

April 8, 2019

A meeting of the Town Board of the Town of Aurora took place on Monday, April 8, 2019 at 7:00 p.m. in the Town Hall Auditorium, 300 Gleed Avenue, East Aurora, New York.

Members Present:	Jeffrey T. Harris	Councilman
	Susan A. Friess	Councilwoman
	Jolene M. Jeffe	Councilwoman
	Charles D. Snyder	Councilman/Deputy Supervisor
	James J. Bach	Supervisor

Others Present:	Ronald Bennett	Town Attorney
	William Wheeler	Engineer/GHD
	David Gunner	Highway Superintendent
	Elizabeth Cassidy	Asst. Code Enforcement Officer
	Shane Krieger	Chief of Police
	Tony Rosati	ZBA member

Supervisor Bach opened the meeting at 7:00 p.m. with the Pledge of Allegiance to the Flag.

The first item on the agenda was a PUBLIC HEARING on a Local Law regarding Flood Damage Prevention. If adopted this law would replace current Chapter 68 in the Codes of the Town of Aurora. Supervisor Bach opened the hearing 7:00 p.m. and asked if anyone wished to comment.

Hearing no comments, Supervisor Bach closed the hearing at 7:01 p.m.

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The next item on the agenda was a PUBLIC HEARING on an unsafe building at 2250 Blakeley Road in the Town. Supervisor Bach opened the hearing at 7:02 p.m. and asked if anyone wished to comment.

Hearing no comments, Supervisor Bach closed the hearing at 7:03 p.m.

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Councilman Snyder moved to approve the minutes of the March 25, 2019 Town Board work session and meeting; seconded by Councilwoman Friess. Upon a vote being taken: ayes – five noes – none	Action #107 3/25/19 wk sess & mtg min aprvd
Motion carried.	

AUDIENCE I: none

UNFINISHED BUSINESS:

Councilwoman Friess moved to amend the agenda by adding:		Action #108
• 5E-1 – SEQR for Local Law 1-2019		Agenda
• 5E-2 – Local Law 1-2019 resolution		amended – 2
Councilman Snyder seconded the motion. Upon a vote being taken:		items added
ayes – five noes – none	Motion carried.	to unfinished
		business

On March 21, 2019, the Town opened bids for the four (4) contracts for the Aurora Municipal Center project. The apparent low bidders were:

- General – NCI Construction LLC \$3,197,000.00
- Electrical – Industrial Power & Lighting 687,500.00
- HVAC – Greater Niagara Mechanical 547,600.00
- Plumbing – JR Swanson Plumbing & Heating 388,500.00

The Town received letters date March 25, 2019, from J.R. Swanson Plumbing and Heating and NCI Construction LLC requesting to withdraw their bids for the Aurora Municipal Center project. J.R. Swanson sited the omission of material and labor costs on the detail sheets due to a program error. They provided sufficient documentation to substantiate their request to withdrawn their bid.

NCI Construction's letter included reference to eight (8) line items inadvertently omitted from their base bid, claiming a mathematical error with the cost affiliated in the general and carpentry portion of the work. A review of the bid documents determined that the value of \$276,000 was inadvertently omitted from the base bid.

The Town Attorney prepared Affidavits for each of them to sign, noting the original amount bid, the error in the bid document and that the Town would release the Corporation from its bid with the acknowledgement by the Corporation that it waives and releases any claim it might have in its bidding and agrees to indemnify the Town for any claim or action resulting from the withdrawal of the bid. The Affidavits were signed by the respective company president and notarized.

Councilwoman Friess moved to approve the request from J.R. Swanson Plumbing Co. Inc., 413 103rd Street, Niagara Falls, NY 14304, to withdraw their bid in the amount of \$388,500, which was the lowest bid submitted, for the Plumbing and Fire Protection construction contract for the renovation and construction of the Aurora Municipal Center. Councilman Harris seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #109
JR Swanson
bid withdrawal
for AMC
project aprvd

Councilman Snyder moved to approve the request from NCI Construction LLC, 30 Wildwood Drive, Lancaster, NY 14086, to withdraw their bid in the amount of \$3,197,000, which was the lowest bid submitted, for the General Construction and Site Work contract for the renovation and construction of the Aurora Municipal Center. Councilwoman Friess seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #110
NCI bid
withdrawal for
AMC project
aprvd

Councilwoman Friess moved to award the General Construction and Site Work contract for the Aurora Municipal Center (new Town Hall) project to Telco Construction, 500 Buffalo Road, East Aurora, NY 14052, as the qualified low bidder, in the amount of \$3,677,000.00. Councilman Snyder seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #111
General/site
work contract
for AMC
awarded to
Telco

Councilwoman Jeffe moved to award the Plumbing/Fire Protection contract for the Aurora Municipal Center (new Town Hall) project to Mollenberg-Betz, Inc., 300 Scott Street, Buffalo, NY 14204, as the qualified low bidder, in the amount of \$492,000.00. Councilman Snyder seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #112
Plumbing
contract for
AMC awarded
to Mollenberg-
Betz

Councilman Snyder moved to award the HVAC contract for the Aurora Municipal Center (new Town Hall) project to Greater Niagara Mechanical, Inc., 7311 Ward Road, North Tonawanda, NY 14120, as the qualified low bidder, in the amount of \$547,600.00. Councilman Harris seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #113
HVAC
contract for
AMC awarded
to Greater
Niag. Mech.

Councilwoman Friess moved to award the Electrical contract for the Aurora Municipal Center (new Town Hall) project to Industrial Power and Light (IPL), 60 Depot Street, Buffalo, NY 14206, as the qualified low bidder, in the amount of \$687,500.00. Councilman Snyder seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #114
Electrical
contract for
AMC
awarded to
IPL

In November 2018, the Town Board authorized the Supervisor to sign service/pricing/E911 agreements with Time Warner/Spectrum Cable for high-speed internet upgrades to the Senior Center, Highway Department, Court, and Town Hall offices. The upgrade never reached the scheduling process and in the meantime, it was discovered that the pricing on the signed agreements was incorrect. The correct costs per month are as follows:

Senior Center	\$134.98/month	Highway Dept.	\$134.98/month
Town Hall ofc	\$144.98/month	Town Court	\$134.98/month

Action #115
Supv auth to
sign Time
Warner –
Spectrum
high speed
internet agrmt

Councilwoman Friess moved to authorize the Supervisor to sign Service/Pricing/E911 Agreements with Time Warner/Spectrum Cable for high-speed internet access to the locations listed above at the costs per month listed above. Councilwoman Jeffe seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Councilwoman Jeffe moved to adopt the following resolution; seconded by Councilman Snyder:

RESOLUTION
APPROVING OPEN DEVELOPMENT AREA PLAN
623 KNOX ROAD
TOWN OF AURORA, NEW YORK

WHEREAS, Chapter 99 of the Code of The Town of Aurora establishes standards for landowners who wish to develop or subdivide land that lacks adequate public road frontage for standard lot development (known as “open development area”); and

WHEREAS, Franklin and Shari Downing (“the Applicant”) have filed an Open Development Area application for 623 Knox Road (SBL#164.00-2-6.23) and seek approval to construct a single family residence and an accessory building (barn) on the 17.94± acre parcel; and

WHEREAS, the Applicant has made every reasonable attempt and all necessary effort to comply with specifications of Chapter 99 of the Code of the Town of Aurora; and

WHEREAS, in 2016 the Town Board approved the Open Development Area application to subdivide a forty-one acre parcel into three lots, all of which lack required public road frontage, with one of those lots being 623 Knox Road; and

WHEREAS, a narrative description of the private right-of-way, including but not limited to, ownership of the right-of-way and a maintenance plan for the right-of-way, has been recorded in the office of the Erie County Clerk in Liber 11139 of Deeds at page 9028; and

WHEREAS, this action is considered a Type II under SEQR and no further review under SEQR is required; and

WHEREAS, the applicant petitioned the Town Zoning Board of Appeals for a front yard variance to allow the accessory building (barn) to be located in front of the residence and the variance was granted on September 21, 2017; and

WHEREAS, according to Section 99-37 of the Code, the Town Board may modify the specifications and requirements in any Open Development Area Plan, where in the Board’s judgment, such modifications are in the public interest and/or will avoid the imposition of unnecessary hardship on the applicant.

NOW THEREFORE BE IT

RESOLVED, that the Town Board of the Town of Aurora acknowledges that compliance with all other standards, requirements and conditions, including those specified by the Town Board as noted above, is in the public interest and will substantially secure the objectives of the modified standard; and BE IT FURTHER

Action #116
ODA for 623
Knox Rd
aprvd

RESOLVED, that approval of this Open Development Area by the Town Board of the Town of Aurora, and any future development is subject to the standards and requirements of Chapter 99 of the Code of the Town of Aurora without modification, variance or waiver; and BE IT FURTHER

RESOLVED, that said Open Development Area Plan to construct a single-family residence and accessory building (barn) at 623 Knox Road (SBL#164.00-2-6.23) is approved.

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

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Councilwoman Jeffe moved to issue a negative declaration with regard to SEQRA for the adoption of Local Law 1 – 2019 titled Flood Damage Prevention, noting that this proposed action will not result in any significant adverse environmental impacts. Councilman Snyder seconded the motion. Upon a vote being taken: ayes – five noes – none

Action #117
SEQRA -
Negative
declaration
for LL1-2019

Motion carried.

Councilman Snyder moved to adopt the following Resolution; seconded by Councilwoman Friess:

RESOLUTION ADOPTING LOCAL LAW NO. 1 OF 2019

WHEREAS, a proposed Local Law No. 1 for 2019 entitled “A Local Law for Flood Damage Prevention: was introduced to the Town Board of the Town of Aurora at a regular meeting on March 25, 2019; and

WHEREAS, a copy of the proposed Local Law was submitted to the New York State Department of Environmental Conservation (“the DEC”) and upon review, the DEC responded that the proposed Local Law appeared to meet the federal and state requirements for floodplain management; and

WHEREAS, the Town Board set a public hearing to be held at the Town Hall Auditorium at 7:00 p.m. on Monday, April 8, 2019, to hear all interested parties on the proposed Local Law; and

WHEREAS, notice of the public hearing was duly advertised in the official newspaper of the Town, and was posted on the Town Clerk’s bulletin board at least ten days prior to the public hearing; and

WHEREAS, the public hearing was held at 7:00 p.m. on April 8, 2019, and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed local law; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (“SEQRA”) the Town Board determined that the adoption of Local Law No. 1 for 2019 is an unlisted action and after reviewing the Environmental Assessment Form and upon due deliberation, determined that the adoption of Local Law No. 1 for 2019 will not result in any significant adverse environmental impacts and therefore issued a negative declaration; and

WHEREAS, the Town Board, after due deliberation and review of all of the submissions, finds it in the best interest of the Town to adopt said Local Law No. 1 of 2019.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Aurora hereby adopts said Local Law as Local Law No. 1 of 2019, of copy of

which is attached hereto and made a part hereof, and the Town Clerk is directed to file a copy of this Local Law with the New York State Secretary of State and to forward a copy of the Local Law to General Code for inclusion in the Codes of the Town of Aurora.

Action #118
Local Law 1-
2019 Flood
Damage
Prevention
adopted

Upon a roll call vote being taken:

Councilman Harris – aye
Councilwoman Jeffe – aye
Councilwoman Friess – aye

Councilman Snyder – aye
Supervisor Bach – aye

ayes – five

noes – none

Motion carried.

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**TOWN OF AURORA
LOCAL LAW NO. 1 -2019**

A LOCAL LAW, TO AMEND LOCAL LAW 1-1990 KNOWN AS “THE CODES OF THE TOWN OF AURORA”, ADOPTED BY THE TOWN BOARD OF THE TOWN OF AURORA ON JANUARY 22, 1990, BY AMENDING CHAPTER 68 TO EXERCISE IT’S REGULATORY AUTHORITY WITH REGARD TO FLOOD DAMAGE PREVENTION.

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF AURORA AS FOLLOWS:

SECTION 1. LEGISLATIVE INTENT

This Local Law amends a prior Local Law known as “The Town of Aurora Code” adopted by the Town of Aurora on January 22, 1990, as amended, relating to the administrative, legislative and general legislation of Codes within the Town of Aurora as therein set forth. This legislation rescinds the present Chapter 68 and replaces it with the adoption of this Local Law.

SECTION 2.

Hereinafter the following is adopted as Chapter 68 of the Town Code of the Town of Aurora and shall be titled Flood Damage Prevention:

68-1 FINDINGS

The Town Board of the Town of Aurora finds that the potential and/or actual damages from flooding and erosion may be a problem to the residents of the Town of Aurora and that such damages may include: destruction or loss of private and public housing, damage to public facilities, both publicly and privately owned, and injury to and loss of human life. In order to minimize the threat of such damages and to achieve the purposes and objectives hereinafter set forth, this Local Law is adopted.

68-2 STATEMENT OF PURPOSE

It is the purpose of this Local Law to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) regulate uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (2) require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
- (3) control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;
- (4) control filling, grading, dredging and other development which may increase erosion or flood damages;
- (5) regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands, and;

- (6) qualify and maintain for participation in the National Flood Insurance Program.

68-3 OBJECTIVES

The objectives of this local law are:

- (1) to protect human life and health;
- (2) to minimize expenditure of public money for costly flood control projects;
- (3) to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) to minimize prolonged business interruptions;
- (5) to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, sewer lines, streets and bridges located in areas of special flood hazard;
- (6) to help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (7) to provide that developers are notified that property is in an area of special flood hazard; and,
- (8) to ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

68-4 DEFINITIONS

Unless specifically defined below, words or phrases used in this Local Law shall be interpreted so as to give them the meaning they have in common usage and to give this Local Law its most reasonable application.

“Accessory Structure” is a structure used solely for parking (two-car detached garages or smaller) or limited storage, represent a minimal investment of not more than 10 percent of the value of the primary structure, and may not be used for human habitation.

"Appeal" means a request for a review of the Local Administrator's interpretation of any provision of this Local Law or a request for a variance.

"Area of shallow flooding" means a designated AO, AH or VO Zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average annual depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Area of special flood hazard" is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. This area may be designated as Zone A, AE, AH, AO, A1-A30, A99, V, VO, VE, or V1-V30. It is also commonly referred to as the base floodplain or 100-year floodplain. For purposes of this Local Law, the term “special flood hazard area (SFHA)” is synonymous in meaning with the phrase “area of special flood hazard.”

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year.

"Basement" means that portion of a building having its floor subgrade (below ground level) on all sides.

"Building" see "Structure".

"Cellar" has the same meaning as "Basement".

"Crawl Space" means an enclosed area beneath the lowest elevated floor, eighteen inches or more in height, which is used to service the underside of the lowest elevated floor. The elevation of the floor of this enclosed area, which may be of soil, gravel, concrete or other material, must be equal to or above the lowest adjacent exterior grade. The enclosed crawl space area shall be properly vented to allow for the equalization of hydrostatic forces which would be experienced during periods of flooding.

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"Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, paving, excavation or drilling operations or storage of equipment or materials.

"Elevated building" means a non-basement building (i) built, in the case of a building in Zones A1-A30, AE, A, A99, AO, AH, B, C, X, or D, to have the top of the elevated floor, or in the case of a building in Zones V1-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor, elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the flow of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-A30, AE, A, A99, AO, AH, B, C, X, or D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-V30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building", even though the lower area is enclosed by means of breakaway walls that meet the federal standards.

"Federal Emergency Management Agency" means the Federal agency that administers the National Flood Insurance Program.

"Flood" or **"Flooding"** means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) the overflow of inland or tidal waters;
- (2) the unusual and rapid accumulation or runoff of surface waters from any source.

"Flood" or "flooding" also means the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in (1) above.

"Flood Boundary and Floodway Map (FBFM)" means an official map of the community published by the Federal Emergency Management Agency as part of a riverine community's Flood Insurance Study. The FBFM delineates a Regulatory Floodway along water courses studied in detail in the Flood Insurance Study.

"Flood Elevation Study" means an examination, evaluation and determination of the flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of flood-related erosion hazards.

"Flood Hazard Boundary Map (FHBM)" means an official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been designated as Zone A but no flood elevations are provided.

"Flood Insurance Rate Map (FIRM)" means an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

"Flood Insurance Study" see "flood elevation study".

"Floodplain" or **"Flood-prone area"** means any land area susceptible to being inundated by water from any source (see definition of "Flooding").

"Floodproofing" means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

"Floodway" - has the same meaning as "Regulatory Floodway".

"Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, and ship repair facilities. The term does not include long-term storage, manufacturing, sales, or service facilities.

"Highest adjacent grade" means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

"Historic structure" means any structure that is:

- (1) listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (4) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (i) by an approved state program as determined by the Secretary of the Interior, or
 - (ii) directly by the Secretary of the Interior in states without approved programs.

"Local Administrator" is the person appointed by the community to administer and implement this local law by granting or denying development permits in accordance with its provisions. This person is often the Building Inspector, Code Enforcement Officer, or employee of an engineering department.

"Lowest floor" means lowest floor of the lowest enclosed area (including basement or cellar). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Local Law.

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term does not include a "Recreational vehicle".

"Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Mean sea level" means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum of 1988 (NAVD 88), or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

"Mobile home" - has the same meaning as "Manufactured home".

"New construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by the community and includes any subsequent improvements to such structure.

"One hundred year flood" or **"100-year flood"** has the same meaning as "Base Flood".

"Principally above ground" means that at least 51 percent of the actual cash value of the structure, excluding land value, is above ground.

"Recreational vehicle" means a vehicle which is:

- (1) built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projections;
- (3) designed to be self-propelled or permanently towable by a light duty truck; and
- (4) not designed primarily for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water

surface elevation more than a designated height as determined by the Federal Emergency Management Agency in a Flood Insurance Study or by other agencies as provided in Section 68-15(B) of this Law.

"Start of construction" means the date of permit issuance for new construction and substantial improvements to existing structures, provided that actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading, or filling), or the installation of streets or walkways, or excavation for a basement, footings, piers or foundations, or the erection of temporary forms, or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Structure" means a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

"Substantial improvement" means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. The term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- (2) any alteration of a "Historic structure", provided that the alteration will not preclude the structure's continued designation as a "Historic structure".

"Variance" means a grant of relief from the requirements of this local law which permits construction or use in a manner that would otherwise be prohibited by this local law.

"Violation" means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations.

68-5 LANDS TO WHICH THIS LOCAL LAW APPLIES

This Local Law shall apply to all areas of special flood hazard within the jurisdiction of the Town of Aurora.

68-6 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The areas of special flood hazard are identified and defined on the following documents prepared by the Federal Emergency Management Agency:

- (1) Flood Insurance Rate Maps:
36029C0362H, 36029C0364H, 36029C0366H, 36029C0367H, 36029C0368H,
36029C0369H, 36029C0386H, 36029C0387H, 36029C0388H, 36029C0389H,
36029C0502H, 36029C0504H, 36029C0508H, 36029C0510H, 36029C0526H,
36029C0527H, 36029C0528H, 36029C0529H

whose effective date is June 7, 2019, and any subsequent revisions to these map panels that do not affect areas under our community's jurisdiction.

- (2) A scientific and engineering report entitled "Flood Insurance Study, Erie County, New York (All Jurisdictions)" dated June 7, 2019.

The above documents are hereby adopted and declared to be a part of this Local Law. The Flood Insurance Study and/or maps are on file at:

Code Enforcement Office of the Town of Aurora
East Aurora, New York 14052

68-7 INTERPRETATION AND CONFLICT WITH OTHER LAWS

This Local Law includes all revisions to the National Flood Insurance Program through October 27, 1997 and shall supersede all previous laws adopted for the purpose of flood damage prevention.

In their interpretation and application, the provisions of this Local Law shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and welfare. Whenever the requirements of this Local Law are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive, or that imposing the higher standards, shall govern.

68-8 SEVERABILITY

The invalidity of any section or provision of this Local Law shall not invalidate any other section or provision thereof.

68-9 PENALTIES FOR NON-COMPLIANCE

No structure in an area of special flood hazard shall hereafter be constructed, located, extended, converted, or altered and no land shall be excavated or filled without full compliance with the terms of this local law and any other applicable regulations. Any infraction of the provisions of this Local Law by failure to comply with any of its requirements, including infractions of conditions and safeguards established in connection with conditions of the permit, shall constitute a violation. Any person who violates this local law or fails to comply with any of its requirements shall, upon conviction thereof, be fined no more than \$250 or imprisoned for not more than 15 days or both. Each day of noncompliance shall be considered a separate offense. Nothing herein contained shall prevent the Town of Aurora from taking such other lawful action as necessary to prevent or remedy an infraction. Any structure found not compliant with the requirements of this local law for which the developer and/or owner has not applied for and received an approved variance under Section 68-19 & 68-20 will be declared non-compliant and notification sent to the Federal Emergency Management Agency.

68-10 WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this Local Law is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This local law does not imply that land outside the area of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Local Law shall not create liability on the part of the Town of Aurora, any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this Local Law or any administrative decision lawfully made there under.

68-11 DESIGNATION OF THE LOCAL ADMINISTRATOR

The Code Enforcement Officer is hereby appointed Local Administrator to administer and implement this Local Law by granting or denying floodplain development permits in accordance with its provisions.

68-12 THE FLOODPLAIN DEVELOPMENT PERMIT - PURPOSE

A floodplain development permit is hereby established for all construction and other development to be undertaken in areas of special flood hazard in this community for the purpose of protecting its citizens from increased flood hazards and insuring that new development is constructed in a manner that minimizes its exposure to flooding. It shall be unlawful to undertake any development in an area of special flood hazard, as shown on the Flood Insurance Rate Map enumerated in Section 68-6, without a valid floodplain development permit. Application for a permit shall be made on forms furnished by the Local Administrator and may include, but not be limited to: plans, in duplicate, drawn to scale and showing: the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing.

68-13 FEES

All applications for a floodplain development permit shall be accompanied by an application fee as established by Town Board Resolution from time-to-time. In addition, the applicant shall be responsible for reimbursing the Town of Aurora for any additional costs necessary for review, inspection and approval of this project. The Local Administrator may require a deposit of no more than \$500.00 to cover these additional costs.

68-14 APPLICATION FOR A PERMIT

The applicant shall provide the following information as appropriate. Additional information may be required on the permit application form.

- (1) The proposed elevation, in relation to mean sea level, of the lowest floor (including basement or cellar) of any new or substantially improved structure to be located in Zones A1-A30, AE or AH, or Zone A if base flood elevation data are available. Upon completion of the lowest floor, the permittee shall submit to the Local Administrator the as-built elevation, certified by a licensed professional engineer or surveyor.
- (2) The proposed elevation, in relation to mean sea level, to which any new or substantially improved non-residential structure will be floodproofed. Upon completion of the floodproofed portion of the structure, the permittee shall submit to the Local Administrator the as-built floodproofed elevation, certified by a professional engineer or surveyor.
- (3) A certificate from a licensed professional engineer or architect that any utility floodproofing will meet the criteria in Section 68-17(C), UTILITIES.
- (4) A certificate from a licensed professional engineer or architect that any non-residential floodproofed structure will meet the floodproofing criteria in Section 68-18(B), NON-RESIDENTIAL STRUCTURES.
- (5) A description of the extent to which any watercourse will be altered or relocated as a result of proposed development. Computations by a licensed professional engineer must be submitted that demonstrate that the altered or relocated segment will provide equal or greater conveyance than the original stream segment. The applicant must submit any maps, computations or other material required by the Federal Emergency Management Agency (FEMA) to revise the documents enumerated in Section 68-6, when notified by the Local Administrator, and must pay any fees or other costs assessed by FEMA for this purpose. The applicant must also provide assurances that the conveyance capacity of the altered or relocated stream segment will be maintained.
- (6) A technical analysis, by a licensed professional engineer, if required by the Local Administrator, which shows whether proposed development to be located in an area of special flood hazard may result in physical damage to any other property.
- (7) In Zone A, when no base flood elevation data are available from other sources, base flood elevation data shall be provided by the permit applicant for subdivision proposals and other proposed developments (including proposals for manufactured home and recreational vehicle parks and subdivisions) that are greater than either 50 lots or 5 acres.

68-15 PERMIT APPLICATION REVIEW

- A. The Local Administrator shall conduct the following permit application review before issuing a floodplain development permit:
 - (1) Review all applications for completeness, particularly with the requirements of subsection 68-14, APPLICATION FOR A PERMIT, and for compliance with the provisions and standards of this law.
 - (2) Review subdivision and other proposed new development, including manufactured home parks to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is located in an area of special flood hazard, all new construction and substantial improvements shall meet the applicable standards of Sections 68-16 through 68-18D, and, in particular, sub-section A SUBDIVISION PROPOSALS.

- (3) Determine whether any proposed development in an area of special flood hazard may result in physical damage to any other property (e.g., stream bank erosion and increased flood velocities). The Local Administrator may require the applicant to submit additional technical analyses and data necessary to complete the determination.

If the proposed development may result in physical damage to any other property or fails to meet the requirements of Sections 68-16 through 68-18D, no permit shall be issued. The applicant may revise the application to include measures that mitigate or eliminate the adverse effects and re-submit the application.

- (4) Determine that all necessary permits have been received from those governmental agencies from which approval is required by State or Federal law.

B. USE OF OTHER FLOOD DATA

- (1) When the Federal Emergency Management Agency has designated areas of special flood hazard on the community's Flood Insurance Rate map (FIRM) but has neither produced water surface elevation data (these areas are designated Zone A or V on the FIRM) nor identified a floodway, the Local Administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, including data developed pursuant to paragraph 68-14(7), as criteria for requiring that new construction, substantial improvements or other proposed development meet the requirements of this law.
- (2) When base flood elevation data are not available, the Local Administrator may use flood information from any other authoritative source, such as historical data, to establish flood elevations within the areas of special flood hazard, for the purposes of this law.
- (3) When an area of special flood hazard, base flood elevation, and/or floodway data are available from a Federal, State or other authoritative source, but differ from the data in the documents enumerated in Section 68-6, the Local Administrator may reasonably utilize the other flood information to enforce more restrictive development standards.

C. ALTERATION OF WATERCOURSES

- (1) Notification to adjacent municipalities that may be affected and the New York State Department of Environmental Conservation prior to permitting any alteration or relocation of a watercourse and submit evidence of such notification to the Regional Administrator, Region II, Federal Emergency Management Agency.
- (2) Determine that the permit holder has provided for maintenance within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

D. CONSTRUCTION STAGE

- (1) In Zones A1-A30, AE and AH, and also Zone A if base flood elevation data are available, upon placement of the lowest floor or completion of floodproofing of a new or substantially improved structure, obtain from the permit holder a certification of the as-built elevation of the lowest floor or floodproofed elevation, in relation to mean sea level. The certificate shall be prepared by or under the direct supervision of a licensed land surveyor or professional engineer and certified by same. For manufactured homes, the permit holder shall submit the certificate of elevation upon placement of the structure on the site. A certificate of elevation must also be submitted for a recreational vehicle if it remains on a site for 180 consecutive days or longer (unless it is fully licensed and ready for highway use).
- (2) Any further work undertaken prior to submission and approval of the certification shall be at the permit holder's risk. The Local Administrator shall

review all data submitted. Deficiencies detected shall be cause to issue a stop work order for the project unless immediately corrected.

E. INSPECTIONS

The Local Administrator and/or the developer's engineer or architect shall make periodic inspections at appropriate times throughout the period of construction in order to monitor compliance with permit conditions and enable said inspector to certify, if requested, that the development is in compliance with the requirements of the floodplain development permit and/or any variance provisions.

F. STOP WORK ORDERS

- (1) The Local Administrator shall issue, or cause to be issued, a stop work order for any floodplain development found ongoing without a development permit. Disregard of a stop work order shall subject the violator to the penalties described in Section 68-9 of this Local Law.
- (2) The Local Administrator shall issue, or cause to be issued, a stop work order for any floodplain development found non-compliant with the provisions of this law and/or the conditions of the development permit. Disregard of a stop work order shall subject the violator to the penalties described in Section 68-9 of this Local Law.

G. CERTIFICATE OF COMPLIANCE

- (1) In areas of special flood hazard, as determined by documents enumerated in Section 68-6, it shall be unlawful to occupy or to permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure until a certificate of compliance has been issued by the Local Administrator stating that the building or land conforms to the requirements of this Local Law.
- (2) A certificate of compliance shall be issued by the Local Administrator upon satisfactory completion of all development in areas of special flood hazard.
- (3) Issuance of the certificate shall be based upon the inspections conducted as prescribed in Section 68-15(E), INSPECTIONS, and/or any certified elevations, hydraulic data, floodproofing, anchoring requirements or encroachment analyses which may have been required as a condition of the approved permit.

H. INFORMATION TO BE RETAINED

The Local Administrator shall retain and make available for inspection, copies of the following:

- (1) Floodplain development permits and certificates of compliance;
- (2) Certifications of as-built lowest floor elevations of structures required pursuant to sub-sections 68-15(D)(1) and 68-15(D)(2), and whether or not the structures contain a basement;
- (3) Floodproofing certificates required pursuant to sub-section 68-15(D)(1), and whether the structures contain a basement;
- (4) Variances issued pursuant to Sections 68-19 & 68-20, and,
- (5) Notices required under sub-section 68-15(C), ALTERATION OF WATERCOURSES.

68-16 GENERAL STANDARDS

The following standards apply to new development, including new and substantially improved structures, in the areas of special flood hazard shown on the Flood Insurance Rate Map designated in Section 68-6.

A. SUBDIVISION PROPOSALS

The following standards apply to all new subdivision proposals and other proposed development in areas of special flood hazard (including proposals for manufactured home and recreational vehicle parks and subdivisions):

- (1) Proposals shall be consistent with the need to minimize flood damage;
- (2) Public utilities and facilities such as sewer, gas, electrical and water systems shall be located and constructed to minimize flood damage; and,
- (3) Adequate drainage shall be provided to reduce exposure to flood damage.

B. ENCROACHMENTS

- (1) Within Zones A1-A30 and AE, on streams without a regulatory floodway, no new construction, substantial improvements or other development (including fill) shall be permitted unless:

(i) the applicant demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any location, or,

(ii) the Town of Aurora agrees to apply to the Federal Emergency Management Agency (FEMA) for a conditional FIRM revision, FEMA approval is received and the applicant provides all necessary data, analyses and mapping and reimburses the Town of Aurora for all fees and other costs in relation to the application. The applicant must also provide all data, analyses and mapping and reimburse the Town of Aurora for all costs related to the final map revision.

- (2) On streams with a regulatory floodway, as shown on the Flood Boundary and Floodway Map or the Flood Insurance Rate Map adopted in Section 68-6, no new construction, substantial improvements or other development in the floodway (including fill) shall be permitted unless:

(i) a technical evaluation by a licensed professional engineer demonstrates through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that such an encroachment shall not result in any increase in flood levels during occurrence of the base flood, or,

(ii) the Town of Aurora agrees to apply to the Federal Emergency Management Agency (FEMA) for a conditional FIRM and floodway revision, FEMA approval is received, and the applicant provides all necessary data, analyses and mapping and reimburses the Town of Aurora for all fees and other costs in relation to the application. The applicant must also provide all data, analyses and mapping and reimburse the Town of Aurora for all costs related to the final map revisions.

- (3) In Zones A1-A30, AE and AH, and also Zone A if base flood elevation data are available, if any development is found to increase or decrease base flood elevations, the Town of Aurora shall as soon as practicable, but not later than six months after the date such information becomes available, notify FEMA and the New York State Department of Environmental Conservation of the changes by submitting technical or scientific data in accordance with standard engineering practice.

68-17 STANDARDS FOR ALL STRUCTURES

The following standards apply to new development, including new and substantially improved structures, in the areas of special flood hazard shown on the Flood Insurance Rate Map designated in Section 68-6.

A. ANCHORING

New structures and substantial improvement to structures in areas of special flood hazard shall be anchored to prevent flotation, collapse, or lateral movement during the base flood. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

B. CONSTRUCTION MATERIALS AND METHODS

- (1) New construction and substantial improvements to structures shall be constructed with materials and utility equipment resistant to flood damage.
- (2) New construction and substantial improvements to structures shall be constructed using methods and practices that minimize flood damage.
- (3) For enclosed areas below the lowest floor of a structure within Zones A1-A30, AE, AO or A, new and substantially improved structures shall have fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding, designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a licensed professional engineer or architect or meet or exceed the following minimum criteria:
 - (i) a minimum of two openings of each enclosed area having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (ii) the bottom of all such openings no higher than one foot above the lowest adjacent finished grade and;
 - (iii) openings not less than three inches in any direction.

Openings may be equipped with louvers, valves, screens or other coverings or devices provided they permit the automatic entry and exit of floodwaters. Enclosed areas sub-grade on all sides are considered basements and are not permitted.

C. UTILITIES

- (1) New and replacement electrical equipment, heating, ventilating, air conditioning, plumbing connections, and other service equipment shall be located at least two feet above the base flood elevation, or at least three feet above the highest adjacent grade in a Zone A without an available base flood elevation, or be designed to prevent water from entering and accumulating within the components during a flood and to resist hydrostatic and hydrodynamic loads and stresses. Electrical wiring and outlets, switches, junction boxes and panels shall be elevated or designed to prevent water from entering and accumulating within the components unless they conform to the appropriate provisions of the electrical part of the Building Code of New York State or the Residential Code of New York State for location of such items in wet locations;
- (2) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters. Sanitary sewer and storm drainage systems for buildings that have openings below the base flood elevation shall be provided with automatic backflow valves or other automatic backflow devices that are installed in each discharge line passing through a building's exterior wall; and,
- (4) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

D. STORAGE TANKS

- (1) Underground tanks shall be anchored to prevent flotation, collapse and lateral movement during conditions of the base flood.
- (2) Above-ground tanks shall be:
 - a. anchored to prevent flotation, collapse or lateral movement during conditions of the base flood or;
 - b. installed at or above the base flood elevation as shown on the Flood Insurance Rate Map enumerated in Section 68-6 plus two feet.

68-18 RESIDENTIAL STRUCTURES

A. ELEVATION

The following standards apply to new and substantially improved residential structures located in areas of special flood hazard, in addition to the requirements in sub-sections 68-16(A), SUBDIVISION PROPOSALS, and 68-16(B), ENCROACHMENTS, and Section 68-17, STANDARDS FOR ALL STRUCTURES.

- (1) Within Zones A1-A30, AE and AH and also Zone A if base flood elevation data are available, new construction and substantial improvements shall have the lowest floor (including basement) elevated to or above two feet above the base flood elevation.
- (2) Within Zone A, when no base flood elevation data are available, new construction and substantial improvements shall have the lowest floor (including basement) elevated at least three feet above the highest adjacent grade.
- (3) Within Zone AO, new construction and substantial improvements shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's Flood Insurance Rate Map enumerated in Section 68-6 plus two feet (at least three feet if no depth number is specified).
- (4) Within Zones AH and AO, adequate drainage paths are required to guide flood waters around and away from proposed structures on slopes.

B. NON-RESIDENTIAL STRUCTURES

The following standards apply to new and substantially improved commercial, industrial and other non-residential structures located in areas of special flood hazard, in addition to the requirements in sub-sections 68-16(A), SUBDIVISION PROPOSALS, and 68-16(B), ENCROACHMENTS, and Section 68-17, STANDARDS FOR ALL STRUCTURES.

- (1) Within Zones A1-A30, AE and AH, and also Zone A if base flood elevation data are available, new construction and substantial improvements of any non-residential structure shall either:
 - (i) have the lowest floor, including basement or cellar, elevated to or above two feet above the base flood elevation; or
 - (ii) be floodproofed so that the structure is watertight below two feet above the base flood elevation, including attendant utility and sanitary facilities, with walls substantially impermeable to the passage of water. All structural components located below the base flood level must be capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.
- (2) Within Zone AO, new construction and substantial improvements of non-residential structures shall:
 - (i) have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM plus two feet (at least three feet if no depth number is specified), or
 - (ii) together with attendant utility and sanitary facilities, be completely floodproofed to that level to meet the floodproofing standard specified in Section 68-18(B)(1)(ii).
- (3) If the structure is to be floodproofed, a licensed professional engineer or architect shall develop and/or review structural design, specifications, and plans for construction. A Floodproofing Certificate or other certification shall be provided to the Local Administrator that certifies the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of Section 68-18(B)(1)(ii), including the specific elevation (in relation to mean sea level) to which the structure is to be floodproofed.
- (4) Within Zones AH and AO, adequate drainage paths are required to guide flood waters around and away from proposed structures on slopes.

- (5) Within Zone A, when no base flood elevation data are available, the lowest floor (including basement) shall be elevated at least three feet above the highest adjacent grade.

C. MANUFACTURED HOMES AND RECREATIONAL VEHICLES

The following standards in addition to the standards in Section 68-16, GENERAL STANDARDS, and Section 68-17, STANDARDS FOR ALL STRUCTURES apply, as indicated, in areas of special flood hazard to manufactured homes and to recreational vehicles which are located in areas of special flood hazard.

- (1) Recreational vehicles placed on sites within Zones A1-A30, AE and AH shall either:
 - (i) be on site fewer than 180 consecutive days,
 - (ii) be fully licensed and ready for highway use, or
 - (iii) meet the requirements for manufactured homes in paragraphs 68-18(C)(2), (3) and (4).

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

- (2) A manufactured home that is placed or substantially improved in Zones A1-A30, AE and AH shall be elevated on a permanent foundation such that the bottom of the frame of the manufactured home chassis is elevated to or above two feet above the base flood elevation and is securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
- (3) Within Zone A, when no base flood elevation data are available, new and substantially improved manufactured homes shall be elevated such that the bottom of the frame of the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and are securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement.
- (4) Within Zone AO, the bottom of the frame of the manufactured home chassis shall be elevated above the highest adjacent grade at least as high as the depth number specified on the Flood Insurance Rate Map enumerated in Section 68-6 plus two feet (at least three feet if no depth number is specified).

D. ACCESSORY STRUCTURES INCLUDING DETACHED GARAGES

The following standards apply to new and substantially improved accessory structures, including detached garages, in the areas of special flood hazard shown on the Flood Insurance Rate Map designated in Section 68-6.

- (1) Within Zones A1-A30, AE, AO, AH, A, accessory structures must meet the standards of Section 68-17(A), ANCHORING.
- (2) Within Zones A1-A30, AE and AH, and also Zone A if base flood elevation data are available, areas below two feet above the base flood elevation shall be constructed using methods and practices that minimize flood damage.
- (3) Within Zones AO and Zone A, if base flood elevation data are not available, areas below three feet above the highest adjacent grade shall be constructed using methods and practices that minimize flood damage.
- (4) Structures must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters in accordance with Section 68-17(B).
- (5) Utilities must meet the requirements of Section 68-17(C), UTILITIES.

- (1) The Zoning Board of Appeals as established by the Town of Aurora shall hear and decide appeals and requests for variances from the requirements of this Local Law.
- (2) The Zoning Board of Appeals shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Local Administrator in the enforcement or administration of this Local Law.
- (3) Those aggrieved by the decision of the Zoning Board of Appeals may appeal such decision to the Supreme Court pursuant to Article 78 of the Civil Practice Law and Rules.
- (4) In passing upon such applications, the Zoning Board of Appeals, shall consider all technical evaluations, all relevant factors, standards specified in other sections of this local law and:
 - (i) the danger that materials may be swept onto other lands to the injury of others;
 - (ii) the danger to life and property due to flooding or erosion damage;
 - (iii) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (iv) the importance of the services provided by the proposed facility to the community;
 - (v) the necessity to the facility of a waterfront location, where applicable;
 - (vi) the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 - (vii) the compatibility of the proposed use with existing and anticipated development;
 - (viii) the relationship of the proposed use to the comprehensive plan and floodplain management program of that area;
 - (ix) the safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (x) the costs to local governments and the dangers associated with conducting search and rescue operations during periods of flooding;
 - (xi) the expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
 - (xii) the costs of providing governmental services during and after flood conditions, including search and rescue operations, maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems and streets and bridges.
- (5) Upon consideration of the factors of Section 68-19(4) and the purposes of this Local Law, the Zoning Board of Appeals may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Local Law.
- (6) The Local Administrator shall maintain the records of all appeal actions including technical information and report any variances to the Federal Emergency Management Agency upon request.

68-20

CONDITIONS FOR VARIANCES

- (1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (i-xii) in Section 68-19(4) have been fully considered. As the lot size

increases beyond the one-half acre, the technical justification required for issuing the variance increases.

- (2) Variances may be issued for the repair or rehabilitation of historic structures upon determination that:
- (i) the proposed repair or rehabilitation will not preclude the structure's continued designation as a "Historic structure"; and
 - (ii) the variance is the minimum necessary to preserve the historic character and design of the structure.
- (3) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
- (i) the criteria of subparagraphs 1, 4, 5, and 6 of this Section are met; and
 - (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threat to public safety.
- (4) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (5) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (6) Variances shall only be issued upon receiving written justification of:
- (i) a showing of good and sufficient cause;
 - (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
- (7) Any applicant to whom a variance is granted for a building with the lowest floor below the base flood elevation shall be given written notice over the signature of a community official that:
- (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and
 - (ii) such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions as required in Section 68-15(H) of this Local Law.

* * * * *

NEW BUSINESS:

Councilwoman Friess moved to add two items to the agenda:	Action #119
6I – Donation to Senior Center	Items 6I and
6J – Approval of invoice for pump station repair	6J added to
Councilman Snyder seconded the motion. Upon a vote being taken:	agenda
ayes – five	Motion carried.
noes – none	

Councilman Harris moved to approve the request for a temporary use permit for JP Nicely West Falls Park and to adopt the following resolution; seconded by Councilwoman Jeffe:

WHEREAS, the West Falls Volunteer Fire Company (“the Fire Company”) is celebrating its 100th Anniversary this year; and

WHEREAS, the Fire Company has applied to the Town of Aurora for a temporary use permit to hold a celebration commemorating its Anniversary at JP Nicely West Falls Park on Saturday, June 29, 2019; and

WHEREAS, the Fire Company plans to have live music, food trucks, bounces houses, and a food tent at the event; and

WHEREAS, Skylighters of Orchard Park will provide a fireworks display the evening of the event; and

WHEREAS, the Fire Company has received permission from the Aurora Waldorf School for additional parking at the school.

NOW, THEREFORE, BE IT RESOLVED that the Town of Aurora Town Board approves a Temporary Use Permit for the West Falls Volunteer Fire Company to hold its 100th Anniversary Celebration at JP Nicely West Falls Park on Saturday, June 29, 2019 with the following conditions:

Action #120
Temp. Use
Permit aprvd
for WFFD to
use WF Park

- The Fire Company will provide portable toilets and trash cans.
- The Fire Company will provide a certificate of liability insurance naming the Town of Aurora as additional insured.
- Skylighters of Orchard Park will secure a fireworks permit from the Town of Aurora at least 30 days prior to the event.
- The Fire Company shall request that the East Aurora Police Department post no parking signs along one side of West Falls Road and one side of Reading Road on the day of the event.
- Additional parking will be available at the Aurora Waldorf School.
- The Town will provide access to the West Falls Park building, access to electric service, and access through the cabled gate for placement of the bandstand and bounce houses.
- Parking on the lawn is not allowed except for the bandstand trailer.

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

Quotes for 500 14-gallon recycle bins were received from:

Orbis	Oconomowoc, WI	\$5.70 per bin (includes shipping)
Recycle Away	Brattleboro, VT	\$7.95 per bin (plus \$368.77 shpg)
Waste Management	West Seneca, NY	\$10.80 per bin

Councilman Snyder moved to approve the purchase of 500 14-gallon curbside recycle bins from Orbis, 1055 Corporate Center Drive, Oconomowoc, WI, at the cost of \$5.70 per bin for a total cost of \$2,850.00. Councilman Harris seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #121
Purchase of
recycle bins
from Orbis
aprvd

Councilwoman Friess moved to approve the following budget amendment and transfer for the purchase of recycle bins:

- Add appropriation line SG 8189.410 Recycling totes
- Decrease SG 8160.401 Garbage Contractual by \$2,850.00
- Increase SG 8189.410 Recycling totes by \$2,850.00

Councilman Harris seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #122
Purchase of
recycle bins
approved

Councilwoman Jeffe moved to approve the use of Debt Reserve funds in the amount of \$49,550.00 to make the \$45,000.00 principal payment and \$4,550.00 interest payment to Greene County Commercial Bank for the

Gleed Avenue Parking Lot and HVAC bond which are due April 15, 2019. Councilman Snyder seconded the motion. Upon a vote being taken:
ayes – five noes – none Motion carried.

Action #123
Use of debt
reserve funds
for Gleed
bond
payment

Councilwoman Jeffe moved to approve the following budget amendment to properly record the receipt of insurance funds for the Kenworth Highway truck that was totaled in a 2/25/19 accident:

- Add revenue line DB 2680 Insurance Recoveries
- Increase revenue line DB 2680 Insurance Recoveries by \$160,821.00
- Increase appropriation line DB 5130.217 Truck Purchase by \$160,821.00

Councilman Snyder seconded the motion. Upon a vote being taken:
ayes – five noes – none Motion carried.

Action #124
Budget
amendment
for receipt of
insurance
funds aprvd

Councilman Snyder moved to approve the request from Highway Superintendent Gunner to attend the 2019 Highway School, sponsored by the Association of Towns of the State of NY and the Cornell Local Roads Program, at Ithaca College, Ithaca, NY on June 3-5, 2019. The \$110 registration fee and \$189 per night hotel fee will be disbursed from A5010.404. Councilwoman Jeffe seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #125
Hwy Supt to
attend
Highway
School in
Ithaca, NY

Councilwoman Friess moved to authorize the Supervisor to sign the updated Aflac account agreement for Town employees. Councilwoman Jeffe seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #126
Supv auth to
sign Aflac
agreement

Councilman Snyder moved to accept a \$500 donation from Lillian Morgan for the Aurora Senior Center. The funds will be deposited to TA1000.0090 Senior Center donations, to be used toward a new stainless steel cabinet for the kitchen at the Center. Councilman Harris seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #127
Donation for
Sr Center
accepted

Councilwoman Jeffe moved to accept a \$1,000 donation from The Stables at Knox, Inc. to be deposited to the Knox Park revenue line 2025.2. Councilwoman Friess seconded the motion. Upon a vote being taken:
ayes – five noes – none Motion carried.

Action #128
Donation for
Knox
equestrian
area accepted

Councilman Snyder moved to approve payment of invoice #031919-01 in the amount of \$4,320.00 from Mechanical Equipment Sales LLC, for a new pump and fittings for the Castle Hill Pump Station and invoice #032919-01 in the amount of \$2,695.00 from Mechanical Equipment Sales LLC, to install the new pump at the Castle Hill Pump Station. Councilman Harris seconded the motion. Upon a vote being taken: ayes – five
noes – none Motion carried.

Action #129
Invoices for
Mechanical
Equip Sales
approved for
Castle Hill
pump

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

- Town Clerk – March 2019 report

- Town Clerk/Tax – March 2019 report
- Water Clerk – March 2019 report
- Building Department – March 2019 report
- Erie County Clerk – 2018 Annual report
- Supervisor – March 2019 report

BUSINESS FROM BOARD MEMBERS AND LIAISONS:

Councilwoman Friess, as a trivia note, stated she recently learned that her grandfather came to America on the ship President Fillmore in 1923.

Councilwoman Jeffe recently took the notary exam.

AUDIENCE II:

Tony Rosati questioned whether or not there were grants available for “stream calming” in order to slow down water flowing into Tannery Creek or Cazenovia Creek.

STAFF REPORTS:

Highway Superintendent Gunner stated the Town will NOT be picking up leaves this spring. His department will be doing roadwork and culvert work on Snyder Road beginning April 22 and lasting as long as two weeks. Mr. Gunner also noted that Erie County Soil & Water will be grass-seeding ditches in the Town – this slows down the velocity of water in the ditches.

Police Chief Krieger stated there was an armed robbery at the Speedway Market in the Village.

ABSTRACT OF CLAIMS:

The Abstract of Claims dated April 8, 2019, consisting of vouchers numbered 422 to 485, was presented to the Board for audit and authorization of payment from the following funds:

General	\$ 94,174.89
Part Town	57,767.00
Highway	3,321.95
Capitol/Twn Hall	17,927.00
Special Districts	<u>203,660.28</u>
Grand Total Abstract	\$ 376,758.12

Councilwoman Friess moved to approve the 4/8/19 Abstract of Claims, and authorize payment of same. Councilman Harris seconded the motion. Upon a vote being taken: ayes – four noes – none
Motion carried.

Action #130
4/8/19
Abstract of
Claims aprvd

Councilman Snyder moved to go into executive session to discuss bridge litigation and the employment status of a particular employee, with no action being taken during the session. Councilman Harris seconded the motion. Upon a vote being taken: ayes – five noes – none
Motion carried.

Action #131
Board enters
exec session

Councilman Harris move to come out of executive session at 8:39 p.m.; seconded by Councilwoman Jeffe. Upon a vote being taken: ayes – five noes – none
Motion carried.

Action #132
Board comes
out of exec
session

Councilwoman Jeffe moved to adjourn at 8:40 p.m.; seconded by Councilwoman Friess. Upon a vote being taken: ayes – five noes – none
Motion carried.

Action #133
Meeting
adjourned

Martha L. Librock
Town Clerk