

TOWN OF AURORA
TOWN BOARD WORK SESSION
December 17, 2013

The following members of the Aurora Town Board met on Tuesday, December 17, 2013 at 7:00 p.m. in the Southside Municipal Center Town Hall Auditorium, 300 Glead Avenue, East Aurora, NY, for the purpose of holding a work session.

Present:	Jeffrey T. Harris	Councilman
	James J. Bach	Councilman
	Jolene M. Jeffe	Supervisor
	Susan A. Friess	Councilwoman
	James F. Collins	Councilman
Others Present:	Ronald Bennett	Town Attorney
	Patrick Blizniak	Supt. of Building
	Charles Snyder	Planning Board

Supervisor Jeffe opened the work session at 7:00 p.m. with the Pledge of Allegiance to the Flag. Those present met to discuss the following:

1) 858 Luther Road – ODA Application

The property owners, Larry and Claudia Bensink, 858 Luther Road are requesting approval for an Open Development Area. They are proposing to split their 2.5± acre parcel into two lots, one of which will have sufficient frontage (125' or more) and the other less than 125' of frontage. The survey presented did not show the placement of the current house, other than a hand drawing. After lengthy discussion it was determined that Attorney Bennett will draft an ODA resolution, noting approval would be contingent on the petitioner providing a plotted survey.

2) Mill Road Overlook:

Nancy Smith and Kathy Lasher of the Open Space Committee and Friends of Mill Road were present to discuss the next step(s) in the Town's purchase of property for the Mill Road Overlook. The Baseline Documentation Report of the property prepared for the Western New York Land Conservancy by Earth Dimensions, Inc., was reviewed. The Town requested that all reference to Supervisor Jeffe as the "Owner" be changed to Town of Aurora throughout the document. Mrs. Smith stated she will bring a bank cashier check in the amount of \$530,000 to Town Hall on 12/19/13. The Board also discussed the gas well and gas lines that are on the property. Attorney Bennett stated that \$2,000 will be escrowed to ensure that the gas line gets buried and \$5,000 will be escrowed to cap the well when ownership reverts to the Town. Ms. Lasher stated that Weil Resources is the well tender and the well currently connects to the National Fuel service line. Councilman Collins noted that once the purchase closing takes place, the land should be added to the Town's insurance inventory.

Councilwoman Friess moved to authorize the Supervisor to sign the Conservation Easement Baseline Documentation Report for Mill Road Scenic Overlook; seconded by Councilman Bach. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #423
Supv. auth to sign Baseline documentation report for Mill Rd. Overlook

3) Rezoning – 992 Olean Road:

The Board discussed rezoning the front portion of the property to B1 (business) and the entire rear portion to A (agriculture), which is basically what Mr. Pressing initially petitioned the Board for. The Planning Board recommended rezoning the entire parcel to B2. Attorney Bennett stated that we can not find record of the rear south portion of the property every being zoned B1 as the Town Zoning map indicates. Councilman Bach noted that B2 allows the repair business and B1 allows retail with repair as a secondary use. The Board discussed possible restrictions that could be put on the property. Councilman Bach suggested no outside storage, just personal vehicles. There is currently a trailer from a semi truck on the property. Mr.

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Pressing stated he was going to remove the wheels and use it as a storage shed. Mr. Bach asked if that would need a permit. Mr. Blizniak responded that is a gray area. Councilwoman Friess stated she would like to have the business at the front of the property and would prefer it be zoned B1. Charles Snyder asked Mr. Pressing if he was going to get the Troybilt dealership he referred to in paperwork presented to the Board. Mr. Pressing responded, yes. Supervisor Jeffe stated that some restrictions could be a privacy fence along the side lot lines, no vehicles (except personal motor vehicles) in front of the barn, and no heavy equipment in front of the barn. Councilman Collins suggested that all business vehicles and equipment are to be stored in back. Mr. Pressing said hours of operation 9am to 9pm would be sufficient. Attorney Bennett will prepare a resolution and any other necessary documents.

4) Background Checks for Volunteer Recreation Coaches:

Supervisor Jeffe stated that Recreation Director Peggy Cooke would like to begin background screening of volunteer coaches who work with minors. She presented a draft screening policy for the Board to review. Councilwoman Friess stated that the Aurora Arsenal Soccer Club has a policy regarding this and she will get a copy of it. Supervisor Jeffe stated that the Supervisor's office would handle the screening documents due to their sensitive nature.

5) Highway 284 Agreement:

Supervisor Jeffe noted that the 2014- 284 Highway Agreement presented by the Highway Superintendent includes funds that may not be pertinent to the repair and maintenance of town highways, namely the budget line "fuel to other governments". Highway Superintendent Gunner will be contacted to discuss dollar amounts in the agreement.

6) Employee Personnel Policy:

Supervisor Jeffe noted that several changes need to be made to the Employee Personnel Policy. A section on FMLA needs to be added, including a formal FMLA policy for the Town. The second change relates to the mandatory offering of health insurance to employees per the Affordable Care Act. Health insurance must be offered within 90 days from start of employment as opposed to the 26 week period currently used by the Town. The third item is clarification of which employees are exempt from Civil Service and that these exempt employees are not subject to probationary or waiting periods.

Martha L. Librock
Town Clerk