

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

December 7, 2011

Members Present: Donald Owens, William Adams, Timothy Bailey, Al Fontanese, Laurie Kutina, William Voss, Chuck Snyder

Members Excused: Jim Griffis, William Voss,

Others Present: Ned Snyder, Deputy Town Atty
Greg Keyser, CRA Engineering
William Kramer, Asst Bldg Inspector

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

Bill Adams made a motion to accept the minutes of October 2011. The motion was seconded by Tim Bailey. Motion carried.

Jim Griffis has been moved to an alternate as of 10/24/11 at his request because he will be out of the country for a while. Bill Voss will take over his term as an official member of the board.

A moment was taken to remember the 70th anniversary of Pearl Harbor.

Chuck Snyder will be a voting member today due to Bill Voss' absence.

Update on Code Committee:

Tim Bailey and Chuck Snyder are committee members representing the PCB. The committee meetings are running smoothly and have a scientific approach for the review. This committee is slow but diligent and really involved. They are working on the code first and the map second. They are reviewing everything word or word. They looked at the village first. They are starting with the districts and their criteria and permitted uses. Setbacks and minimums lot size (square footage-SF) may be changed. ECHD regulations may dictate the square footage increase. Also, dwelling sf, such as 1800 sf, may be increased to prevent cottage like dwellings. Current trends show that 1800 sf is not that big anymore. Working on all the districts and have finished R-3 and moving onto A. All the R districts will be larger lots. They are looking to have multiple dwellings closer to the village. They will have to re-work the districts and create a new law. The property maintenance code will be updated as well. RR will be reviewed after all the R's have been looked at and even then they would require larger acreage size, may not be a final district. The definitions/permitted uses should fit to the existing code. Lack of sewers will impede large development. The TOA population, in terms of family units (# per household), is decreasing. In

the most recent years, Lancaster and Amherst have been growing steady but there have been no new subdivision approvals for 2011 for either township. Even Buffalo Niagara Building Association did not have a home show this year. Accessory structures, buildings, distances, heights and setbacks from property lines are being reviewed as well. NYS code will need to be reviewed for definition of such things as Bed and Breakfasts (B&B). B&B, allowable in certain districts, may need a special use permit for such things as parking. Village of East Aurora code will probably be reviewed for help with the wording, definitions, etc. Also Not-for-profit and home occupations will need to be defined and what is allowable. Home occupations may be hard to enforce but parking regulations can be put in place. NYS has their own regulations for daycares so they would not fall under home occupations. The A district will have the greatest discussions. Currently TOA A district is cumulative zoning where other towns are more restrictive to make it a true Agriculture district. PCB commented on the great progress being made and would like an update or feedback at every meeting. Bill Kramer and Pat Blizniak have contributed immensely to the committee.

A motion was made by Al Fontanese and seconded by Chuck Snyder to adjourn at 7:35PM.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY January 4, 2012 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK