

WS-1

From: James Bach
Sent: Thursday, August 17, 2017 10:20 AM
To: Martha Librock
Subject: FW: West Falls Library

From: William Kramer
Sent: Thursday, July 27, 2017 8:59 AM
To: Martha Librock; Charles Snyder; James Bach; Jeffrey Harris; Jolene Jeffe; Ronald Bennett; Susan Friess
Subject: West Falls Library

Board Members,

On 7/26/2017 I performed lead paint tests at 9 spots at the West Falls Library. There was an indication of trace levels of lead paint on the three awning windows that I tested. The clapboard siding, the masonry foundation and bay window at the rear of the building tested clean of lead paint as did the wood post and the wood door at the north west entry. I was unable to check any areas above ground level.

Bill Kramer

WS-2

OAKWOOD CEMETERY ASSOCIATION

Beginning balance 1/1/2017	\$18,321.99
Deposits thru 8/14/2017	\$40,890.75
Total	\$59,212.74
Philipps & Brooks	\$6,115.00
NYS Division of Cemeteries	\$70.00
Bookkeeper	\$1,950.00
Consulting	\$5,000.00
Permanent Maintenance Fund	\$9,120.00
Insurance	\$3,445.65
Republic Services	\$873.44
Telephone (AT &T/Verizon)	\$1066.34
Lawn Maintenance	\$8475.00
Burials/Cremations	\$4163.50
Sandy Goss (bought back plot)	\$600.00
Supplies	\$59.45
Total	\$40,938.38
Balance as 8/14/17	\$18,274.36

WS-3A

From: Camie.Jarrell@ghd.com
Sent: Wednesday, August 16, 2017 9:59 AM
To: James Bach
Subject: FW: Aurora Zoning Map Proposal
Attachments: GHD Mapping proposal 2017.pdf

Jim,

Based on our effort during the month of July, GHD has surpassed the budget for the Planning Board services 2017. As you recall (see also email below), the Town authorized the preparation of the new zoning map earlier this year under the Planning Board budget with the understanding that we would revisit the budget if necessary. At this time, GHD requests to be put on the work session agenda for the authorization of the additional effort based on time and materials not to exceed \$3,800 per the attached proposal.

For your information, the charges for July 2017 were used for the drainage review of the Quaker Road ODA. Also, GHD is aware of a site plan review for 5 Star Equipment which will come before the Planning Board later this year.

Please contact me with any questions.

Camie Jarrell, P.E.
Project Engineer

GHD
T: +1 716 856 2142 | M: +1 716 572 3793 | E: camie.jarrell@ghd.com
285 Delaware Avenue Suite 500 Buffalo New York 14202 USA | www.ghd.com

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Please consider our environment before printing this email

From: Greg Keyser
Sent: Monday, August 14, 2017 3:30 PM
To: Camie Jarrell <Camie.Jarrell@ghd.com>
Subject: Aurora Zoning Map Proposal

Camie,

Attached is the executed proposal. Also, see the email chain below from Jolene.

Greg

From: Keyser, Gregory
Sent: Tuesday, January 31, 2017 8:52 AM
To: Smith, Bryan <Bryan.Smith@ghd.com>
Subject: RE: 11119205-17P Aurora Zoning Map ne

Thanks.

From: Smith, Bryan
Sent: Tuesday, January 31, 2017 8:35 AM

WS-3B

From: William.Wheeler@ghd.com
Sent: Thursday, August 17, 2017 4:22 PM
To: James Bach; Martha Librock
Cc: Camie.Jarrell@ghd.com; cctofiling@croworld.com
Subject: Aurora Mills Cluster Development PIP Proposal ~COR-11124638-98~
Attachments: 11124638Bach-3.pdf

Jim/Martha

Attached is our proposal for CA, inspection, and SWPPP inspection services (during PIP permit period only) for the Aurora Mills Cluster Development. Please note that this proposal adheres to the requirements of the Town PIP Application for private developments which means sanitary sewer inspection is not required on the Town's behalf (no deposit collected). However, it is highly likely that the ECDEP and EC Health Department will be require the sanitary sewer system to be inspected by a NYS Licensed Engineer. If this occurs either the developer will have to supply a Licensed Engineer for inspection services or the Town could utilize our services to which the Town may want to revise the developers deposit to cover those fees. As our proposal stands now, we are approximately \$50,000 below the developer's deposit. If the Board has any questions regarding our proposal Camie can address them at the Workshop meeting on Tuesday.

Thank you for the opportunity to propose on this project and have a great weekend.

-Bill

William W. Wheeler, PE
Project Manager/Civil CADD Manager

GHD

T: +1 716 856 2142 | E: william.wheeler@ghd.com
285 Delaware Avenue Suite 500 Buffalo NY 14202 USA | www.ghd.com

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August 16, 2017

Reference No. 11124638

Mr. James Bach
Supervisor
Town of Aurora
300 Gleed Avenue
East Aurora, New York 14052

Dear Mr. Bach:

**Re: Engineering Service for Aurora Mills Cluster Development
Public Improvement Permit (PIP) – Construction Administration and Inspection**

GHD is pleased to submit this proposal to the Town of Aurora (Town) for construction administration and inspection services for the above referenced project.

In accordance with the Town's PIP regulations, all fees associated with providing construction inspection services are to be reimbursed to the Town by the developer out of the PIP deposit fee.

1. Scope of Work

GHD proposes to provide the following services relative to the construction of the Aurora Mills Cluster Development:

1. Receive and review shop drawings for all materials and products to be provided and installed, for compliance with Town construction standards and detailed design documents prepared by the developer's engineer.
2. Provide continuous, full-time onsite inspection by a qualified construction inspector or project engineer during periods of active construction associated with the installation of waterlines, pavement, drainage facilities and storm piping installation, and grading and erosion control activities.
3. Coordinate inspection as required by outside agencies (i.e., Erie County Water Authority).
4. Coordinate, as necessary, clarification of details or project design with the Developer's design engineer.
5. Witness testing of completed systems.
6. Conduct municipal separate storm sewer system (MS4) stormwater pollution prevention plan (SWPPP) inspections for the duration of the PIP permit. Inspections will be conducted at key stages of the project (approximately monthly depending on progress). If there is a significant break in the infrastructure work, we will continue to conduct SWPPP inspections as long as the PIP is still active. Upon completion of PIP activities, the SWPPP inspections will need to be completed by others.



7. Conduct a final walk-through of completed project with all affected agencies.
8. Provide periodic site visits by the construction supervisor to resolve conflicts, etc., as necessary.
9. Upon completion, GHD will certify to the Town and any other local, county, or state regulatory agency that the project was constructed properly and meets all requirements for connection to existing public systems and acceptance by the Town.

Assumptions:

- Please note this proposal does not include time for sanitary sewer inspections.

2. Schedule and Fees

GHD understands that the developer wishes to commence work immediately. However, to date, no schedule has been provided by the developer or his contractor. The contractor has indicated his intent to complete as much work as possible commencing this fall and, weather permitting, continue to work throughout the winter and complete the project in the spring of 2018.

Since inspection services will be required whenever infrastructure construction is occurring on site and construction is likely to be conducted over many months, it is not possible to determine an exact fee at this time. Instead, we suggest the Town establish a not-to-exceed budget of \$90,000, which is well below the developer's PIP deposit of \$147,424.70. This amount assumes 750 hours of on-site inspection plus an allowance of 20 percent for incidental personnel fees (e.g., shop drawing review). GHD will keep the Town apprised of the budget status and will not exceed the established budget without additional Board authorization.

Services will be invoiced on an hourly basis for the total number of man-hours expended in the previous month. Billing for personnel will be at GHD's standard billing rates, which include the services of a construction inspector at \$100 per hour.

Should this proposal meet with your approval, please sign the attached Standard Terms for Professional Services and return a signed copy to us for our files.

Thank you for the opportunity to submit this proposal. Please contact us if you have any questions. If this proposal meets with your approval, please execute below and return one copy for our files.



We appreciate your consideration and look forward to diligently working with the Town to bring this project to a successful completion. As always, please do not hesitate to call me should you have any questions.

Sincerely,

GHD

A handwritten signature in black ink, appearing to read 'William W. Wheeler'.

William W. Wheeler, PE
Project Manager

WWW/las/3

cc: Mr. Daniel J. Kolkmann – GHD
Camie Jarrell, PE – GHD

Standard Terms for Professional Services

GHD Consulting Services Inc. ("GHD") and Client (as set out below) agree that any professional services performed by GHD for Client, relating to the scope of work, will be on the following standard terms:

1. Invoices for services rendered will be issued monthly payable on receipt. Amounts due will be increased at the rate of 1 1/2 percent per month after 30 days. GHD reserves the right, without penalty, to discontinue services in the event of non-payment of undisputed amounts.
2. GHD maintains statutory workers compensation insurance, and professional, pollution, general, auto, and employers liability insurance which GHD deems adequate. Certificates of insurance shall be provided on request.
3. GHD's services are solely for Client's benefit and may not be relied upon by any third party without GHD's express written consent. Any use, change, or distribution of Work Product without the written consent of GHD shall be at Client's risk and will not give rise to liability of GHD.
4. GHD shall perform its professional services in the manner consistent with the level of care and skill ordinarily exercised by other professional firms acting under similar circumstances and at similar times. GHD makes no other warranty, implied or expressed.
5. GHD shall indemnify and hold harmless Client for its services to the extent GHD's neglect or willful misconduct causes liability for the Client. Neither party shall be liable for any consequential loss, injury or damages suffered by the other party, including but not limited to loss of use, earnings, and business interruption.
6. To the maximum extent permitted by law, GHD's liability and that of its employees, agents, directors, officers, and subcontractors to Client due to any negligent acts, errors or omissions, shall not exceed \$1,000,000, except as to damages resulting from the gross negligence or willful misconduct of GHD.
7. Client acknowledges that the pre-existing presence, if any, of pollutants, and other potentially hazardous conditions at the project site were not caused by or are not the responsibility of GHD, and that this contractual arrangement does not transfer any legal responsibilities for such conditions to GHD.
8. GHD may terminate this Agreement for nonpayment or other default by Client. Terms agreed to under this Agreement shall survive any such termination.
9. Client hereby agrees that this agreement may be assigned to another entity within the GHD group of companies that will be directly or indirectly wholly-owned by GHD Group Pty Ltd. (a "Related Entity"). Any such Related Entity shall assume all of GHD's liabilities, duties and obligations in, to, and under this Agreement. Client hereby agrees that this assignment may be effected without any further notice or action on the part of GHD. Upon request, Client agrees to execute and deliver any further documents as may be reasonably requested by GHD or its successor to evidence such consent and/or assignment.

These Terms and Conditions are hereby accepted this _____ day of _____, 201_.

Client Signature:

Name of Company: Town of Aurora

Per: _____

Title: _____

I have authority to bind the Corporation

SUPERVISOR
James J. Bach
(716) 652-7590
jbach@townofaurora.com



WS-4

TOWN CLERK
Martha L. Librock
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA
Southside Municipal Center
300 Glead Avenue, East Aurora, NY 14052
www.townofaurora.com

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chris@townofaurora.com

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Douglas W. Marky
Jeffrey P. Markello

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historian@townofaurora.com

FAX: (716) 652-3507
NYS Relay Number:
1(800) 662-1220

August 15, 2017

To: The Town Board

Re: Request to purchase a new pickup truck

I respectfully request that the Town Board approve beginning the bid process to purchase a new 2017 4x4 ton super cab for use by the Highway Superintendent. The bid specs are attached.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Gunner", written over a large, stylized circular flourish.

David Gunner
Highway Superintendent

TOWN OF AURORA
300 Gleed Avenue, East Aurora, NY 14052

MINIMUM SPECIFICATIONS FOR PURCHASE OF A
NEW 2017 FULL SIZE ½ TON 4X4 PICK-UP TRUCK

- BID OPENING DATE:** Tuesday, April 18, 2017
- BID OPENING TIME:** 10:00 a.m.
- BID OPENING PLACE** Aurora Town Hall, 300 Gleed Ave., E. Aurora, NY 14052
(Sealed bids should be delivered to the Aurora Town Clerk's office at the above address – enter thru door no. 2)
- DATE OF DELIVERY:** **Within 30 days of notification of award of bid**
- POINT OF DELIVERY:** **AURORA HIGHWAY GARAGE**
251 QUAKER ROAD, EAST AURORA, NY
- PRICE:** Price shall be net and shall include delivery. All transportation and delivery charges prepaid to the point of delivery. Fully equipped as indicated in specifications. (Note: The Town of Aurora does not pay federal, state or local taxes.)
- WARRANTY:** Shall include parts and service. Bidder must guarantee that the equipment offered is standard equipment of regular stock with parts regularly used for the type of vehicle or item offered; that such parts are in production and are not likely to be discontinued. No attachment or part has been substituted or applied contrary to the manufacturer's standard guarantee against defects in design, materials or workmanship.
- BIDS:** ALL BIDS MUST MEET OR EXCEED SPECIFICATIONS. Proposals submitted must include sufficient information and data to enable the Town of Aurora to determine whether the item conforms to bid specifications. Material deviations from specifications will not be accepted. Failure to comply with this will deem the bid invalid. ALL BIDS MUST BE ACCOMPANIED BY A NON-COLLUSIVE BID CERTIFICATE.

The Town of Aurora reserves the right to accept or reject any or all bids. No bids may be withdrawn subsequent to the opening without consent of the Town Board. The bid accepted by the Town of Aurora shall constitute a contract between the successful bidder and the Town.

**MINIMUM SPECIFICATIONS FOR A
NEW 2017 FULL SIZE ½ TON 4X4 PICK-UP TRUCK**

MODEL:	2017 4X4 ½ TON SUPER CAB 6.5 FOOT BOX OR EQUIVALENT
ENGINE:	2.7 LITER V6 ENGINE ECOBOOST OR EQUIVALENT
TRANSMISSION:	6 SPEED AUTOMATIC OR EQUIVALENT
BRAKES:	4-WHEEL DISC BRAKES WITH FRONT & REAR VENTED DISCS OR EQUIVALENT
SUSPENSION:	FRONT COIL SPRINGS REAR LEAF SUSPENSION OR EQUIVALENT GAS PRESSURIZED FRONT AND REAR SHOCKS OR EQUIVALENT
SAFETY:	4-WHEEL ANTI-LOCK BREAK SYSTEM DUAL AIR BAGS SEAT BELTS WITH FRONT PRE-TENSIONERS
TIRES:	P275-55 R20 OR EQUIVALENT 20" MACHINED ALUMINUM WHEELS OR EQUIVALENT
ELECTRICAL:	REGULAR DUTY ALTERNATOR REGULAR DUTY BATTERY
CAB EQUIPMENT:	AIR CONDITIONING; AM/FM STEREO RADIO WITH CLOCK; FULL ILLUMINATED INSTRUMENT PANEL WITH WARNING INDICATORS; TILT ADJUST ON STEERING WHEEL; VARIABLE INTERMITTENT FRONT WINDSHIELD WIPERS; DAY-NIGHT REVIEW MIRROR; DOME LIGHT; FRONT READING LIGHTS; GLOVE BOX WITH LIGHT; SEATING CAPACITY OF 5 CLOTH OR VINYL SEAT; FULL CLOTH HEADLINER; FULL VINYL/RUBBER FLOOR COVERING; CAB- Running boards
PAINT:	CLEAR MONOTONE PAINT APPLICATION – RED PREFERRED
OPTIONS:	3.55 AXEL RATIO OR EQUIVALENT RATIO FOG LIGHTS, SYNC OR BLUETOOTH RADIO SYSTEM, KEY KEY OPERATED REMOTE STARTER, DROP IN BED LINER

NON-COLLUSIVE BIDDING CERTIFICATION

(Pursuant to 103d of the General Municipal Law of the State of New York)

1. The Bid herewith submitted has been arrived at by the Bidder independently and has been submitted without collusion with any other vendor of materials, supplies or equipment of the type described in the invitation for bids; and
2. The contents of the bid have not been communicated by the bidder, nor to its best knowledge and belief, by any of its employees or agents, to any persons not an employee or agent of the bidder or its surety on any bond furnished herewith prior to the official opening of the bid.

Company Name

Signature

Title

Date

SUPERVISOR
James J. Bach
(716) 652-7590
jjeffe@townofaurora.com



WS-5
CLERK
Librock
652-3280
townclerk@townofaurora.com

TOWN OF AURORA
Southside Municipal Center
300 Gleed Avenue, East Aurora, NY 14052
www.townofaurora.com

August 16, 2017

To: Town Board
Re: Purchase of a 2013 Dog Truck

Please approve the purchase of a 2013 Ford Trans Connect vehicle to be used as a dog control vehicle. The Erie County Water Authority is willing to sell the town one of their vehicles for the fair market value (Kelly Bluebook) of \$13,712. It has only 15,000 miles on it. This vehicle will replace the current dog control truck that was purchased in 2007. We feel that the newer vehicle will be more dependable and its lower profile will make it easier to get dogs in and out of the truck.

Sincerely,

A handwritten signature in black ink, appearing to read "David Gunner". The signature is written in a cursive style with a large, stylized "D" at the beginning.

David Gunner
Town of Aurora Highway Superintendent

SUPERVISOR
James J. Bach
(716) 652-7590
jbach@townofaurora.com



WS-6

townclerk

TOWN OF AURORA
Southside Municipal Center
300 Glead Avenue, East Aurora, NY 14052
www.townofaurora.com

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historian@townofaurora.com

FAX: (716) 652-3507
NYS Relay Number:
1(800) 662-1220

August 15, 2017

To: The Town Board

Please declare the following Highway Department trucks as surplus:

Inventory #2365- 2014 Ford F150 Pickup Truck #325, VIN #1FTMF1CM2EKD82886
2007 Ford F150 DCO Pickup Truck, VIN #1FTRF12W37KD32980

We intend to put them up for auction with Auctions International. They have agreed to list Truck #325 with only a 5% buyer's premium to encourage higher bid prices.

Thank You,

A handwritten signature in black ink, appearing to read "D. Gunner".

David Gunner
Highway Superintendent

Open Development Area application – 779 & 781 Quaker Road
Steve and Sherri Tate

WS-7

July 17, 2014 - Appeared before Zoning Board of Appeals requesting a 10' variance to allow a right-of-way 40' in width. Variance was granted. (attachment "A")

March 3, 2015 - Submitted application for Open Development Area. (At this time Chapter 79 – Open Development Area was in place.) (attachment "B")

March 9, 2015 – Town Board moved to forward the ODA application to the Planning Board for review. (attachment "C")

April 1, 2015 – ODA was on Planning Board agenda; applicant was unable to attend; ODA was tabled. (attachment "D")

May 6, 2015 – Planning Board met with Mr. Tait and discussed his ODA application at this meeting. Planning Board moved to table ODA application pending receipt of revised site plan showing 40' ingress/egress to back lot; driveway width of 20' hard pack from Quaker Road to back house (lot) including turnarounds and pass-by(s) as required in Appendix D (attachment "E")

May 13, 2015 – Letter was sent to Mr. Tait from Planning Board requesting additional information be added to the site plan. (attachment "F")

June 2015 through October 2016 – Applicant did not attend any Planning Board meetings nor did the Planning Board discuss this ODA.

November 2, 2016 – Mr. Tait attended the Planning Board meeting. Planning Board moved to recommend approval of the ODA with conditions. (attachment "G")

February 9, 2017 – Letter from GHD re: drainage plan review for this ODA. (attachment "H")

August 4, 2017 – Letter from GHD re: review of revised drainage plan. (attachment "I")

August 16, 2017 – email from Steve Tait requesting to be put on Town Board agenda. (attachment "J")

List of items/documents required by Town Code Chapter 79 that have not been submitted. (attachment "K")

**ZONING BOARD OF APPEALS
TOWN OF AURORA
DECISION**

RE: APPEAL NO. 1216

A hearing on the above Application of Steven P. and Sherri S. Tait, Petitioners, having been called before the Zoning Board of Appeals in the Southside Municipal Center 300 Glead Street, East Aurora, New York on the 17th day of July, 2014, at 7:00 p.m. after due notice published in the East Aurora Advertiser as prescribed in Section 267-a, Subdivision 7 of the Town Law and Section 116-61 F of the Code of the Town of Aurora, was held at said time and place.

There were present:

Rodney Simeone
James W. Whitcomb
Albert Salter
Donald Aubrecht

The secretary read the Notice of Public Hearing and the Affidavit of Publication which were duly marked as exhibits herein. Exhibits 1 and 2.

Petitioner seeks a variance to construct a roadway 40 feet in width on the Premises at SBL## 175.09-1-1.14, 175.09-1-1.13 and 175.09-1-1.12 in an A zone (the "Premises").

Petitioner Steven P. Tait appeared.

No one else appeared.

At a duly convened meeting held on the 17th day of July, 2014 and after said public meeting, the Zoning Board of Appeals finds as follows:

Findings

1. This is a Type II action pursuant to Article 8 of New York State Environmental Conservation Law and the regulations promulgated thereunder, Part 617 of Title 6 of the New York Code of Rules and Regulations (SEQR).
2. Town Code § 79-6(B)(2) provides "[a]ll access roadways shall be located on a private right-of-way at least 50 feet wide, and constructed of gravel, asphalt or other hard surface not less than 20 feet wide."
3. Petitioners only have a right of way to three flag lots already in existence of 40 feet in width. Exhibit 9. The right of way width was established before the Town changed the

Town Code regarding open development areas. Petitioners do have sufficient width to construct a hard surface road at least 20 feet in width. Petitioners will have to file easements for the roadway to be 40 feet in width as to the middle two flag lots. Exhibit 9.

4. The variance will not create an undesirable change in the character of the neighborhood, the benefit sought by the Petitioners cannot be achieved by some other method other than an area variance, the variance is not substantial and the proposed variance will not have an adverse effect or impact on the neighborhood. The need for the variance is to some extent self-created, balancing all factors favors the grant of the variance.

Albert Salter made a motion to grant the Petitioners a variance to allow a roadway 40' in width provided that Petitioners file an easement allowing the use of 40' over the middle two flag lots and provided that Petitioners construct a roadway having a hard surface as required Town Code § 79-6(B)(2).

Donald Aubrecht seconded the motion.

On a roll call, the vote was

Rodney Simeone	Nay
Albert Salter	Aye
James Whitcomb	Aye
Donald Aubrecht	Aye

RESOLVED, that the variance applied for by Steven P. and Sherri S. Tait, Petitioners, in their Application No. 1216 be and hereby is granted.

Dated: East Aurora, New York
July 17, 2104


Chairman

MINUTES OF A MEETING AS HELD BY THE
ZONING BOARD OF APPEALS OF THE
TOWN OF AURORA

July 17, 2014

**CASE #1216 – Tait, Steven P. & Sherri S. – SBL#175.09-1-1.12; SBL#175.09-1-1.13; &
SBL#175.09-1-1.14 Quaker Road, E. Aurora, NY**

After due deliberation by the members of the Zoning Board of Appeals of the Town of Aurora, County of Erie and State of New York, the following motion was made by Albert Salter and seconded by Donald Aubrecht to grant the petitioners a ten (10) foot variance to allow a roadway for ingress and egress forty (40) feet in width for SBL No's 175.09-1-1.12; 175.09-1-1.13 and SBL#175.09-1-1.14 Quaker Road with the stipulation that the petitioners file an easement to ensure the forty (40) feet wide roadway. This variance is granted in accordance with testimony and exhibits presented.

Type II for purposes of SEQR.

Upon a vote being taken:

Salter	aye
Aubrecht	aye
Simeone	nay
Whitcomb	aye

Ayes-three Noes-one Motion carried.



ATTACHMENT "B"

TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION

To Be Completed By Applicant

PETITIONER: Name: Steven P. and Sherri S. Tait
Address: 1427 Townline Road
Elma New York 14059
City State Zip
Phone: (716) 714-5005 Fax: (716) 714-5005
E-Mail: taittbbi@gmail.com

PROPERTY OWNER (if different from petitioner):

Name: Same
Address: Same Ph. No. Same
779 Quaker Road 175.09-1-1.14
PROJECT ADDRESS: 781 Quaker Road; 175.09-1-1.13
No. Street SBL No.

PROJECT DESCRIPTION: Parcel split was performed in 2000,
would like to obtain building permit
for two lots not yet built upon

Signature of Applicant: [Signature]

State of New York)SS:
County of Erie)

On the 18th day of February, in the year 2015, before me, the undersigned, a notary public in and for said state, personally appeared Steven and Sherri Tait, personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and they by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Karen A Parry
Notary Public

KAREN A. PARRY
NOTARY PUBLIC, STATE OF NEW YORK
No. 01PA6223525
Qualified in Erie County
Commission Expires: June 14, 2018

OFFICE USE ONLY:
File #: _____ Number of Lots _____ Total Acreage _____ Zoning _____
Open Development Area Review Application Fee \$ 10000
Materials Received by Town Clerk & Fee Paid
Accepted by [Signature] Date 3/3/15 Recpt. 687322

TOWN OF AURORA 5 SOUTH GROVE STREET, EAST AURORA, NY 14052
(716) 652-3280 FAX (716) 652-3507 www.townofaurora.com

Petitioner: Stephen P. & Sherri S. Tait
1427 Townline Rd
Elma, NY 14059

SBL#: 175.09-1-1.13 and 175.09-1-1.14 VL on Quaker Rd

=====

Abutting Properties: Mailing Address (if different)

SBL: 175.09-1-1.12
Sherri & Stephen Tait
777 Quaker Rd

1427 Townline Rd
Elma, NY 14059

SBL: 175.09-1.1.11
Brian Fischer
773 Quaker Rd

5 Joyeuse
Laguna Niguel, CA 92677

SBL: 175.09-1-3
Janet Ferber
765 Quaker Rd
East Aurora, NY 14052

SBL: 174.08-1-11
Theresa Veprek
778 Quaker Rd
East Aurora, NY 14052

SBL: 174.08-1-10
Beverley & George Bellaire
796 Quaker Rd
East Aurora, NY 14052

SBL: 174.00-2-15.2
Daisy Housing Corp
785 Quaker Rd

PO Box 650
Williamsville, NY 14221

SBL: 174.00-2-51
Lynne & Christopher Kerr
492 Jewett Holmwood Rd

502 Jewett Holmwood Rd
East Aurora, NY 14052

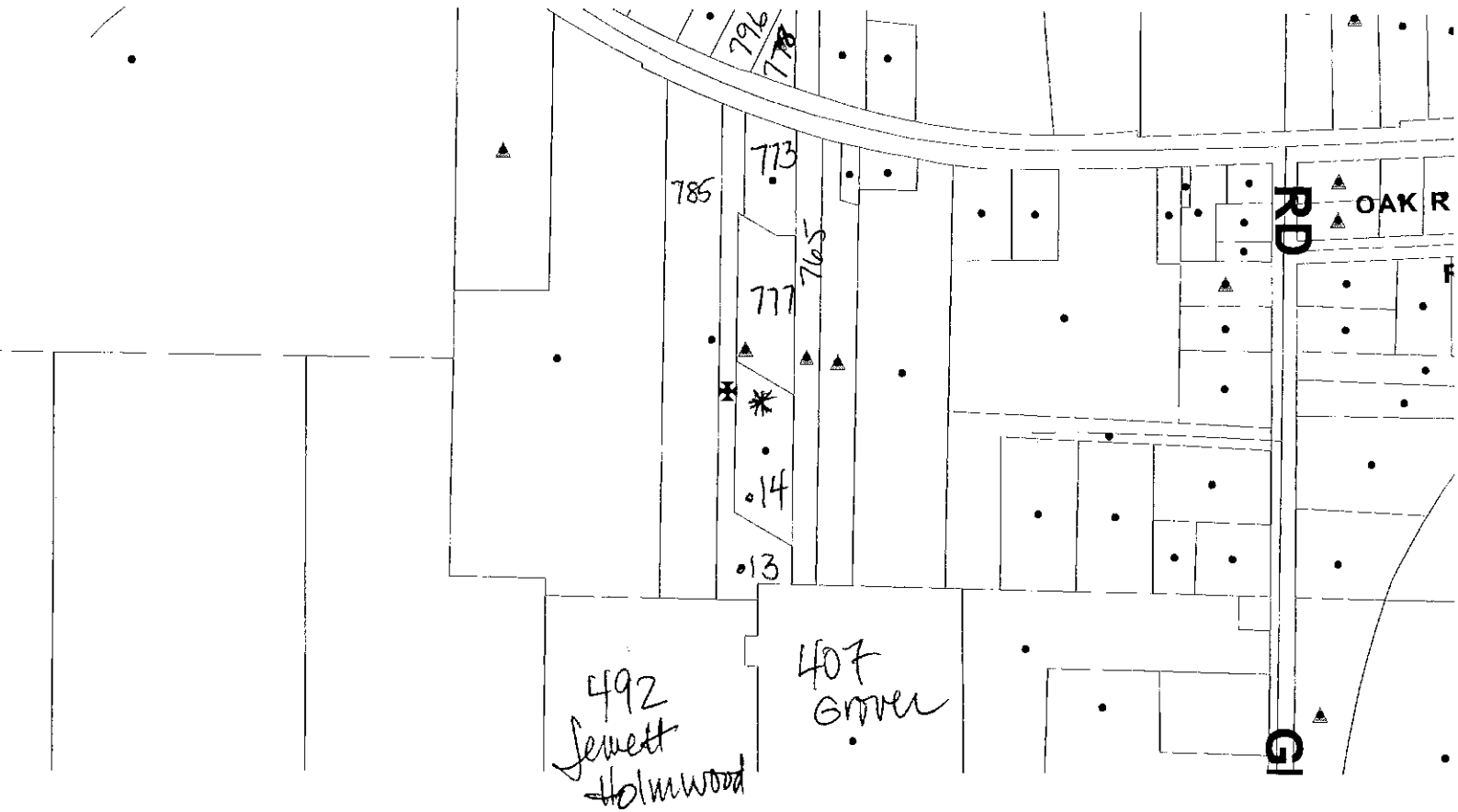
SBL: 174.00-2-24.111
Thomas Best
407 Grover Rd
East Aurora, NY 14052

Steven & Sherri Tait

V/L Quaker

175.09-1-1.13

175.09-1-1.14



NOW THEREFORE BE IT

RESOLVED, the Lease with Windham Professionals shall be increased to 16,893 square feet with a monthly rental of \$20,026.45 effective April 1, 2015; and be it further

RESOLVED, Windham Professionals will pay the sum of \$1,363.00 for twenty-three (23) days of the month of March 2015 for the newly leased area effective March 9, 2015; and be it further

RESOLVED, the Supervisor is authorized to execute the agreement on behalf of the Town.

Upon a vote being taken: ayes – four noes – none Motion carried.

* * *

Councilwoman Jeffe moved to authorize the Supervisor to sign the 2015 annual maintenance agreement with TiSales, 36 Hudson Road, Sudbury, MA for the Neptune Water Meter Software system. The agreement period is 3/1/15 to 2/28/16. The \$765 cost will be disbursed from Town managed water district funds. Councilman Snyder seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried.

Action #59
Supv auth to sign lease addendum with Windham Professionals (Note: amended 4/13/15)

Action #60
Supv auth to sign maint agreement for water meter software

Councilman Snyder moved to authorize the Supervisor to sign the amended pest management service agreements with Buffalo Exterminating, 3636 N. Buffalo Road, Orchard Park, NY for seasonal treatment at the Senior Center, Southside Municipal Center and West Falls Library – Community Center. The rates for the services reflect a 10% decrease from 2014. Councilwoman Friess seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried

Action #61
Supv auth to sign service agreement with Bflo Exterminating

Councilwoman Friess moved to forward the conceptual plan and sketch plan for the proposed Mill Road cluster subdivision to the Planning Board for review. Councilwoman Jeffe seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried

Action #62
Mill Road cluster subdivision plan forwarded to Planning Brd

Councilman Snyder moved to forward the Open Development Area application for 835 Willardshire Road to the Planning Board for review. Councilwoman Jeffe seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried

Action #63
Willardshire Rd ODA forwarded to Planning Brd

Councilman Snyder moved to forward the Open Development Area application for 779 and 781 Quaker Road (aka: Route 20A) to the Planning Board for review. Councilwoman Jeffe seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried

Action #64
Quaker Rd ODA forwarded to Planning Brd

Councilwoman Friess moved to authorize the Supervisor to sign a one-year lease with Fairlawn Recovery (Peter Gutkowski) whereby Fairlawn will lease 598 square feet of office space (second floor; north side) in the Southside Municipal Center for one year beginning on April 1, 2015 and terminating on March 31, 2016. The annual rent is set at \$9,000 to be paid in equal monthly installments of \$750.00. Councilman Snyder seconded the motion. Upon a vote being taken: ayes – four noes – none Motion carried

Action #65
Supv auth to sign lease with Fairlawn Recovery

COMMUNICATIONS – The following communications were received by the Board and filed:

- Building Department – February 2015 report
- Work Requisitions – February 2015 report
- Dog Control – February 2015 report

4/1/15
ATTACHMENT
"D"

Mr. Hogan said that his driveway is between two other driveways and he exits with caution.

Don Owens mentioned that he was in favor of the house being located back from the slope.

Mr. Hogan mentioned that there is still quite a bit of snow and ice in the driveway and that the turnaround isn't in yet. The area around the driveway has been cleared of scrub. The driveway is 900' long and 20' wide.

Bill Voss asked about the lot size.

Mr. Hogan stated that it is a 5Ac lot, with about 3Ac around where his house will be located, roughly an acre in the access area and an acre of cliff. The dwelling is set 80' back from the cliff.

Dick Glover asked if the concerns of the Fire Department have been addressed.

Mr. Hogan indicated the approval letter from Craig Thrasher and the East Aurora Fire Department.

Dick Glover asked about a sprinkler system.

Mr. Hogan stated that it isn't required by NYS and the property will have a well and that feeding a sprinkler off a well would be difficult.

Don Owens recused himself and indicated that Richard Glover would be a voting member on this agenda item.

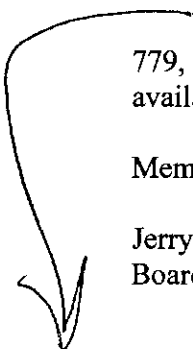
Laurie Kutina moved to recommend to the Town Board that they approve the one lot Open Development Area project at 835 Willardshire Rd, Town of Aurora, NY. Seconded by Norm Merriman.

Upon a vote being taken: ayes – seven noes – none Motion Carried.

779, 781 Quaker Road 2 lot ODA referral from the Town Board. The applicant was not available.

Members discussed the properties, proposed development and concerns.

Jerry Thompson asked about the variance issued on the driveway and how it affects the Planning Board's review.



Bill Voss expressed concern about applicants going to the ZBA for approval prior to Planning Board.

Pat Blizniak indicated that this is the proper procedure. The ZBA is a decision making board and the Planning Board is a referral board. There would be no reason for the Planning Board to review something that isn't to code.

Dick Glover asked about when the SEQR is completed and stated that it would be helpful if that was done prior to coming to the Planning Board. He further stated that referral to other agencies (County/State) for their consideration is not included in the Planning Board review, as it happens after recommendation. He would prefer to see

Greg Keyser stated that the type of action (type 1 or unlisted) would determine when the involved agencies are notified. He indicated that it is not advisable for the Town Board to take action on the SEQR prior to the Planning Board recommendation. He further stated that the Planning Board should look at the environmental aspects of the site, making a recommendation to the Town Board. The Town Board will use that recommendation as they review use Part 2 of the SEQR form. The applicant should provide part 1 of the SEQR form; the Planning Board should review it for any red flags. The Planning Board can use part 2 of the SEQR form to look at potential issues during the review and make that a part of the recommendation to the Town Board.

Laurie Kutina made a motion to table the 779, 781 Quaker Road ODA until the applicant can attend. The motion was seconded by Douglas Crow. Motion carried.

Mill Rd Cluster Subdivision Sketch Plan referral from the Town Board. Gary Eckis appeared as applicant.

Gary Eckis discussed the proposed cluster subdivision, referred to as Aurora Mills. The initial plan submitted was immediately sent back to the drawing board for improvements. The revised plan includes public roads off Mill Rd with traditional homes on slightly smaller lots and private roads where there are traditional patio homes. 70-71% of the property could remain open to preserve habitat and the creek corridor resulting in less pavement, less chemicals, smaller sites and the current market is reflecting this trend. The elevation changes of the property would benefit the existing homes on Mill Rd, as the homes would look over the top of the patio homes out to the woods.

Doug Crow asked about the small lot at Mill Rd that is not included on the revised plan.

Mr. Eckis indicated that the lot in question was excluded from the contract with the owner who reserved the right to keep it. But this wasn't reflected on the tax map, so the plan was revised.

ATTACHED "E" 5/6/15
PLANNING BOARD
MINUTES

Old Business:

Don Owens indicated that the meeting would adjourn to the Quaker Road ODA site and then to the Maple Road ODA site.

779, 781 Quaker Rd 2 lot ODA, Steven Tait appeared as owner.

Don Owens resumed the meeting and discussed the proposed ODA to the south of the existing 2 family home.

Mr. Tait discussed layout of the two lots in reference to where the Planning Board was standing.

Norm Merriman clarified that the beginning of the first lot of this ODA is roughly 650' from Quaker Rd and the second lot is approx. 400' farther back.

Mr. Tait stated that he would build one home on each lot.

Bill Voss asked if the homes would be single family homes.

Mr. Tait indicated he would prefer to build duplexes.

Don Owens asked about the zoning for the parcels.

Bill Kramer stated that the zoning would allow for a one or two family dwelling.

Bill Voss asked about the existing dwelling at 777 Quaker.

Mr. Tait indicated that it is a two family rental property.

Bill Voss asked about the ZBA application and its approval.

Mr. Tait stated that the properties were split 15 years ago and the egress at that time was compliant. The survey submitted is from that time. He was unsure of what was approved.

Bill Kramer stated that Mr. Tait was approved to extend a 40' easement for ingress/egress all the way to the back properties on this ODA, rather than the 50' required. A 10' variance on the easement was granted.

Bill Voss asked about the 20' hard pack surface.

Bill Kramer indicated that the 20' hard pack driveway was not addressed.

Bill Voss stated that the map shows the driveway as 15' but one of the Planning Board members measured it at 9' in some areas.

Bill Kramer indicated that the grass appears to be growing in.

Doug Crow discussed the width and quality of the driveway when talking about 3 duplexes, 6 different families sharing the driveway.

Bill Voss stated that when he visited the site, two cars can't pass in the existing driveway. A vehicle that wanted to enter the property while he was exiting the property had to wait on Quaker Rd until he exited.

Norm Merriman suggested widening the front of the driveway at Quaker by extending the culvert pipe to the East.

Mr. Tait indicated that he was unsure what, if anything, he could do in the State Right of Way.

Bill Kramer stated that he could apply to the State for a permit.

Norm Merriman indicated that a bond would be needed to work in the ROW. He reiterated that the driveway really needs to be widened there, as it is a safety issue.

Bill Voss indicated that widening the driveway would allow emergency vehicles to pass. And with snow, the safety concerns increase. Liability should be a concern, as a developer.

Mr. Tait expressed concern at having split the lots 15 years ago and now has additional constraints and elements now that he wants to build.

Don Owens discussed how wetlands can change on a property and render the location unbuildable. But that is not an issue on these lots.

Greg Keyser asked about the owner of the neighboring property and if there was anything stopping that owner from splitting land and negotiating access along the proposed driveway.

Mr. Tait stated that he didn't own the property and wasn't exactly certain of the owner.

Bill Kramer stated that approval for access would be required through ODA.

Don Owens asked if the location of the homes had been determined.

Mr. Tait thought he had submitted one with the plans. He further clarified the changes thus far: widen driveway, widen culvert at road, and turnaround.

Doug Crow indicated that the turnaround is code specific.

Bill Voss asked where the driveway would be located.

Mr. Tait indicated that the driveway would just continue back and that the lot line is approximately 4' away from the driveway. He further mentioned that three 2" waterlines are already on the property and primary for gas is located on the property and there are electric poles ready for further development to the back.

Dick Glover asked if the line of pines would be removed.

Mr. Tait stated yes, although he hasn't looked at things that specifically yet.

Laurie Kutina stated that the planning board isn't trying to be difficult. With an ODA, there are challenges involving emergency access. The driveway will need to be widened.

Mr. Tait stated that when he split the properties, they were done to code and he was careful and talked with Pat Blizniak along the way to make sure. And he thought everything was set.

Bill Voss indicated that the code can change and that when it is time to build, the current code has to be followed.

Doug Crow indicated that the Appendix D has several options for the emergency turnaround.

Mr. Tait indicated that he would prefer to leave as many trees as possible.

Don Owens discussed the new regulation effective May 4 regarding bats and their habitat. Trees larger than 3" are affected. The definitions are still being finalized.

Don Owens suggested a revised map showing driveway, turnaround, and potential location of homes.

Dick Glover expressed concern about the SEQR and the NYS input in regards to the project.

Don Owens asked for board recommendations.

Bill Voss made a motion to table the 779, 781 Quaker Rd ODA recommendation pending receipt of a revised site plan showing:

- **40' ingress/egress to back lot**
- **Driveway width of 20' hard pack from 20A to the back house including turnarounds and pass-bys as required in Appendix D**

- **Widened entrance to 20A (with the understanding that approval is required from the NYS DOT)**
- **Location of the proposed dwellings**
- **Location of utilities**
- **Topography and drainage**

Seconded by Dick Glover.

Motion carried.

Don Owens adjourned the meeting to the Maple Rd ODA. Don Owens and Norm Merriman indicated they would abstain from the vote and Don indicated that Dick Glover would be a voting member on this item.

420 Maple Rd 1 lot ODA, Frank Russo appeared as owner.

Don Owens resumed the meeting and discussed the ODA. He further mentioned that for the legal lot, the driveway would be located adjacent to the driveway at 402 Maple Rd. The hill will be a part of the legal lot and the owner intends to build on the hill.

Bill Kramer indicated that where the location of the driveway or what is done on the legal lot isn't before the Planning Board. It is something to keep in consideration of the ODA, but what the owner does on the property doesn't require approval.

Laurie Kutina asked for clarification on the boundaries of the current lot and the planned division.

Mr. Russo discussed the proposed division in reference to were the Planning Board was standing.

Dick Glover suggested that the split be made prior to requesting the ODA.

Bill Kramer stated that this is how he plans on splitting the lots.

Doug Crow mentioned that the applicant would want to ensure that the ODA lot could be built on before the split is made.

Mr. Russo discussed the soil boring that was done by Earth Dimensions to determine that the ODA lot is buildable.

Laurie Kutina asked if the legal lot would be buildable on the hill.

Bill Kramer stated that almost any is buildable. It may need additional excavation or concrete.

ATTACHMENT
"F"

SUPERVISOR
James J. Bach
(716) 652-7590
jbach@townofaurora.com



TOWN CLERK
Martha L. Librock
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA
Southside Municipal Center
300 Glead Avenue, East Aurora, NY 14052
www.townofaurora.com

TOWN COUNCIL MEMBERS

May 13, 2015

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NYS Relay Number:
1(800) 662-1220

Steven Tait
1427 Townline Rd
Elma, NY 14059

Re: 779, 781 Quaker Road ODA Application

Dear Mr. Tait:

The Planning Board tabled your ODA request for 779, 781 Quaker Road at their May 6 meeting. They have requested the following additional information to the detailed site plan:

- Boundary survey showing proposed lots, building locations (proposed and existing), tentative location of both septic systems and leach fields, utility easements, ingress/egress easement (40'), driveway specs (noted below), detailed topography showing all drainage and slopes
- Driveway – minimum 20' of hard pack surface from 20A to the last lot, including turnarounds and pass-bys as specified on the attached Appendix D
- Widening the entrance at 20A (with the understanding of the Planning Board that State DOT approval/permit will be required).

While the board was on site, you mentioned that you have/had a map showing the location of the proposed homes. I have checked the files and do not have a copy of that map. If you have this map, please use it as a starting point to add the above requested information.

In order to include your request on the June agenda, 12 copies of the revised map must be received no later than Tuesday, May 26. If you have any questions, please don't hesitate to call the office at 652-7591. Office hours are Monday-Friday 8:30am-4:30pm.

Sincerely,

Elizabeth Cassidy
Building & Zoning Clerk

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

NOVEMBER 2, 2016

Members Present: Donald Owens, Chairman
Timothy Bailey
Douglas Crow
Laurie Kutina
David Librock

Alternate Member: Richard Glover

Absent/ Excused: Norm Merriman
Jerry Thompson

Also Present: William Kramer, Assistant Building Inspector

Chairman Don Owens presided over the meeting which began at 7:00 p.m. at the Town Hall, 300 Gleed Avenue, East Aurora, New York. He led the recitation of the Pledge of Allegiance to the Flag.

Chairman Don Owens noted that Dick Glover would be a voting member for the meeting.

Douglas Crow made a motion to accept the minutes of the September 7, 2016. The motion was seconded by David Librock. Motion carried.

OLD BUSINESS:

779, 781 Quaker Rd ODA revision. Steven Tait appeared as owner.

Doug Crow noted that although the Town is under a moratorium for ODA development, this project was in process prior to that and is allowed to continue.

Don Owens agreed and noted that the moratorium is for new applications. He further mentioned that there have been some changes and noted that Mr. Tait has submitted the boundary survey and indicated the driveway will be 20' wide and that the entrance at 20A will also be widened.

Mr. Tait discussed the ODA process to date.

Don Owens noted the utility corridor to the east of the proposed 20' driveway. He asked about the proposed storm sewer for the drainage.

Mr. Tait stated that he was approved in September 2004 to put it in and did so at that time. [He indicated the drain is behind the duplex at 777 Quaker.]

Don Owens asked if he was going to extend it further.

Mr. Tait stated that he was considering it but also because of the water off the hill, he didn't want to put too much into the pipe. He mentioned that the gas main has already been installed and that NYSEG installed poles back already.

Doug Crow asked about the acreage of each lot, specifically the third lot.

Mr. Tait stated that the third lot is 1.38 Ac and that the survey was completed by Jim Shisler, a professional land surveyor and that the metes and bounds were done by Joel Kurtzhalts.

Bill Kramer asked if the driveway is included in the third.

Mr. Tait stated yes.

Bill Kramer clarified that the total acreage includes the driveway.

Dick Glover asked if these are legal lots of record.

Mr. Tait stated yes.

Dick Glover noted that Erie County Health Dept will need to approve the septic system.

Mr. Tait indicated that the design for the duplex has been completed and approved by ECHD already.

Doug Crow discussed an earlier concern regarding the ROW and road width from a safety perspective of the multiple residences. He noted that changes have been made to address those issued.

Dick Glover asked if there is a maintenance agreement on the driveway.

Mr. Tait stated yes and that it had been previously submitted to the ZBA.

Don Owens noted that the ZBA hearing was July 2014.

Mr. Tait stated that his engineer noted that duplexes have to be sprinklered and hopefully that will prevent the firetrucks from having to pass on the road.

Don Owens noted that the concern extends to ambulances too.

Dick Glover noted that the 160' driveway from the common driveway to the duplex should be detailed as well, including the 20' width. He suggested an engineered drawing that would show the details for the utilities to the house, the driveway to the duplex. He indicated that the driveway to the duplex should also be written to the ODA code and be 20' wide.

Mr. Tait asked if that is different than a normal house.

(Multiple conversations occurred at the same time.)

Tim Bailey asked for clarification on the property boundaries.

Mr. Tait discussed the property. He also stated that he thought the Building Department would approve the driveways to the dwellings from the common driveway, as long as the common driveway criteria were met.

Dick Glover agreed that that would be possible and added that he would have preferred those details on the plan.

Mr. Tait stated he thought the 20' hard pack surface were to provide fire access to the lots.

Bill Kramer noted that he has the 40' egress (with the variance approval) and the 20' hard pack driveway surface to the lots. He further indicated the Building Department would look at the access to the individual homes and see how that meets the fire code requirements. He also stated that any driveway coming off the common driveway is in itself a turnaround and it will have to meet the required radius.

Mr. Tait stated that he would likely copy the driveway for the existing duplex and thought that it measures at 24' at the widest point.

Dick Glover indicated that the Planning Board normally receives stamped engineered plans, not the drawings submitted.

Bill Kramer confirmed that the Building Department will be looking at the distance from the common driveway and the width and all those details.

Don Owens asked about drainage and the storm sewer along the utility corridor.

Mr. Tait indicated it is a 12" pipe. He also noted that there is quite a fall from third lot to the first.

Bill Kramer noted that the drainage concerns aren't solely for getting water out of the house, but also include the impact of the structure on neighboring properties.

Don Owens noted that the generated runoff has to be contained so it doesn't impact neighbors. He suggested the Board recommend a drainage plan be prepared and submitted to the Town Engineer for review.

Laurie Kutina noted that with just elevation points, not a full topographic map, it's difficult to show how the water moves. She indicated this could also be a condition for approval

Mr. Tait asked if the full topographic map has to be done for the whole property.

Don Owens noted that a topography map is helpful, especially through the utility corridor from the highest point to Quaker Rd.

Bill Kramer noted that this is a requirement of the ODA submission.

Mr. Tait stated that he thought that what he has submitted is a topographical map with the elevations marked.

Laurie Kutina noted that with a full topographic map, you can see where the water is going to go. With just the spot elevations marked, you don't always know which direction the water will travel.

Mr. Tait stated that there is a field on either side of his property.

Don Owens noted that in the future they may be developed.

Tim Bailey asked if these topo maps can be found on the USGS website.

Both Don Owens and Laurie Kutina indicated they could.

Mr. Tait stated that he is hesitant to have a full topo completed due to cost incurred on another project.

Doug Crow mentioned the Erie County GIS map also.

Don Owens noted that if the map shows water moving onto adjacent property, it needs to be addressed.

Bill Kramer indicated that a drainage plan shows the existing topo and the proposed topo with any berms/swales needed to prevent the impact of water on neighboring property, including between the proposed and existing houses. That is what the Town Engineer wants to see on a drainage plan.

Doug Crow expressed appreciation that Mr. Tait addressed the concerns of the Planning Board with regards to the driveway, fire access, and safety.

Don Owens noted that the development process should go more quickly for a landowner.

Mr. Tait stated that the requirements (surveyor, engineer, etc) feel like a punishment for the average landowner.

Don Owens stated that there is a lot of risk involved.

Laurie Kutina agreed and stated that there will be 5 homes on this property and there are safety concerns. That's why the rules are in place.

Bill Kramer stated that as more of these types of projects come along and more back property is developed, these laws are enacted.

Don Owens noted that as these regulations are made they are generally more restrictive.

Laurie Kutina stated that although now there are fields on either side of the property, when someone builds on the neighboring lot, they will have to protect Mr. Tait's property as much as he is protecting theirs.

Mr. Tait discussed the tax rate of his lots.

Doug Crow noted that the tax issue is outside the scope of the Planning Board.

Laurie Kutina asked if it would be possible to issue a conditional approval.

Don Owens indicated that the conditions include a review of the drainage plan.

Laurie Kutina noted that a topographic survey is necessary.

Doug Crow asked if there are other considerations for a conditional approval.

Laurie Kutina asked if a topographic survey is necessary or can Mr. Tait make a topographic map using the USGS data and the spot elevations he already has.

Tim Bailey indicated a topographic map would be ok and it would still be reviewed by the building department.

Mr. Tait asked if he should add the dwelling locations on the map.

Laurie Kutina and Doug Crow stated yes.

Laurie Kutina further mentioned that the water will need to move away from the houses but not travel off of the property. She further noted that this is why the existing and proposed topo maps are necessary.

Laurie Kutina asked about driveway turnarounds and Appendix D.

Bill Kramer indicated the turning radius will have to meet the code.

Laurie Kutina asked if the Building Department will verify this.

Bill Kramer confirmed.

Mr. Tait asked where the new topo map with house locations should be delivered.

Tim Bailey also stated that the alterations to grading that will be made need to be noted on the plan also.

Don Owens noted that the plan should be submitted to the Building Department.

Bill Kramer stated that the office would make sure the Town Engineer receives a copy for review as well.

Dave Librock asked if once approved would the third lot always remain a single family dwelling.

Doug Crow stated yes.

Bill Kramer stated that if that is how the plan is approved, yes. He further mentioned that once the ODA is approved, that is what will be built or he would have to reapply.

Doug Crow moved to recommend to the Town Board that they approve the Quaker Rd ODA as presented by Steven Tait (SBL: 175.09-1-1.13 and 175.09-1-1.14), Town of Aurora, NY subject to:

- 1. Building Department approval of specific site plan and dwelling driveway specifications.**
- 2. Submission of a fully detailed topographical map.**
- 3. Detailed drainage plan review by GHD.**

Seconded by Laurie Kutina.

Upon a vote being taken:

ayes – six

noes – none

Motion Carried.

Correspondence:

none

A motion was made by Tim Bailey and seconded by Doug Crow to adjourn at 7:55PM.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY December 7, 2016 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK

TOWN OF AURORA

300 GLEED AVENUE, EAST AURORA, NY 14052

BUILDING DEPARTMENT

(716) 652-7591

FAX (716) 652-3507

MEMO

TO: Jim Bach & Town Board Members
FROM: Don Owens, Chairman, Planning Board
DATE: November 15, 2016

=====

The following actions were taken at the November 2, 2016 meeting of the Planning & Conservation Board:

Chairman Don Owens noted that Dick Glover would be a voting member for the November 2 meeting.

Doug Crow moved to recommend to the Town Board that they approve the Quaker Rd ODA as presented by Steven Tait (SBL: 175.09-1-1.13 and 175.09-1-1.14), Town of Aurora, NY subject to:

1. Building Department approval of specific site plan and dwelling driveway specifications.
2. Submission of a fully detailed topographical map.
3. Detail drainage plan review by GHD.

Seconded by Laurie Kutina.

Upon a vote being taken:

ayes – six

noes – none

Motion Carried.



ATTACHMENT
"H"

August 4, 2017

Reference No. 11119205

Town of Aurora Building Department
Southside Municipal Center
300 Gleed Avenue
East Aurora, New York 14052

Attention: Mr. William Kramer
Assistant Building Inspector

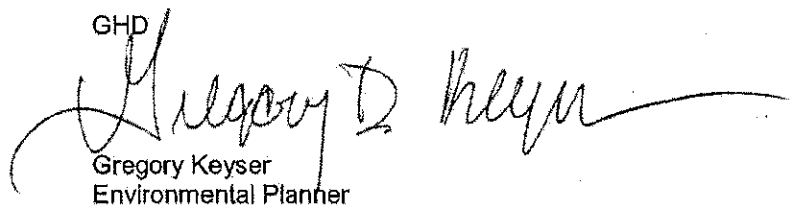
Re: **Drainage Plan Review**
779, 781 Quaker Road ODA

GHD has completed a review of the revised drainage plan for the above referenced ODA application. The proposed improvements are illustrated on site survey drawings prepared by Climax Development of WNY with a survey date of November 16, 2016. Based upon our review, we have concluded that our comments have been adequately addressed.

This constitutes the completion of our review. Please call if you have any questions or concerns.

Sincerely,

GHD



Gregory Keyser
Environmental Planner

cc: Town of Aurora Planning Board
Town of Aurora Town Board
Camie Jarrell, GHD



ATTACHMENT
"I"

February 9, 2017

Reference No. 11119205

Mr. William Kramer, Assistant Building Inspector
Town of Aurora Building Department
Southside Municipal Center
300 Gleed Avenue
East Aurora, New York 14052

Dear Mr. Kramer:

**Re: Drainage Plan Review
779, 781 Quaker Road ODA**

GHD has completed a review of the drainage plan for the above-referenced ODA application. The proposed drainage improvements are illustrated on a site survey prepared by Climax Development of WNY with a survey date of November 16, 2016. We offer the following comments for your consideration.

1. Proposed Drainage Ditch – The applicant is proposing to clear a 20-foot-wide strip of land along the east side of the project site and construct a drainage ditch to accommodate runoff from the proposed development. The site survey provides existing contour elevation but does not provide sufficient detail to illustrate the construction of the proposed drainage ditch. It is recommended that the applicant provide the following information.
 - Standard detail which illustrates the proposed width, depth, and slope of the drainage ditch.
 - Proposed spot elevations along the centerline of the drainage ditch.
2. Proposed Drainage Inlet – The applicant is proposing to construct a drainage inlet which appears will receive storm water from the proposed drainage ditch. The site survey illustrates the location of the proposed drainage inlet but does not provide sufficient detail to illustrate the connection with the proposed drainage ditch and existing stormwater facilities. It is recommended the applicant provide the following information.
 - Existing stormwater facilities.
 - Proposed method of connecting the drainage inlet with existing stormwater facilities.
 - Proposed rim and pipe invert elevations for the drainage inlet.
 - Standard detail which illustrates the method of connecting the drainage inlet with the proposed drainage ditch.
3. Proposed Driveway – Under §79-6 of the Town Code, access roadways shall be at least 20 feet wide and shall be designed in accordance with Appendix D from the Fire Code of New York State. The applicant previously provided a sketch of the proposed access road but has not illustrated this improvement on the drainage plan. It is recommended the applicant show the proposed access roadway, associated drainage facilities, and proposed grading on the site survey.

GHD

285 Delaware Avenue Suite 500 Buffalo New York 14202 USA
T 716 856 2142 F 716 856 2160 W www.ghd.com

REGISTERED COMPANY 199
ISO 9001
ENGINEERING DESIGN



4. Topographical Map – The Planning Board recommended approval of the ODA application contingent on the submission of a fully detailed topographical map. The site survey illustrates existing contour elevations for a portion of the project site. It is recommended the applicant provide elevation data for all areas of the project site which involve the proposed development, access roadway, and drainage facilities.

Sincerely,

GHD

A handwritten signature in black ink, reading 'Gregory D. Keyser', is positioned below the typed name. The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Gregory Keyser
Environmental Planner

GDK/ck/1

cc: Town of Aurora Planning Board
Town of Aurora Town Board
Camie Jarrell, GHD

ATTACHMENT
"J"

From: Steve Tait <stait@sonwil.com>
Sent: Wednesday, August 16, 2017 11:26 AM
To: Martha Librock
Cc: Elizabeth Cassidy
Subject: Steven Tait; 779 & 781 Quaker Bldg Approval

Follow Up Flag: Follow up
Flag Status: Flagged

I would like to request to have my documentation considered for approval for the premises at 779 & 781 Quaker Road; East Aurora, NY. 14052. I have been informed by the building department that the appropriate information was submitted to the Town Clerk's office several weeks ago. I had hoped that I would have been considered at the meeting on August 14th but I was told that I must make a formal request for this opportunity. Hopefully, this email would suffice but please let me know that you have received this email and if there is any additional information that might be required to bring this issue to successful resolution.

Sincerely,

Steve Tait

- i) The location and approximate water shed size of all drainage ways
- j) Any other information deemed appropriate or requested by the Planning Board and/or Town Board.

4) Narrative description of the planned private right-of-way including:

- a) Specifications for the private right-of-way.
- b) Ownership of the right-of-way.
- c) A Maintenance Plan for the right-of-way.

* NOT IN APPLICATION PACKET

5) A statement as to the proposed water supply and similar utilities service capabilities.

6) Fee payable to the Town of Aurora, as determined by a fee schedule established by the Town Board, for each proposed lot within the open development area.

B. New York State Environmental Quality Review Act. Editors Note: See Article 8 of the Environmental Conservation Law. All requirements of the State Environmental Quality Review Act shall comply with prior to consideration by the Town Board.

(1) Part I of the Full SEQR must be submitted at this time for multiple lot ODA

(2) Part I of the Short Form SEQR must be submitted at this time for one lot ODA

C. Submission Date.

(1) Multiple Lot ODA - The date of submission of a completed application and attachments shall be the date of the next general meeting of the Town Board, at least ten (10) days after receipt of the same by the Town Clerk.

(2) Single lot ODA – The date of submission of a completed application and attachments shall be the date filed with the Town Clerk. Single Lot ODA applications will be forwarded directly to the Superintendent of Building for review.

SECTION 79-3, REVIEW AND APPROVAL OF DEVELOPMENT PLAN

A. Referral.