

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

DECEMBER 3, 2014

Members Present: Donald Owens, Chairman
William Adams
Timothy Bailey
Douglas Crow
Laurie Kutina
Norm Merriman
William Voss

Alternate Member: David Librock
Absent/ Excused: David Majka
Also Present: Greg Keyser, CRA
William Kramer, Assistant Building Inspector

Chairman Don Owens presided over the meeting which began at 7:00p.m. at the Town Hall, 300 Gleed Avenue, East Aurora, New York. William Adams led the recitation of the Pledge of Allegiance to the Flag.

Don Owens noted to the Planning Board that this evening's meeting is the final meeting for member Bill Adams. Bill joined the Planning Board in 1972 and the Town Supervisor at that time was Abbott Henshaw.

William Adams made a motion to accept the minutes of the September 3, 2014 meeting. The motion was seconded by Douglas Crow. Motion carried.

New Business:

Maple Road ODA – Applicant did not attend.

Don Owens detailed the geology of the area, in particular the Hamburg recessional moraine.

Doug Crow asked if the existing house is on lot 3.

Bill Kramer confirmed this.

Doug Crow indicated that it appears the applicant wants to divide the land into lots 1 and 2.

Don Owens believes that the applicant once owned the whole parcel.

Norm Merriman stated that the developer's son and daughter-in-law built the house.

Bill Adams questioned the fill on the property.

Don Owens indicated that there has been some land manipulation. Part of the land was mined and fill was also added.

Bill Voss discussed the location and expressed confusion regarding the Topo map submitted.

Norm Merriman disclosed a conflict of interest. He worked for Mr. Russo and did some work on this property. He moved the driveway so that it wouldn't infringe on the other lots. He did not see a drawing of property, but used a survey.

Bill Voss indicated that the area looks walled in and indicated there is a large depression in the back.

Bill Adams recalls when the area was swamp. He questioned if the fill is conducive for home building.

Don Owens indicated that soil boring tests would be needed to confirm that.

Bill Kramer stated that the house is not on fill. Most of the driveway is on fill and a lot of lot 2 is fill.

Don Owens requested more detailed maps and further information and without the applicant present, there is insufficient information to render a recommendation.

Bill Voss asked if there should be a site plan.

Don Owens indicated that there should be a site plan.

Bill Kramer stated that the applicant appears to want to just sell the lot now, and doesn't have a plan as to where the house will be located.

Don Owens stated that the map provided is not clear.

Laurie Kutina and Doug Crow expressed concern about the configuration of the proposed lots.

Bill Voss discussed the driveway for lot 2 and required turnaround.

Bill Adams suggested soil boring before the applicant proceeds with ODA, due to fill.

Bill Kramer indicated that the applicant has had a soil test on one lot.

Laurie Kutina mentioned the potential for 3 driveways for the lots at that corner of Maple Rd. She further stated that the density is not the problem and suggested looking at the cumulative effect of the division of the land. She would prefer to see this as a cul-de-sac.

William Voss made a motion to table the Maple Road ODA until the applicant can attend. The motion was seconded by Douglas Crow. Motion carried.

Bill Adams discussed his tenure on the Planning & Conservation Board. He mentioned that the focus has always been what is in the best interest of the Town and that is what the residents expect. He expressed great pride in the Town of Aurora and indicated that it has been a pleasure serving on the Planning Board.

A motion was made by William Adams and seconded by Norm Merriman to adjourn at 7:45PM.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY January 7, 2015 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK