

TOWN OF AURORA
TOWN BOARD WORK SESSION
May 13, 2019

The following members of the Aurora Town Board met on Monday, May 13, 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: | Jolene M. Jeffe | Councilwoman |
| | Susan A. Friess | Councilwoman |
| | Charles D. Snyder | Councilman |
| | James J. Bach | Supervisor |
| Absent/Excused: | Jeffrey T. Harris | Councilman |
| Others Present: | Ronald Bennett | Town Attorney |
| | William Kramer | Code Enforcement Officer |
| | William Wheeler | Engineer/GHD |
| | Tony Rosati | ZBA member |

Supervisor Bach led the recitation of the Pledge of Allegiance to the Flag.

1) Olean Road – rezoning/business:

Todd Lehman, owner of Precious Memories Jewelry, came before the Board to discuss locating his business at SBL#188.01-1-13.3 Olean Road. The property was rezoned from RR/A to B1 in 2017 for the former owner with the condition that the project to construct a 4800sf office/storage building for a property management/property maintenance company commence within one year from obtaining permits from the Town. That project was never started.

Mr. Lehman stated he purchased the property with the intent to locate his business there. He stated that the business is a jewelry manufacturer, with more assembly than manufacturing. Their cutting/machine shop is located near Corfu, NY. They would be assembling, warehousing and shipping from the Olean location. There is no retail involved, they are a wholesaler.

Supervisor Bach stated that this could be sent to the Planning Board for their input.

2) Temporary Use Permit – WF Park – Aurora Waldorf School:

The Aurora Waldorf School is requesting a temporary use permit for JP Nicely West Falls Park to hold an overnight camping event for students on May 23 – 24, 2019. There will be chaperones present throughout the campout. Aurora Waldorf provided a certificate of insurance. The school has done this several times in the past.

3) Open Development Area – 840 Quaker Rd:

Mark Katilus is requesting approval of an ODA at 840 Quaker Road, SBL#174.08-1-3, that will need a lot size variance and a front yard setback variance. The Board stated they would send this to the Planning Board for review.

4) Aurora Municipal Center – Clerk of the Works:

The Town entered into an agreement with Bryan Smith for Clerk of the Works services for the Aurora Municipal Building project (conversion of former fire hall to municipal offices) in 2017. At that time, the anticipated design and construction time line was 20 months. The design/bid phase actually lasted about 20 months with the construction still to come. Mr. Smith is requesting an additional \$20,000 for his services. The Board discussed the request and will ask the Town Attorney to prepare an amendment to the original agreement.

5) Fireworks Permits:

There are four (4) applications for fireworks permits pending for the months of May, June and July 2019. The Board reviewed them and will consider them on tonight's meeting agenda.

6) Highway Building Repair:

The Town received an invoice from Creative Concrete, Inc. in the amount of \$10,800 for the emergency enclosure and cement block repair to the Highway garage building at 251 Quaker Road. The repair was needed due to an accident in March when the electrical service was pulled off the building. Selective Insurance approved the charges and the Town received a check for \$10,800.

7) GHD Construction Administration & Inspection agreement for Aurora Mills:

GHD is currently under contract with the Town to provide construction administration and inspection services relating to the PIP for the Aurora Mills Cluster Development. The current budget is \$135,000. Due to delays, mostly weather related, the project is approximately 80% complete. GHD is requesting an additional \$10,000 to be able to complete the required inspections based on the contractor's projected rate of progress and the amount of work to be completed. Bill Wheeler, GHD, stated that Mill Stone Drive needs to be paved, the waterline needs chlorination and rear lot drainage needs to be completed.

8) Special Use Permit – 686 Quaker Road:

Greg Schneider is requesting a special use permit for a 4-site campground at 686 Quaker Road. Mr. Schneider has met with the Town Board on previous occasions to discuss this request. In an email to the Town Clerk, Mr. Schneider states that Erie County Water service will be provided for the site; electric service will be at each campsite; and to shift the driveway entrance 20 feet to the west so it is not aligned with the neighbor across the road.

Mr. Schneider spoke about the approval he received from the Town in 2011 to subdivide his property into four (4) lots, two of them being Open Development Areas (flag lots). The plan that was presented for tonight's work session showed a future three-lot division instead of four-lots and the campground parking moved closer to the camping area.

Supervisor Bach explained that Mr. Schneider could not combine two separate development plans. Councilwoman Jeffe noted that the application before the Board is for a 4-site campground and that the drawing and email change what Mr. Schneider is asking for. Attorney Bennett stated that in his opinion the four-lot plan is no longer in effect because nothing was done to divide or develop the property in a set time-period.

Mr. Schneider will review what has been said at this work session.

9) Driveway Code:

The Planning Board met and discussed the possibility of the Town adopting a driveway code. Other towns will be canvassed to see if they have similar codes.

10) Aurora Town Library:

Councilwoman Jeffe met with Paula Klocek, Aurora Library Director, regarding the Town purchasing policy, AED for the facility, lighting and signage on the building.