

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

September 4th, 2024

The digital recording of this meeting is incomplete. These minutes are based on written notes.

Members Present: Doug Crow, Chairman
Angela Griffis
Timothy Stroth
Jeanne Beiter

Alternate Member: Alice Brown
William Heidt

Absent/ Excused: Laurie Kutina
Norm Merriman
Chelsea Root
Chris Contento

Also Present: Liz Cassidy, Code Enforcement Officer
Paul Ernst, Chairman ZBA
2 Members of the public

Chairman Doug Crow presided over the meeting which began at 7:03 p.m. at the Town Hall, 575 Oakwood Avenue, East Aurora, NY. He led the recitation of the Pledge of Allegiance to the Flag.

Chairman, Doug Crow acknowledges Alice Brown and William Heidt are voting members.

**Tim Stroth made a motion to accept the minutes of the August 7th, 2024 meeting.
Seconded by Jeanne Beiter. Motion carried.**

ADMINISTRATIVE BUSINESS:

- a. Chairman, Doug Crow asks for an update from Tim Stroth, on the South Towns Working Group

Tim Stroth states Orchard Park showed no interest. However, there was some interest shown by outlying towns. There is a lack of organization in the group. Seemingly, more social. He will continue his research and give an update in a couple of months.

- b. Chairman, Doug Crow reminds the Planning Board of the training being made available through the email forwarded from Supervisor, Chuck Snyder. A mention is made of a

local course October 28th, in Amherst. Registration can be done online or download paper form and submit it to Town Clerk, Marth Librock

OLD BUSINESS: None

NEW BUSINESS:

- a. Chairman, Doug Crow addresses the referral from the Town Board for the review and recommendation of an application for an ODA for 2271 Lapham Road, East Aurora, SBL 176.00-3-20 for the construction of a single-family dwelling, owned by Alex Handley. The ZBA approved (2) variances on July 19, 2024, under case #1478. A 6.3' lot frontage width variance and a 9' width variance (ingress/egress) located on an existing private ROW.

Chairman, Doug Crow asks COE, Liz Cassidy if sprinkler systems are required due to the 1000-foot driveway.

CEO, Liz Cassidy states they are not required.

William Heidt confirms the code spacing for bump outs are planned for emergency vehicles and that he could increase the proposed spacing to avoid the potential impact on a neighboring wetland and also allow more space for the utilities.

Angela Griffis asks about the surrounding neighbors.

Alex Handley states he has not faced any opposition. He has in fact made friends with some.

Chairman, Doug Crow reminds Alex that the Town Board will hold a public hearing. At that time, the surrounding property owners have an opportunity to provide their support or opposition.

Tim Stroth asks if there are any plans in the future for the back property.

Alex Handley states he may lease the field to a farmer, and the woods would be used for hunting.

Angela Griffis asks CEO, Liz Cassidy what the Planning Board should focus on when making this recommendation.

CEO, Liz Cassidy states to consider any environmental concerns and verify the ODA requirements are met.

William Heidt clarifies that that SEQR form lists the total acreage of the site of the proposed action is 3.6 acres where the total acreage of the property is 42.5 acres. Additional clarification on the amount of land disturbed is required. William also discusses with Alex the options for the turnaround for the driveway with respect to the cul-de-sac.

William Heidt also questions the need for a SPEDES permit and SWPPP based on the disturbed land area.

Liz Cassidy stated she would work with the owner and his architect to determine the final amount of disturbance and if SWPPP is required then it would be forwarded to GHD for review and comments.

Chairman, Doug Crow asks for a motion.

William Heidt makes a motion to recommend to the Town Board to approve the ODA request for 2271 Lapham Road, East Aurora, SBL 176.0-3-20, for the construction of a single-family dwelling, pending a SPEDES investigation.

Angela Griffis seconds the motion.

Upon a vote being taken:

Ayes-6

noes-0

Motion carried.

PUBLIC COMMENTS: none

PLANNING BOARD APPROVAL PROCESS DISCUSSION:

Chairman, Doug Crow opens the discussion for the Site Plan approval checklist requirements.

CEO, Liz Cassidy states that historically, the scope of the project determines the requirements requested by our office. For smaller projects, the full checklist hasn't been required.

Angela Griffis asks what determines the size of a project.

Liz Cassidy indicates that something like accessory buildings or accessory structures, or the like.

Angela Griffis mentioned that defining small vs. large projects is difficult.

William Heidt states he feels the 19-point check list should be required by all applicants.

Applicants can be referred to the Erie County Conservation Department which can furnish most of the required information regarding soil and water, wetlands, etc.

Tim Stroth agrees.

CEO, Liz Cassidy states the list is generated by the code and that if it is the Planning Board's desire to see all requirements, as applicable, on a site plan the office would do so.

Chairman, Doug Crow move the discussion to the Special Use Permit (SUP) submittal process.

William Heidt discusses the difficulty of applicants having to submit a SUP and Site Plan at the same time, with respect to expenditure of funds for a use that hasn't been approved yet. He further indicated that it makes sense to separate the two and that the Site Plan should be required for the building permit.

CEO, Liz Cassidy states Site Plan and SUP are submitted in tandem as required by code. In order to change this requirement, the Town Board would have to change the code.

Chairman, Doug Crow states he felt there was some good discussions, but no recommendations to be presented at this time.

Chairman, Doug Crow asks for a motion to adjourn.

Tim Stroth makes a motion to adjourn at 8:15.

Seconded by Angela Griffis

Upon a vote being taken:

Ayes-6

Noes-0

Motion carried.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY October 2nd, 2024 AT 7:00 P.M. AT THE TOWN HALL, 575 OAKWOOD AVENUE, EAST AURORA, NEW YORK