

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

November 7, 2018

Members Present: Donald Owens, Chairman
Norm Merriman
Timothy Bailey
David Librock

Alternate Member: Alice Brown

Absent/ Excused: Douglas Crow
Jerrod Thompson
Laurie Kutina
Richard Glover

Also Present: Liz Cassidy, Asst. Code Enforcement Officer

Chairman Don Owens presided over the meeting which began at 7:02 p.m. at the Town Hall, 300 Gleed Avenue, East Aurora, NY. He led the recitation of the Pledge of Allegiance to the Flag.

Dave Librock made a motion to accept the minutes of the October, 2018 meeting. Seconded by Tim Bailey. Motion carried.

NEW BUSINESS:

Referral from the Town Board for an ODA/ODA variance request for 643 Knox Road, Sally Erbe as owner/applicant

Ms. Erbe, along with the builder Tom Johnson, presented her request for side and front yard setbacks. He explained the challenges of the topography of the property and also the fill in which has been used, making it difficult to reach undisturbed soil further from the required setbacks. They are requesting a 15' side yard setback variance and 12' front yard setback variance.

Mr. Johnson explained Mr. Kruglov's similar situation which was approved at the October meeting.

Don Owens asks about Mr. Kruglov's driveway location.

Ms. Erbe explains it will be located just below the cul de sac but be crossing on her property. She has discussed this and come to an agreement with Mr. Kruglov.

Tom Johnson states that the cul de sac is primarily at the requirement for emergency vehicles.

Don Owens asks if there is a written agreement with Mr. Kruglov and Sally Erbe regarding his driveway crossing her property line.

Ms. Erbe states that they do not have a written or contractual agreement.

Don Owens suggests she might want to do that to have it stated in writing/legally binding.

Tom Johnson discusses the agreement relative to the easement and private drive.

Don Owens asks who is going to maintain the driveway?

Ms. Erbe indicates all three property owners will maintain the private driveway. Downing, Kruglov and us are responsible for maintaining the entire driveway.

Norm Merriman asks when the cul de sac will be completed?

Ms. Erbe states that because it is a private driveway it's completed as much as needed for construction of the homes. It is their intent to pave the private driveway with asphalt once all homes are completed so the top coat doesn't get all torn up.

Tom Johnson states that the cul de sac looks a bit small as it is currently and that they'll measure it, grade it and expand it as needed.

Norm Merriman states that Ms. Erbe should take notice of the letter from Greg Keyser and that she should review the EAF, amend it and resubmit it.

Ms. Erbe further clarifies what she should do with the EAF and should she fill out a new one?

Don Owens states that would be his recommendation.

Norm Merriman asks about the diameter of the cul de sac.

Don Owens suggests that the diameter be checked.

Tom Johnson states they can check it and enlarge it as needed.

Norm Merriman states that it needs to be large enough for a school bus and emergency vehicles to turn around.

Don Owens asks about any proposed landscaping that will be around the house.

Tom Johnson indicates that there will be a walk out basement because they are working with the topography of the property. He explains that they are forced to build closer to the private driveway/road/cul de sac because of the location of undisturbed soil.

Don Owens states that Alice Brown will be a voting member at this meeting.

Norm Merriman asks if they have looked into septic or talked to an engineer regarding septic yet.

Tom Johnson indicates that they have started that process.

Further discussion about septic location and type as well as well placement on the property (no public water).

Norm Merriman moved to approve the plans as requested for the front and side yard setbacks on the condition that the owner and builder check the diameter of the cul de sac to ensure proper size for emergency vehicle turnaround.

Seconded by Dave Librock.

Upon a vote being taken:

ayes – five

noes – none

Motion Carried.

CORRESPONDENCE: none

Don Owens indicates that he went to the EcoVerde composting site open house and recommended to the Planning Board Members to attend.

Tony Rosati (ZBA) adds additional discussion of EcoVerde site. Members further discuss EcoVerde.

A motion was made by Norm Merriman and seconded by Dave Librock to adjourn at 7:59PM. Motion approved.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY DECEMBER 5, 2018 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK