

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

SEPTEMBER 7, 2016

Members Present: Donald Owens, Chairman
Timothy Bailey
Douglas Crow
David Librock
Norm Merriman

Alternate Member: Richard Glover

Absent/ Excused: Laurie Kutina
William Voss
Jerry Thompson

Also Present: Patrick Blizniak, Superintendent of Buildings
Greg Keyser, GHD
3 Members of the public

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

Chairman Don Owens stated that Dick Glover would be a voting member for the meeting.

Douglas Crow made a motion to accept the minutes of the August 3, 2016 meeting. The motion was seconded by David Librock. Motion carried.

Public Comments – none.

OLD BUSINESS:

Referral from Town Board, Aurora Mills Preliminary Plat. Gary Eckis and Pat Bittar appeared as applicant.

Don Owens asked if the Planning Board received all the SEQR responses to the project.

It was confirmed that all responses received had been forwarded to the Planning Board. The Village Administrator had indicated the Village Board has no concerns with the Town as Lead Agency for SEQR on this project.

Mr. Eckis indicated that the responses received were not unexpected and that they anticipate these responses to be included either the preliminary or final plat recommendation.

The Board discussed the responses.

Don Owens mentioned the engineering review submitted by GHD and asked if Greg Keyser wanted to add anything. This review is made a part of these minutes as attachment 1.

Greg Keyser indicated he didn't have anything to add and indicated that he had discussed it with Pat Bittar.

Ms. Bittar stated that they had reviewed lot 47. There is a curve in the road and although it is difficult to see on the scale of these drawings, the lot does exceed 60'. She has an enlarged drawing for that lot.

Don Librock asked if this was a lot he questioned at an earlier meeting.

Ms. Bittar indicated that it was and that this lot meets the minimum width.

Don Owens discussed Laurie Kutina's concerns (submitted via email and made a part of these minutes as attachment 2) regarding the public open space. This is not marked on any of the drawings.

Mr. Eckis asked if Don meant donated land.

Don Owens clarified that he did not mean donated land, but space open to the general public.

Dick Glover noted the possibility to trade off the public open space for a fee.

Ms. Bittar clarified that it is an open space fee vs access to the land.

Don Owens confirmed and asked which the applicant would prefer.

Mr. Eckis noted that some towns refuse the public land because they end up with pocket parks and liability issues.

Doug Crow noted that the town may prefer a fee but didn't know if they could require it over the public land.

Dick Glover indicated that the town could require a fee.

Don Owens noted that this is referenced in Town Code §99-14.

Mr. Eckis asked if the Planning Board would like this noted so that it could be addressed.

Don Owens agreed.

Greg Keyser indicated that if the Planning Board had a strong opinion about the public space or the fee, it could be included in the recommendation this evening.

Dick Glover discussed Laurie Kutina's recommendation for sidewalks.

Mr. Eckis noted that they looked at it at length. He further noted that with the houses close to the road having two cars parked in the driveway would physically encroach on the sidewalk. And the sidewalks would be close to the road and that is where the snow from the street would end up. He mentioned that he looked at two other patio home developments and that with private roads and decreased speed, there isn't a problem with residents walking in the streets.

Ms. Bittar noted that there is a 35' setback from the road and the utilities will run in that area as well as sanitary, water and sewer lines. There will be difficulty accommodating manholes, which as the drawings currently stand would end up in the middle of the 5' wide sidewalk. She noted that although sidewalks are a part of the Village, in her experience with developments like this the owners don't want the maintenance or headaches having of sidewalks.

Tim Bailey noted that on Geneva Rd where he grew up it is a similar situation without sidewalks and there wasn't any problem walking in the streets.

Mr. Eckis noted that they would rather not install sidewalks due to the problems mentioned. He further noted that it is not ideal to have residents walk in the street and that it would make more sense if sidewalks were connected to something.

Dick Glover noted that it would make sense that these sidewalks connect to the entrances to the walking paths.

Mr. Eckis noted that the trails are drawn on this map by aerial photographs and that they will be mapped with GPS and more accurate location will be referenced at the final plat.

Doug Crow asked if the trails will be paved.

Mr. Eckis noted that they will not but will be a natural surface like woodchips or something similar.

Dick Glover asked about the 35' front yard setback.

Ms. Bittar agreed and indicated that this has been proposed since the sketch plan and would minimize the overall impact on the property.

Doug Crow noted that he voted against preliminary plat for two issues, one of which is the lack of sidewalks. He reiterated his concern that this development is too dense to be without sidewalks and that the character of East Aurora is its walkability. He noted he would be in favor of this development if the Planning Board would make the recommendation to require sidewalks.

Dick Glover noted the increase of activity, such as dog walking, biking, and visiting neighbors that has occurred since sidewalks were installed in his neighborhood.

Don Owens asked if the sidewalks would be put on one side of the street. He noted that the inner loop tight for space.

Doug Crow noted that either on the inner or outer loop would be acceptable.

Mr. Eckis noted that the sidewalks can physically fit, but there are issues.

Don Owens asked if there are any other issues that need to be discussed.

Dick Glover asked about the new code requirements for sprinklers or fire access.

Pat Blizniak handed out the new Appendix D. He noted that the developer has a choice of either installing sprinklers in each unit or having a secondary fire access. This code takes effect in October.

Mr. Eckis asked how this code affects Aurora Mills.

Pat Blizniak indicated he would look at the proposed entrance and see if it would satisfy the dual entrance requirement.

Mr. Eckis noted that if the builder had to install sprinklers in each unit it would be expensive.

Pat Blizniak noted that the average cost is around \$2/sq. ft.

Dick Glover referenced Appendix D for the second fire apparatus road.

Multiple conversations occurred at this time.

Pat Blizniak indicated he would research the requirements for Appendix D.

Don Owens asked if there were any other considerations.

Pat Blizniak discussed his concern about the impact of this traffic on the Mill Rd and 20A intersection and he noted his surprise that the Village hadn't weighed in on that intersection.

Members discussed the traffic study that was completed for this project.

Doug Crow moved to recommend to the Town Board that they approve the Aurora Mills Cluster Subdivision Preliminary Plan at Mill Rd (SBL: 175.00-1-40.1), Town of Aurora, NY subject to:

- 1. Require sidewalks on either the inner or outer loop of the subdivision.**
- 2. Address the items listed in the report from GHD (attached).**

Seconded by Dick Glover.

Upon a vote being taken:

ayes – (Merriman, Crow, Glover, Bailey Librock, Owens) noes – none Motion Carried.

Dick Glover moved to approve the Town of Aurora as Lead Agency for the SEQR review of Aurora Mills Cluster Subdivision Project.

Seconded by Doug Crow.

Upon a vote being taken:

ayes – six noes – none Motion Carried.

Correspondence – none.

A motion was made by Norm Merriman and seconded by Dick Glover to adjourn at 7:50PM.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY October 5, 2016 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK