

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

SEPTEMBER 6, 2017

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

Alternate Member: Richard Glover

Absent/ Excused: Norm Merriman  
Jerry Thompson

Also Present: Greg Keyser, GHD  
William Kramer, Code Enforcement Officer

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. William Voss led the recitation of the Pledge of Allegiance to the Flag.

Chairman Owens stated that Richard Glover would be a voting member for the meeting.

**Douglas Crow made a motion to accept the minutes of the July 12, 2017. Seconded by David Librock. Motion carried.**

**OLD BUSINESS:**

Site Plan Submission review of Five Star Equipment, 280 Ellicott Rd. Bill McDonald, General Manager of Five Star Equipment, Don Aubrecht of Fonanese, Folts, Aubrecht and Ernst, and Andy Gow of Nussbaumer and Clarke appeared.

Don Owens thanked the applicant and representatives for requesting the preliminary meeting with the Planning Board. He asked for any updates.

Mr. Gow noted that the details have been added and that the construction documents, engineering report and SWPPP have been submitted. He further indicated that the plan has been sent to both the NYS DOT for review of the driveway changes and the Erie County Health Department for septic approval.

Doug Crow expressed his appreciation for the complete, straightforward application.

Don Owens asked if a Phase I environmental review has occurred.

Mr. McDonald noted that his understanding was that a Phase II was conducted prior to Five Star Equipment purchasing the property and that there were no issues.

Greg Keyser noted that there aren't any comments from the Town Engineer.

Laurie Kutina stated that Five Star Equipment has thoroughly addressed the concerns mentioned at the preliminary meeting.

Bill Voss asked if the Fire Department would be reviewing the plan.

Bill Kramer noted that a review by the Fire Department is not a normal part of the process but that he would discuss it with the West Falls Fire Chief.

Laurie Kutina moved to recommend to the Town Board that they approve the Site Plan for Five Star Equipment at 280 Ellicott Rd, Town of Aurora. Seconded by Richard Glover.

Upon a vote being taken:

ayes – seven

noes – none

Motion Carried.

**NEW BUSINESS:**

Special Use Permit for Five Star Equipment at 280 Ellicott Rd, referral from Town Board.

Laurie Kutina asked why there is a Special Use Permit request.

Bill Kramer noted that the new code now requires a special use permit for non-residential uses.

Greg Keyser stated that the Town of Wales also requires special use permits for all uses of a property other than residential uses. He indicated it is a way to monitor commercial development in the town.

Richard Glover moved to recommend to the Town Board that they approve the Special Use Permit for Five Star Equipment at 280 Ellicott Rd, Town of Aurora. Seconded by Douglas Crow.

Upon a vote being taken:

ayes – seven

noes – none

Motion Carried.

A motion was made by Tim Bailey and seconded by Laurie Kutina to adjourn at 7:20PM.

**THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY October 4, 2017 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK0**