

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

December 1st, 2021

Members Present: Donald Owens, Chairman
Douglas Crow
Timothy Stroth
David Librock
Alice Brown
Laurie Kutina

Absent/ Excused: Richard Glover
Jerry Thompson
Norm Merriman

Also Present: Greg Keyser, GHD
Elizabeth Cassidy, Code Enforcement Officer
Ron Bennett, Deputy Town Attorney
Luke Wochensky, Councilman
3 Members of the public

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.

Jen Calkins notes that there were two mistakes, meeting date and Town Hall address that were incorrect on the minutes draft from the November 3rd meeting.

Doug Crow made a motion to accept the minutes of the November 3rd, 2021 meeting with the noted date and address changes. Seconded by Timothy Stroth. Motion carried.

PUBLIC COMMENTS: None

OLD BUSINESS: None

NEW BUSINESS: **Proposed Business and Industrial zoning district/code changes**

Doug and Tim have been discussing with the Town Board code committee. Tim Stroth made a spreadsheet to help compare current B/I zoning districts to the new Commercial zoning districts.

Tim Stroth discusses the reference documents that he made just for comparison purposes.

Doug Crow discusses how the Town Board would like the Planning Board's insight and thoughts on the proposed code changes. Doug also discusses the proposed West Falls Hamlet overlay, referencing the (non-adopted) Regional Comprehensive Plan. The plan is to use the thought process from the regional plan and incorporate those into the overlay to keep cohesiveness. The Town Board has agreed to use some of the parks and improvement funds for some signage and

lighting improvements. Acknowledgement of the West Falls community and investment in the area.

James Granville (councilman-elect) discusses West Falls, the West Falls Advisory Committee, state funds to improve Rte. 240 (Davis Rd), rails to trails and businesses in the area.

Tim Stroth clarifies the border of the West Falls Hamlet.

Dave Librock asks about residential uses in that area (current residences)

Doug Crow discusses the intent of the overlay to have and encourage walkability within the hamlet, not intended to *only* be a business area.

Additional discussion of the West Falls area and the desire of the committee to keep the character of the area, generate additional business/keep existing business. Potential of the area.

Luke Wochensky discusses the code proposal and the intent behind the new Commercial zoning district/code. Emphasis on building size in each zone, reference to the Regional Comprehensive Plan, use that as a guide. Also referenced existing codes of other towns in order to come up with new. Hope is to have some overlay districts such as West Falls, South Wales, etc. After the code is revised, existing zones will be reviewed and revised to what new districts make sense. "C" zones will replace existing B/I zones to prevent confusion. Purpose and intent is to be able to help steer projects easier in the future.

Tim Stroth reiterates that the Town Board is looking for insight from the Planning Board.

Discussion by board members regarding small wind/energy systems, storage and distribution.

Laurie Kutina states that something to keep in mind is having charts for simplicity, architectural standards, who will review those items, etc.

Tim Stroth states that the code revisions will provide better information for applicants while also clarifying the enforcement.

Douglas Crow moved to table the proposed code change discussion until the results of the code committee meeting and any possible revisions are made.

Seconded by Dave Librock.

Upon a vote being taken:

ayes – five

noes – none

Motion Carried.

PUBLIC COMMENTS: None

CORRESPONDENCE: None

A motion was made by Alice Brown and seconded by Doug Crow to adjourn at 7:58PM.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY January 5th AT 7:00 P.M. AT THE TOWN HALL, 575 OAKWOOD AVENUE, EAST AURORA, NEW YORK