

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

September 7, 2022

Members Present: Donald Owens, Chairman  
Jeanne Beiter  
Timothy Stroth  
Alice Brown  
Laurie Kutina

Alternate Member: Angela Griffis  
Grace Viger

Absent/ Excused: Douglas Crow  
Norm Merriman

Also Present: Liz Cassidy, Code Enforcement Officer

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.

**Jeanne Beiter made a motion to accept the minutes of the July 7<sup>th</sup> 2022 meeting. Seconded by Tim Stroth. Motion carried.**

PUBLIC COMMENTS: None

NEW BUSINESS:

**Referral from Town Board for review and recommendation of a Special Use Permit for a Dwelling Group at 718 West Falls Rd. as presented by J. Gerard Green, property owner.**

Mr. Green begins by discussing the current property and his desire to build a new dwelling to reside on the property. This will allow him to be on site to better maintain the current rental dwellings. He is proposing a permanent dwelling for himself, not another rental.

Don Owens asks about the soils and Erie County Health (re: septic)?

Mr. Green responds that the current septic system(s) were tested at the time of sale. Septic for the proposed new dwelling will be applied for (through ECDOH). Mr. Green also explains where he would plan to build is on the “back” elevated portion of the property.

Further discussion about the shape and topography of the property.

Laurie Kutina reiterates the challenge of the elevation change to which Mr. Green explains he will be working with a site contractor.

Laurie Kutina asks the board if anyone is concerned about having so many dwellings on one property?

It's clarified that there are currently four (4) structures (3 habitable, 1 shed) with a total of four (4) dwelling units. Elizabeth Cassidy further clarifies that there is no limit to the number of units by definition of Dwelling Group.

Tim Stroth brings up his concerns regarding the existing septic systems and a proposed new driveway. Reiterates to plan the site accordingly so the driveway isn't located over any existing septic systems, cleanouts, etc. and has enough clearance to existing structures.

Discussion and clarification continues that a dwelling group is allowed in both R3 and A zoning districts. This property is located in both zoning districts.

Additional discussion about the site plan and driveway. Elizabeth Cassidy clarifies that for a Building Permit for a new dwelling, applicants are required to submit site plan and drainage plans. That will all be reviewed by the Building Department for a new dwelling permit.

Clarification that the purpose of the application is to build the 4<sup>th</sup> habitable structure.

Mr. Green asks about transference of the approval should the property be sold in the future. Planning Board discusses from a code and real estate point of view; agrees to suggest the Town Board consider any transference in the future, they can add as a condition of approval or not.

Laurie Kutina moved to recommend the Town Board approve the application for Special Use Permit for a Dwelling Group at **718 West Falls Rd.** to build a 4<sup>th</sup> habitable structure as a 5<sup>th</sup> dwelling unit on the property with the observation that the site is difficult and will require septic and site plan approval to address the existing conditions.

The Planning Board could like to as the Town Board to consider transference in the case of sale of the property to a new owner.

Seconded by Tim Storth

**Upon a vote being taken: ayes-seven                      noes- none                      Motion Carried.**

Elizabeth Cassidy brings in a new Site Plan application for the Rural Outreach Center at 730 Olean Rd. and requests that the Planning Board schedule a Special Meeting in order to help speed the process. Packets are handed out to present board members and explanation of the revised Site Plan is explained.

Special Meeting date decided upon for Wednesday September 21<sup>st</sup> at 7:00 pm with a meeting at the site at 6:00 pm.

OLD BUSINESS: None

CORRESPONDENCE: None

A motion was made by Tim Stroth and seconded by Angela Griffis to adjourn at 7:51 PM.

**THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY September 21<sup>st</sup> AT 7:00 P.M. AT THE TOWN HALL, 575 OAKWOOD AVENUE, EAST AURORA, NEW YORK**