

TOWN OF AURORA
TOWN BOARD WORK SESSION
March 25, 2019

The following members of the Aurora Town Board met on Monday, March 25, 2019 at 5:30 p.m. in the Southside Municipal Center Town Hall Auditorium, 300 Glead Avenue, East Aurora, NY, for the purpose of holding a work session:

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| Present: | Jeffrey T. Harris | Councilman |
| | Jolene M. Jeffe | Councilwoman |
| | Susan A. Friess | Councilwoman |
| | Charles D. Snyder | Councilman/Deputy Supervisor |
| Absent/Excused: | James J. Bach | Supervisor |
| Others Present: | Ronald Bennett | Town Attorney |
| | William Kramer | Code Enforcement Officer |
| | Chris Musshafen | Recreation/Aquatics Director |
| | Tony Rosati | Zoning Board member |
| | William Wheeler | Engineer/GHD |

Deputy Supervisor Snyder led the recitation of the Pledge of Allegiance to the Flag.

1) West Falls Fire Department request to use JP Nicely West Falls Park:

Bill Petrie from the West Falls Fire Department (WFFD) met with the Board to discuss the use of JP Nicely West Falls Park for the WFFD's 100th Anniversary. The WFFD proposal includes:

- Live music (bands) performing from a portable stage provided by the Erie County Parks Department.
- Food trucks in the parking area near the building.
- Two (2) bounce houses on the lawn near the tennis courts.
- Food tent near the food trucks.
- Portable toilets.
- Fireworks Display provided by Skylighters.

Mr. Petrie stated that they have requested to use Aurora Waldorf for parking and will ask the EAPD to post West Falls and Reading Roads to limit parking on the roads. They would like to include a brochure for the event in their annual fund drive letter. The Board will defer this to their April 8th meeting in order to find out if parking will be allowed at Aurora Waldorf.

2) Aurora Town Library – request for improvements:

Library Director Paula Klocek sent information on two (2) potential improvements for the library. The first is lighting on the front of the building to better illuminate the stairs. The second is to have “Aurora Town Public Library” signage placed on the west and east sides of the building. Councilwoman Jeffe stated she will follow-up on this item.

3) Small Cell Wireless:

Town Clerk Martha Librock stated that Village Administrator Cathie Thomas is obtaining some sample laws on this topic.

4) Highway Generator – emergency repair:

The generator at the Highway Department failed to engage during a recent power outage. Cummins Sales and Service was engaged to repair the unit at a cost of \$3,143.71 to replace the PCB (control board). Since this is over the \$3,000 purchase limit, Town Board approval is needed.

5) 2250 Blakeley Road – unsafe building:

Code Enforcement Officer Bill Kramer is requesting that the Board set a public hearing pursuant to Town Code Chapter 65, Section 65-20 for an unsafe building at 2250 Blakeley Road. Mr. Kramer noted that there are holes in the roof, windows are broken, mold is evident, interior floors are buckled and have holes, and the block foundation is bowed.

6) Town Zoning Code – proposed changes:

A proposal to split a Jewett Holmwood Road parcel was presented to the Building Department and Town Board. The proposed split resulted in a lot with 125' of frontage that is approximately 3' deep, narrows to 36' for a distance of approximately 250' and then opens up to a 1.95-acre area measuring 330' wide by 213' deep. The Code Enforcement Officer and the Town Board believe this to be more of an Open Development Area (ODA) situation and that this split circumvents the intent of the Code. One suggestion for rewording the Code was: "...the 125' minimum width requirement must extend back from the right-of-way and include the area of the parcel where a primary and/or accessory structure would be constructed/erected. Lots not fitting this description are considered to fall under the Open Development Area Code."

Attorney Bennett stated there could be a minimum frontage and minimum depth. Example: minimum 125' frontage and 250' depth.

In a memo to the Board, Code Enforcement Officer Kramer states:

1) Every district has a minimum lot size. Part one of the minimum lot size includes the required frontage along or parallel to the street right of way. Part two of the minimum lot size specifies the required area and currently states, "32,670 square feet (3/4 acre), not including the right of way". If part two were changed to read "32,670 square feet (3/4 acre) contiguous to, but not including the right of way", that would alleviate the situation of the Jewett Holmwood Road lot split.

2) Section 116-25B of the Code states – A single lot having street frontage in the RR District and which lot extends into the A District shall follow the minimum lot size requirements and setback regulations for the RR District for the construction of a single family home or two-family dwelling in the A zoned portion of the lot." Proposed change: A single lot in the RR District with road frontage of at least 125', which maintains that lot width into the A District, may follow the minimum lot size requirements and setback regulations of the RR District for the construction of a single family or two family dwelling on that lot.

7) DOT Physicals:

At the 3/11/19 work session, Highway Superintendent Gunner presented a request to have a Town policy that would require employees with CDL's (commercial driver' licenses) to have DOT physicals. Councilman Snyder stated he believes this subject should be part of the CSEA negotiations. Councilwoman Jeffe stated she thinks it should be a Town policy. Councilwoman Friess will contact Mr. Gunner for DOT verbiage.

8) Town Travel Policy/E.A.S.T.:

In his recent monthly Recreation Director's report, Chris Musshafen mentions that he will be traveling to Florida with two of the EAST program swimmers for the TYR International Junior Cup. EAST Booster Club is paying Chris' expenses as he is the coach. The Town is paying his salary. Councilman Snyder stated that this needs further discussion as to what are Town responsibilities/issues and what are EAST responsibilities/issues. The Town policy is to get Board approval for any overnight trips. The policy does not address out-of-state trips.

9) Special Use Permit – 686 Quaker Road/Campground:

Tonight's Town Board meeting agenda includes a public hearing on a request from Greg Schneider for a Special Use Permit to develop a private 4-site campground at 686 Quaker Road. Mr. Schneider submitted an amendment to his application earlier today. The amendment states that he will include a new public water service to his residence and the campground, instead of using a well. Councilman Snyder questioned the plan to decrease the septic from 800 gallons per day to 400 gallons. Mr. Schneider responded that he believes 100 gallons per day per site is sufficient. He noted that the campsite code (NYS code) only requires 55 gallons per day.

10) Majors Park clean-up proposal:

Supervisor Bach received an email from Wendy Paterson from Buffalo Niagara Waterkeeper asking to include Majors Park in their Spring Shoreline Sweep where volunteers remove litter from shorelines of waterways. At their 3/11/19 work session the Board stated that they wanted to know exactly where the debris was located in the park and Supervisor Bach was going to request that they remove Majors Park clean up from their website for the time being. Councilman Harris and Councilwoman Jeffe are going to look at the area to see if the Town wants the group to do the clean up.

11) Broadband Resolution:

The Erie County Legislature recently passed a resolution supporting the recommendations in the Erie County Broadband Feasibility Study and urging the County Executive to re-impanel the County Broadband Committee. After discussion, the Board stated that it could support the County's efforts to establish Broadband across Erie County.

12) Local Law Intro 1-2019 – Flood Plain Management:

In January 2019, the NYS Department of Environmental Conservation (DEC) sent a model local law regarding Flood Damage Prevention, to municipalities throughout the State. The law is designed to comply with the floodplain management requirements of the National Flood Insurance Program. This new law will replace any local law currently in effect in the Town. The Town's proposed law needed to be reviewed and approved by the DEC. That approval was recently received by the Town Attorney. The Town Board will set a public hearing on Local Law Intro 1-2019.

Martha L. Librock, Town Clerk