

TOWN OF AURORA  
TOWN BOARD WORK SESSION  
July 21, 2015

The following members of the Aurora Town Board met on Tuesday, July 21, 2015 at 7:00 p.m. in the Southside Municipal Center Town Hall Auditorium, 300 Gleed Avenue, East Aurora, NY, for the purpose of holding a work session.

Present:	Jeffrey T. Harris	Councilman
	Susan A. Friess	Councilwoman
	Jolene M. Jeffe	Councilwoman
	Charles D. Snyder	Councilman
	James J. Bach	Supervisor
Others Present:	Ronald Bennett	Town Attorney
	David Gunner	Highway Superintendent
	Robert Goller	Town Historian
	William Wheeler	CRA/Engineer
	William Kramer	Code Enforcement Officer

Supervisor Bach opened the work session at 7:00 p.m. with the Pledge of Allegiance to the Flag. Those present met to discuss the following:

1) Dwelling Group Request – 211 Falls Road:

Jerome and Linda Murray are requesting permission to have a Dwelling Group on their property at 211 Falls Road. They are planning to build a house behind the existing dwelling. A memo to the Board from William Kramer, Building Department, noted that the property is zoned Agricultural which allows Town Board approved dwelling groups. They have approximately 64' feet of frontage on Falls Road. Mr. Kramer noted that the property owners could apply for Open Development Area approval and create a condition for a shared driveway, creating a situation where the property could be legally split in the future. After discussion, the Board felt that the Dwelling Group application and Open Development Area application could be considered simultaneously. Supervisor Bach stated his concern was the number and placement of septic systems that would be on the property. Bill Kramer stated that is an Erie County Health Department determination. Attorney Bennett noted that a driveway maintenance agreement would be needed.

2) Lothlorien Therapeutic Riding Center – Site Plan:

Doug Kerr and Maggie Keller of Lothlorien spoke to the Board about their proposed new indoor riding arena and corral area. Mr. Kerr presented a plan showing more detail on the drainage. Councilwoman Jeffe asked what was being done with the existing indoor riding arena. Mr. Kerr responded the arena portion would be torn down and the stabling area would be preserved. Bill Kramer stated the disturbance of land needs to be less than 1 acre; otherwise, a storm water prevention plan would be required. Mr. Kerr stated it would be less than an acre. Mr. Kramer noted that there needs to be twenty feet of hard surface around the perimeter of the new building to accommodate emergency apparatus.

Councilwoman Jeffe moved to approve the site plan for the new 60' by 150' indoor riding arena at Lothlorien Therapeutic Riding Center, 15 Reiter Road, East Aurora, as shown on the plans presented. Councilwoman Friess seconded the motion. Upon a vote being taken: ayes – five noes – none Motion carried.

Action #226  
Lothlorien site  
plan approved  
for indoor  
riding arena.

3) Aurora Mills Subdivision sketch plan:

Supervisor Bach stated that the Board is still working on a draft resolution regarding the Aurora Mills Subdivision sketch plan. There was no one from Aurora Mills present this evening. Several people in the audience wished to address the Board on the proposed subdivision.

Valerie Davis, Mill Road, stated her 5.3 acre property is across the road from the proposed subdivision. Ms. Davis noted she has lived there 40 years. Her concerns are the chemical run-off into Cazenovia Creek; wildlife will be forced to move; traffic at Mill and Route 20A will increase as will traffic on Mill Road; and there will be significant light and sound pollution.

Marion Dombrowski, Jewett Holmwood Road, stated her property abuts the west line of the proposed subdivision property, noting that this will be the second of her property lines that would have a subdivision abutting (Reed Hill Subdivision was the first). Mrs. Dombrowski asked if the outlook area and the bike trails would be for public use and stated she found the clustering of the homes to be a problem.

Paul Kloc, Mill Road, noted his concern about the increase in traffic, stating that this 89-lot subdivision with approximately two cars per household will bring at least 180± more cars to Mill Road which is not designed to handle this amount of traffic.

Councilwoman Jeffe explained the reasoning behind cluster sub-development, noting that by putting the homes in a tighter area, greenspace is preserved.

Councilwoman Friess stated she is struggling with this proposal, noting that she believes it changes the dynamics of the Town and the rural character should begin at the Town line. Mrs. Friess said that this is creating a very tight subdivision in rural Aurora and that it will be very viewable and when lit will look like a little city. She questioned whether or not this was the right place for almost ninety homes.

Attorney Bennett noted that there are considerations: municipal sewer; conservation easement on greenspace; and the Board could reserve the right to make changes after Sketch Plan approval.

William Wheeler stated this project will have SWPP requirements.

Highway Superintendent Gunner reminded the Board that a snowplow turn-around is required and suggested that the Town have naming rights for the streets in the subdivision.

Councilwoman Jeffe suggested this be held over to the next work session.

4) SSMC – tenant proposal:

Bob Morgan spoke to the Board about his proposal for a takeout only restaurant concept for the kitchen/bistro area at the Southside Municipal Center. Mr. Morgan said that he would use the existing equipment in the kitchen and bring in a few new pieces. He would need four (4) parking spaces for employees and two (2) to five (5) spaces for customers who would park and walk up to a window at the rear of the building to pick up their order. Councilwoman Jeffe stated she likes the concept, but the Board needs to talk about how and if it fits in the building. Supervisor Bach stated he likes the idea but there are stumbling blocks such as zoning and smell from the cooking. Councilwoman Jeffe said on that note, she is not in favor of this. Bill Kramer stated that the SSMC is not zoned correctly for a restaurant of this type and the fire suppression system would need to be looked at. Town Historian Robert Goller said that previous cooking in the kitchen resulted in horrendous smells in the back of the building. The Town Clerk mentioned that depending on how the wind is blowing, smells from the exhaust fan get sucked back into the building through the rooftop HVAC units. Councilwoman Friess stated she is still undecided on this proposal. Councilman Snyder said if all the issues/problems could be rectified he would be okay with the proposal. Mr. Morgan noted that they are opening a location in Hamburg, NY.

5) SSMC gutter and roof repair:

The Board discussed the rotting gutter on the southwest corner of the warehouse and the roof repairs made this past winter. Councilman Snyder stated he and Mike Bove will look to see if a diverter of some sort can be installed to reroute water coming from the warehouse roof. Mr. Snyder will call Sanders Roofing to discuss the roof patches.

6) SSMC signage/Town vehicle signage:

Councilman Harris spoke about interior signage for the Southside Municipal Center and Town identification signs for Town vehicles and those personal vehicles used while on Town business. Permanent decals for Town vehicles and magnetic decals for personal vehicles (Assessor/Building Inspectors) were suggested. Bill Kramer stated he would rather have an ID badge and not a vehicle sign.

7) Southside Municipal Center parking lot project:

William Wheeler stated that there have been two issues with the NYSDEC regarding the parking lot project. The first was that Kistner Concrete advertised the drainage structure purchased by the Town as DEC approved and it was not. Kistner will provide a new DEC approved unit at the same price quoted for the original. Second, the DEC requires a certain percentage of the project to be “green” – meaning use of swales, trees, water ponds, etc. Mr. Wheeler noted that a pond with a French drain will be placed between the building and the parking lot on the east side of the building. The 1600sf (20’ x 80’) pond will feed through the new drainage system. Highway Superintendent Gunner stated the current smoking area will be off-limits during the next phase of construction. The Board decided that smokers can use the area behind the recreation/historian offices. Councilwoman Jeffe asked Mr. Gunner where we are regarding the budget for this project. Mr. Gunner responded there was overtime, just a few hours, because of the recent rain. Councilman Snyder asked Mr. Gunner to include the \$ amount for blacktop in the report he will be submitting to the Board. Mr. Gunner stated the storm water additions may be approximately \$20,000.

8) NYS Deferred Compensation – Roth Option:

In a memo to the Town Board, Kathleen Moffat asked the Board to consider a retirement option that allows employees to make contributions post-tax, which would be offered in addition to the pre-tax plan currently offered to Town employees. This will be placed on the August 27, 2015 meeting agenda for consideration.

Martha L. Librock  
Town Clerk