

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

June 1, 2011

Members Present: Donald Owens, William Adams, Timothy Bailey, Jim Griffis, Al Fontanese, Dick Glover

Members Excused: Laurie Kutina, William Voss

Others Present: Ned Snyder, Deputy Town Atty
Greg Keyser, CRA Engineering
Patrick Blizniak, Superintendent of Buildings
Jolene Jeffe, Supervisor
Jeff Harris, TOA councilman

Chairman Don Owens presided over the meeting which began at 7:00 p.m. at the Town Hall, 5 South Grove Street, East Aurora, New York. Bill Adams opened the meeting with the recitation of the Pledge of Allegiance to the Flag.

The following changes are: change 'with a Master Plan' to 'without a Master Plan'
Bill Adams made a motion to accept the minutes of May 2011. The motion was seconded by Al Fontanese. Motion carried.

Chuck Snyder will be an acting PCB member tonight.

Old Business: ODA – Open development Area changes

Don Owens believes a good mark to differ between the ODA and the ZBA would be 100' frontage. Under 100' would go to PCB for ODA and 100'-125' seek variance from ZBA.

Dick Glover questions whether the single lot needs TB approval. The TB is waiting for the PCB's recommendation on the ODA changes and then will have the public hearing together with subdivision code changes. Dick Glover states the PCB is under the direction of the TB for referrals and believes the Building Dept does not have the authority to refer to the PCB. So the Bldg Dept will review ODA and discuss with TB as to whether there needs to be a waiver by the TB or the TB needs to refer to PCB. Erie County notified the Assessors office of any splits in the TOA. The assessors could notify the bldg dept of such splits; otherwise the Building Dept would not be aware of such splits until a permit is applied for. Every time there are changes made to the code during review, there needs to be a date marked somewhere on the document. Section 8 (Section 79-8 IMPROVEMENTS) gives the TOA the option of asking the developer for a performance bond per Ned Snyder but Ron Bennett has not officially responded. The PCB recommends for that section to remain. The TB will schedule a public hearing at next or following meeting for this and subdivision code changes.

Bill Adams made a motion, seconded by Jim Griffis to recommend to TB to accept the ODA as amended.

Aye – all

No – none

Motion carried

Drainage:

First question: What is the water flow direction? For a drainage plan, you need to know where the surface water discharges from that lot. You should have some idea on the additional amount of water flow discharge based on land use change. You will need topography, proposed modifications and look down stream to see if you are adding more water to an possible already overloaded drainage way. How is the down stream calculations figured out and then figured in? The Town of Aurora does not have a drainage plan for the town. So basically it is subjective right now. Al Fontanese thought there should be a town master plan of drainage because every part of the town is hilling with water going somewhere so this could say where or is allowed to go. Most of the town is sloping; most of town has defined drainage system into roadside ditches into the East and West branch of Cazenovia. If there is going to be an impact, how will it be mitigated? Through a retention or detention basin? A single family home is not much of a change but add one and then another and then another, then to becomes accumulative. Ultimately, the drainage impact to neighbors and to the community is a concern. Pat Blizniak handed out information is given for building permit of a single family. This sheet is mitigation for an applicants' drainage plan which includes before and after topo and such. Driveway materials need to be identified as well. He does not wish this to become town code because every situation will be different including soil type. Davis Rd has a drainage way that is undersize for amount of water flow so with areas like that a retention pond may be required. Retention ponds will be used under extreme conditions. 'Bubbler' is a pipe like a French drain built with gravel. The plan needs to show water flow direction, need to know where surface discharge points are and it it's going to be modified and what additional water flow will be coming off that lot with that proposed change. What types of impervious surfaces are on the property? If you have all gravel, it would be different if you have all clay. The runoff should not be directed to the road ditches because those are used for the road runoff only. The water should be keep on property or discharge to natural drainage or flowing stream. Does property naturally drain towards road? The discussion is pertaining to physically redirecting/altering it towards the road which should not be acceptable. What happens if the water is coming from higher up when you are at the bottom of the hill and then it is re diverted? It needs to be a swale. Per Ned, the law does not allow you to interfere with natural drainage and also it also says you can prevent the water from coming on your property from somewhere else to keep it off your land. A berm can be build as long as it is your land. But unfortunately the berm would redirect water elsewhere than naturally. The bldg dept does not do any calculations. For commercial projects, the calculations would be done by the architect or engineer that has created the building. Until there is a storm sewer system in the town, there will always be drainage issues.

The PCB members are pleased with the fact that a detailed drainage plan need be submitted for development of single family dwellings.

Correspondence: 1) NYS training thru Erie County on June 15: Economic and Fiscal impacts of smart growth, 2) letter from neighbor regarding Reed Hill development.

General:

Reed Hill: The TOA has not received everything yet and the sewer is still being worked on.

Bill Adams asked if TOA plans to hold any classes for the required NYS required training. The Village of EA held one last year or the year before with a good turnout by surrounding towns. EC Planning is probably be leading some classes.

Master Plan: The TOA needs a MP. MP will take at least a year of dedication to complete which puts stronger zoning codes in place. Without a MP, it leaves A-agriculture extremely vulnerable to land use changes which occupies the greatest amount of acreage. TOA has upside down zoning code where everything funnels up instead of down. MP must be in place to change this. Also create it so it is not outdated quickly. Jolene & TB feels a case should be outlined for the need of a MP and why. The PCB needs to have a presentation to TB at a PCB meeting. This is needed in pursuing grants and funding. The process needs to be outlined and understood. The TB has already adopted the vision map in 2008 from Wendel. Jolene wants to end the circle of discussions on MP and bring it full circle which she and the TB will support. The first step is adoption of MP to the base zoning changes. The others discussion were very controversially driven by changing districts of already established districts. The PCB recommendations of these changes were minor but necessary and it's the way the land is currently being used. Previous Regional Plan may be obsolete. July 6 will be a joint meeting with the PCB and the TB to discuss the MP further.

A motion was made by Bill Adams and seconded by Jim Griffis to adjourn at 8:30PM.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY, July 6, 2011 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK