed. The unit could accommodate three guests. There is a lighted driveway area with two car spaces that comes on automatically. There is a separate entrance with an illuminated keyless entry pad.

She has enjoyed hosting guests for various events in our community. Some guests are Traveling and just need and overnight accommodation.

Angela Griffis asks if there are any concerns from neighbors.

Ms. Johnson states she has a good relationship with both adjoining neighbors. To one side is an elderly woman whom she is in frequent contact with. She helps her with various tasks at her home. To the other side is a single male who has no objections from.

Chris Contento asks about the screening of guests though Airbnb.

Ms. Johnson states it is a set policy through Airbnb, for applicants to meet the criteria. That information is all made available to Ms. Johnson.

William Heidt asks about door access.

Ms. Johnson states there is the main entry through the front of the house, as well as a door through the mudroom. Also, there is an egress window out of the bedroom.

Chairman, Doug Crow reconfirms that code requirements state that an BNB must be owner occupied. He states it appears Ms. Johnson has met all safety criteria and is offering a comfortable environment to her guests. He asks if there is a recommendation.

Angela Griffis wishes to make a motion to recommend to the Town Board to approve the Site Plan request for a BNB at 910 Olean Road, owned by Monica Johnson. The recommendation is based on the application meeting the requirements of the Site Plan. There being adequate lighting, inside and out. Proper exits through doors and egress window. Adequate parking with 2 spaces for guests. And no conflicts from neighbors. The property is also to be owner occupied

Alice Brown seconds the motion.

A vote is taken.

Ayes-7 Noes-0 unanimous

Motion carried.

OLD BUSINESS:

None

PUBLIC COMMENTS:

None.

Following the conclusion of the meeting the Planning Board continued a discussion regarding the future proposed change to the code. The potential change for this type of application, going from a Site Plan to a SUP, and the benefits. The need for more detail for larger projects. How any new code changes will affect previous applicants. The need for updated applications, with more specific information once changes to codes are made. The development of more job aides for the Planning Board members.

Chairman, Doug Crow outlines the current process of the code review committee. Reviewing, comparing, and being able to come up with a final version that can be presented.

Chairman, Doug Crown requested a motion to adjourn.

Tim Stroth made a motion to adjourn 8:15 p.m.

Seconded by Chris Contento

A vote is taken.

Ayes-7 Noes-0

PUBLIC COMMENTS:

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