

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

September 5, 2018

Members Present: Donald Owens, Chairman
Timothy Bailey
Douglas Crow
David Librock
Norm Merriman
Jerold R. Thompson

Alternate Member: Alice Brown
Dick Glover

Absent/ Excused: Laurie Kutina

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

Chairman Don Owens presided over the meeting which began at 7:30 p.m. at the Town Hall, 300 Gleed Avenue, East Aurora, NY. He led the recitation of the Pledge of Allegiance to the Flag.

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

Jerry Thompson made a motion to accept the minutes of the August 1, 2018 meeting. Seconded by Dick Glover. Motion carried.

NEW BUSINESS:

Referral from the Town Board for Site Plan and Special Use Permit review of a four site campground at 686 Quaker Rd, Greg Schneider as owner/applicant.

Mr. Schneider presented his request of a four site RV private campground. He mentioned that he originally considered 5 sites, but that number would require public restrooms as indicated by NYS Public Health law. He will install roads, electric, septic, and water will be provided by a spring, with required EC Health Department testing. The current proposal is a great reuse of a unique property in the Town, just outside the village. The road and storm drainage are already installed. Pending approval, the utilities will be brought to the area. He has a preliminary analysis for septic design that will serve all four sites. There is much existing screening between the neighbor to the east and towards Quaker Road.

Jerry Thompson asked if the septic will be a dump site.

Mr. Schneider indicated it would.

Dick Glover asked if the spring water would serve the RV park area.

Mr. Schneider indicated that he has a very active spring on the property and would be utilized for the campground. He presented a diagram for a spring dam. He indicated that the water has already been tested and it passed. He also noted that State Sanitary Code Subpart 7-3 does allow for a campground to use spring water under specified guidelines. [A copy of this law was given to each member of the Planning Board and is made a part of this record.] He uses well water at his residence on the property. He does have the option to tie into the public water if necessary.

Don Owens asked if Mr. Schneider would have to ask for an exemption from the requirement to connect to public water, as it is available at the street.

Greg Keyser indicated that since he isn't building a structure, there isn't a requirement to tap into water.

Doug Crow indicated that revisions to the SEQR form would be necessary. He further asked for clarification on the private club aspect of the campground.

Mr. Schneider indicated that he has friends and family who have RVs and there will be a club membership fee. Although the roads are in, costs will accrue with utility installation and future maintenance and improvements. The fee will help offset expenses.

Dick Glover asked about operations and whether or not there would be transient RV camping.

Mr. Schneider indicated the campground would be open from April through October, but he hasn't finalized the details regarding operations.

Jerry Thompson asked how he would join the club.

Mr. Schneider noted that once approved he would offer the club to his family and friends and let them decide when they would like to use it. And then outside of that he would have to advertise.

Dave Libroch asked if there would be a master schedule for the entire season. He also asked about short term use of the RV campground for events such as Borderland festival.

Mr. Schneider indicated that he would have a season schedule for members. He stated that he isn't interested in short term rentals.

Doug Crow asked about the number of parking spaces noted in the application.

Mr. Schneider noted that parking for guests/visitors of the RV there would need to be accommodations, but he doesn't want it to become a tent camping place.

Doug Crow stated that the number of spaces isn't meant for large gatherings on site.

Mr. Schneider agreed and noted that he also anticipates using part of the property for agricultural pursuits and parking would be needed if someone was farming some of the area.

Dick Glover noted that the details of the operations of the campground are not finalized, such as private club vs. transient use.

Jerry Thompson agreed but stated that decisions could be made since both a public and a private campground are allowed in this district with a special use permit. He indicated that a recommendation could be made with respect to utilities, roads, lighting, etc. He noted that Mr. Schneider doesn't have to have a private club because the code allows for a public campground with a special permit.

Mr. Schneider stated that this would be more flexible.

Doug Crow asked Greg Keyser about the portion of the property in the 100-yr flood zone and about the archeological area.

Greg Keyser confirmed that the RV parking area is outside that flood zone. He mentioned that the State Historic Preservation Office (SHPO) has determined that there may be an archeologically sensitive area in the vicinity and indicated that part of the recommendation to the Town Board could be that SHPO be notified of the proposal.

Dick Glover noted that since the property borders the state park and with the SHPO determination that in his opinion this should be a Type I action automatically.

Greg Keyser stated that the SEQR determination made at the time of application by the Code Enforcement Officer Bill Kramer was for an unlisted action and that this doesn't automatically make this a Type I action.

Jerry Thompson asked what, if any, landscape work will be necessary.

Mr. Schneider stated that most of the roads are already in and have been maintained, some culverts have been installed for drainage, and that he has cleared out some brush. He intends to install gravel pads for the RV parking areas.

Jerry Thompson asked if he could drive back there to see the site.

Mr. Schneider indicated that Chairman Owens had stopped that day and that the Board is welcome to visit.

Jerry Thompson discussed camping areas he has utilized with respect to amenities and utilities. He further mentioned that without recreational amenities that a site could expect to rent for \$40-\$50/night.

Mr. Schneider noted he would also provide internet access. He also discussed the possibility of a family renting all four spots and hosting an event at his property.

Jerry Thompson reiterated that with regard to the special use permit, since this is an allowable use, that the board would be making recommendations regarding the number of spots, utilities, access, etc. He asked what assurance the board would have that the number wouldn't increase after a few years of operation.

Greg Keyser noted that in the approval process the Town Board could include a provision for the building department to make a yearly inspection and if six spots are determined then the Town Board would be able to take action on that special permit and possibly revoke it.

Dick Glover asked if the Fire Department should have a look at this project.

Mr. Schneider noted that the driveways are well graded and he does have a T-turnaround that should accommodate fire apparatus. He further indicated that he had fill brought to the property over the spring without issues.

Jerry Thompson asked if the Planning Board would like to take a tour of the site.

Members agreed that a site visit would be beneficial.

Norm Merriman discussed the project and noted that if a large gathering was planned for the location, it would be beneficial to have a johnnie-on-the-spot or even permanent bathrooms.

Mr. Schneider stated that if an event were to be proposed or planned then a johnnie-on-the-spot would be required, just as a tent, tables and chairs would.

Greg Keyser noted that the proposal is for a four-site RV campground and that a couple of times a gathering/party has been mentioned. He asked if these events would become the norm.

Mr. Schneider stated that this is not what he intends.

Dave Libroek asked how it would be kept from being a party spot.

Jerry Thompson stated that when he makes a RV reservation, he has to answer questions on the number of people traveling, any dogs, whether or not they are towing a vehicle, size of RV, etc. and that's when a campground operator can deny service.

Mr. Schneider stated that in order to prevent parties as discussed, he would have to come up with guidelines and these are a good start, as well as noise at night.

Jerry Thompson asked if the special use permit is issued and then Mr. Schneider decides to sell the property, does the special use permit expire.

Greg Keyser noted that in his experience special use permits must be renewed annually or bi-annually.

Liz Cassidy suggested that if a periodic review of the project is important to the Board then they should include that in the recommendation to the Town Board.

Don Owens asked if there would be an issue in delaying the approval process.

Mr. Schneider stated no, since he wouldn't be able to use the park this year due to weather. He hoped to install the septic and electric this fall, but won't until approval has been granted.

Dick Glover expressed concern over water supply and pressure.

Members discussed potable water needs.

Mr. Schneider stated that if the spring isn't safe or doesn't provide adequate water then he would have to tap into public water which is available at the street.

Members discussed the septic system requirements and whether or not the system as planned is sufficient.

Mr. Schneider noted he could have the septic designed as required and submit documentation to the Planning Board for review; however approval is through the County and he doesn't want to pay for that until approval is granted.

Dick Glover noted that the special use permit should be approved first and then the County will approve the septic design.

Jerry Thompson noted his concerns about lighting, trash and recycling removal, safety and health issues.

Mr. Schneider asked about a couple of points on the letter from Greg Keyser. He noted that he did provide the boundary survey and that he does have a topo survey as well. He further discussed grading, drainage

Greg Keyser noted that his letter addressed points of concern and that he heard throughout the meeting that some drainage has been addressed already with culverts and grading. He further discussed that SHPO would only look at the areas where a shovel is going in the ground, specifically the septic system, driveways, and possibly RV parking areas. The SHPO referral is something the Town Board will have to consider. He noted that this is an unlisted action but the Town could choose a coordinated review.

Mr. Schneider noted he would change the SEQR based on Greg Keyser's letter. He further noted he was agreeable to table the discussion to provide a site visit and then return for the October meeting.

Jerry Thompson asked if the spring water will need to be chlorinated.

Mr. Schneider stated that the water has to be tested and if necessary, it can be chlorinated and tested again.

Doug Crow agreed to table the discussion in order for a site visit and more consideration.

Mr. Schneider noted he does not want tent camping areas and that in order to accommodate more RVs he would have to construct public restrooms and he doesn't want that expense. He further indicated that the four sites.

Jerry Thompson made a motion to table the application's request in order to visit the site and to review the State Sanitary Code Subpart 7-3. Seconded by Doug Crow.

Ayes: Six

Noes: None

Motion approved.

The Planning Board scheduled a site visit on September 8 at 9:30am.

Members discussed the status of the Mill Rd. Subdivision.

CORRESPONDENCE: None.

A motion was made by Dave Librock and seconded by Jerry Thompson to adjourn at 8:45PM. Motion approved.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY October 3, 2018 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK