

TOWN OF AURORA  
TOWN BOARD WORK SESSION  
August 22, 2016

The following members of the Aurora Town Board met on Monday, August 22, 2016 at 5:30 p.m. in the Southside Municipal Center Town Hall Auditorium, 300 Glead Avenue, East Aurora, NY, for the purpose of holding a work session.

Present:	Susan A. Friess	Councilwoman
	Jeffrey T. Harris	Councilman
	Charles D. Snyder	Councilman
	James J. Bach	Supervisor
Absent/Excused:	Jolene M. Jeffe	Councilwoman
Others Present:	Ronald Bennett	Town Attorney
	William Kramer	Code Enforcement Officer
	Patrick Blizniak	Superintendent of Building
	Don Owens	Planning Board Chairman
	Greg Keyser	GHD/Planning Board consultant

1) Code Review:

Planning Board Chairman Don Owens spoke to the Board about his observations regarding the Town and its zoning. Mr. Owens noted that most of the Town is zoned agricultural, but agricultural activities are diminishing. He does not foresee many new subdivisions being built due to the absence of municipal sewers and that most future development will take the form of Open Development Areas (ODA). Mr. Owens stated that many lots that fall under ODA exist, but with less than the required driveway easement width.

Mr. Owens noted that RR (rural residential) is a new district for the Town and Erie County Planning could force the Town to do a comprehensive plan. Attorney Bennett responded that we do not have to adopt a comprehensive plan.

Greg Keyser asked what the justification is for the RR and RA (Residential Agriculture) zoning districts.

Councilwoman Friess responded that RR is to allow residential development to occur and RA – the Town is not really agricultural any more. We're putting zoning in place the way the areas are being used.

Mr. Owens stated that an agricultural district should never have denser development than an R1 (residential 1) district.

Councilman Snyder stated that apartments in RA needs to be clarified.

Attorney Bennett stated the process moving forward would be to develop a local law, do SEQR and hold a public hearing on the local law.

Bill Kramer noted that Planning Board member Laurie Kutina stated her concerns in a memo to the Town Board.

Don Owens stated the Planning Board is pretty much in support of the changes the Town Board has made.

Councilwoman Friess stated the Town Board should give a presentation when the public hearing is set for the local law so that people will have time to review the changes made to the Town Code before the public hearing.

The Board received a sample local law on solar energy and was asked by the Supervisor to review the information and be prepared to discuss it at the next code review work session.

The Town Clerk will forward the draft special events code to the Planning Board for their review, recommendations and comments.

Martha L. Librock  
Town Clerk