

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

November 4th , 2020

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

Alternate Member: Alice Brown

Absent/ Excused: Laurie Kutina
Douglas Crow
Richard Glover

Also Present: William Kramer, Code Enforcement Officer
Greg Keyser, GHD

Chairman Don Owens presided over the meeting which began at 7:00 p.m. at the Town Hall, 575 Oakwood Avenue, East Aurora, NY. He led the recitation of the Pledge of Allegiance to the Flag.

Norm Merriman made a motion to accept the minutes of the September 2nd 2020 meeting. Seconded by Jerry Thompson. Motion carried.

PUBLIC COMMENTS: None

NEW BUSINESS:

Referral from the Town Board for Zoning Map Amendment at 730 Olean Rd as presented by the Rural Outreach Center (ROC).

Presenting the rezoning for 730 Olean Rd. is Mike Sawicki (ROC Board Member), Don Aubrecht and Ray Murphy (from Fontanese, Folts, Aubrecht and Ernst Architects)

Mr. Sawicki begins by explaining the background of the Rural Outreach Center as well as its mission to break the cycle of poverty. The ROC is currently operating out of a repurposed FEMA trailer. The community's need for services (education, therapy resources, etc.) plus the added space requirements due to the pandemic have resulted in a need for additional space. There is currently a capital campaign in place to raise money for expansion. The property is currently transferring ownership from Pathways Christian Fellowship Church to the Rural Outreach Center. The ROC will lease a portion of the space to Pathways for use as the church on Sundays or non-active ROC days. Mr. Sawicki explains they are seeking a zoning change so they can operate the ROC.

Jerry Thompson states that the ROC presented their plans in a conceptual review at the last Planning Board meeting (September 2nd 2020). One avenue of discussion was suggested that the ROC pursue rezoning because of the property use. The rezoning would be the best path and per the last meeting the Planning Board agreed it would be a good fit because of the location and surrounding zoning.

Ray Murphy stated that once they got into the planning of the property and new space, it became apparent that the objectives of the ROC (assembly, etc.) were not permitted on the property as it is currently zoned (Rural Residential)

Dave Librock states his concern regarding the entrance driveway.

Mr. Sawicki states that they have addressed the driveway and planned it out but are waiting for the State so it may need to be adjusted slightly.

Mr. Murphy indicates that they have planned for two ways out and one way in but the details regarding dividing those lanes versus using painted stripes is something they need to work out.

Norm Merriman states that in the past the entrance was originally approved by the DOT as a 36' wide, three lane entrance when the ROC first put the driveway in (approx. 7) years ago.

Bill Kramer mentions that the size of the new building may change the State's thoughts on the driveway size.

Mr. Sawicki states that those details may change slightly (width requirements of the driveway).

Jerry Thompson asks about the septic system tests.

Mr. Sawicki states that they have not done the septic design yet.

Mr. Murphy mentions that they have had preliminary meetings with the site civil engineer (CNS) and have mapped out soil boring spots for the building structure as well as for the parking lot,

bio swale. CNS is currently beginning to plan septic based on the preliminary building design so they can determine location, etc. for the septic system.

Bill Kramer reiterates that at this point the Planning Board is only looking at the rezoning and details of the building, etc. will come later (site plan review).

Don Owens discusses the site and current landscape. It looks like the water will be controlled on site before releasing it so there will not be an issue on Olean Rd. ROC and the architect have already thought about that, so it will be incorporated into the design.

Norm Merriman mentions that the water will be restricted to the property and directed to the culvert that crosses under Olean past Masterson's (to the North).

Discussion by Board members on the next steps after rezoning. Rezoning, Site Plan and Special permits process briefly mentioned as next steps for approval.

Jerry Thompson moved to recommend that the Town Board approve the Rezoning of 730 Olean Rd. (to a Business 2 (B2) zoning district) as presented by the Rural Outreach Center.

Seconded by Dave Librock.

Upon a vote being taken:

ayes – five

noes – none

Motion Carried.

Preliminary/concept review plan for Sprouting Minds Montessori School, moving to property at 1276 Mill Rd., as presented by Sammie Trent business owner.

Ms. Trent begins by discussing the letter she submitted regarding the project. The school is currently located in the Village across from Pasquale's.

Jerry Thompson asks if there will be a need for off street parking for teachers, etc.

Ms. Trent states that there will only be a total of two teachers that will need to park at this time.

Jerry Thompson asks about bussing.

Ms. Trent states that most students get dropped off by their parents. Generally speaking most do not ride the bus because they are coming from other towns so they would be on the bus for over an hour. Most choose to be dropped off. If they were to be dropped off, it would be at the street just like when a student is dropped off at a residence.

Discussion regarding the building itself, there will be no physical changes to the building.

Jerry Thompson confirms that zoning is not an issue because it's an allowed use.

Ms. Trent states that they currently lease the building on Main St. and decided to make the move to Mill Rd. so they can own the building.

Dave Librock asks about class times.

Ms. Trent answers that the arrival and pick up times are all staggered so they are not overloaded all at once.

Dave Librock reiterates that the spot on Mill Rd. is a bit dangerous so if there were several cars trying to make a left into the driveway it could cause a problem.

Ms. Trent states that they want to widen the driveway so it's a one way in, one way out. We're not sure if we will do that this winter or not.

Dave Librock states that would be a good idea because it's becoming a busier road. Anything you can do to make the driveway visible.

Ms. Trent states that the students come from both directions. There is a 20 minute drop off window for the different class levels and the most at one time is two or three cars.

Norm Merriman mentions that it might be a good idea to think about or look into a (road) sign that states there is a school zone, a sign placed going both directions.

Bill Kramer states that Mill Rd is a County Rd.

Ms. Trent states that some counties require a certain number of students to be able to put up a (road) sign and is not sure they meet that threshold but is something they will look into.

Norm Merriman reiterates that it would be good to look into and appropriate to use to notify drivers of the school in the area.

Jerry Thompson asks if there will be any crossing Mill Rd. to go to the overlook?

Ms. Trent answers they have approximately two acres of property to explore and will not allow students to cross Mill Rd.

Bill Kramer mentions the next steps will then be a formal application for a Special Use Permit and Site Plan review through the Town Board but this meeting is just for suggestions to make the process smoother.

OLD BUSINESS: None

PUBLIC COMMENTS: None

CORRESPONDENCE: None

A motion was made by Dave Libroch and seconded by Jerry Thompson to adjourn at 7:37pm.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY DECEMBER 2ND AT 7:00 P.M. AT THE TOWN HALL, 575 OAKWOOD AVENUE, EAST AURORA, NEW YORK