

TOWN OF AURORA  
TOWN BOARD WORK SESSION  
January 17, 2017

The following members of the Aurora Town Board met on Tuesday, January 17, 2017 at 5:30 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:	Susan A. Friess	Councilwoman
	Jolene M. Jeffe	Councilwoman
	Jeffrey T. Harris	Councilman
	Charles D. Snyder	Councilman
	James J. Bach	Supervisor
Others Present:	Ronald Bennett	Town Attorney
	William Kramer	Code Enforcement Officer
	Patrick Blizniak	Superintendent of Building

5:30 p.m.

1) Code Review:

The Board reviewed the proposed solar code and made several more changes, including a section on decommissioning. Councilman Snyder stated that Chapter 116 needs to be finished before any other codes can be adopted and Section 95, Site Plan Review, needs to be reviewed. Councilwoman Friess stated she would like to see separate local laws for each chapter. Attorney Bennett was asked to begin preparing the local law for the solar code. Pat Blizniak was asked to begin the SEQR form(s) that are required to adopt the local zoning laws.

7:00 p.m.

Supervisor Bach led the recitation of the Pledge of Allegiance to the Flag.

1) Olean Road Rezoning Request – Informational hearing

At their January 4, 2017 meeting, the Planning Board voted to recommend the rezoning of a parcel of land on Olean Road at the Route 400 exit, just south of the Route 400 overpass, to B2. Residents of the surrounding area were invited to this work session to see what the proposal was about and to voice concerns and observations. The property owner and rezoning petitioner, Michael Gish, stated he owns a property maintenance company with an office in West Seneca and a warehouse in Orchard Park. He wishes to combine the two on this parcel. Mr. Gish said that he wants to build a 4800 sf office/warehouse having hours of operation from 9:00a.m. to 5:00p.m. Monday through Friday. He noted that traffic would be fewer than 15 cars per day.

Mark Kumro, Olean Road, cited several concerns: 1) the Olean corridor in this area is deteriorating with properties and buildings/houses in disrepair; and 2) years ago fill was brought on to the property in question and that caused more water to drain onto his property; and 3) ambient lighting would affect the neighboring homes and properties. Mr. Kumro also asked if there would be outdoor storage or fuel storage.

Sue Musial, Olean Road, stated her concerns are similar to Mr. Kumro's and that she is against the rezoning.

Chris Schreiner, Olean Road, noted he agreed with Mr. Kumro and his other concern is with traffic and any heavy equipment that may be entering and exiting the property.

Ray Ball, Olean Road, agreed that the Olean corridor is deteriorating. Mr. Ball stated that the property in question is partially wooded and asked that thought be given to preserving much of the greenery as it shields noise from Route 400.

Michael Gish stated there is no heavy equipment as they sub-out landscaping jobs. He said he uses work vans for his business and they would be parked in the warehouse bays. He noted that this building would be back by the 400 and the only pavement would be a driveway

1/17/17

Town Board Work Session

Page 2

and a small parking lot. Mr. Gish also stated they did a tree survey and will remove scrub trees. No fuel will be stored on the property.

Councilwoman Jeffe asked if there is any retail business at this time. Mr. Gish responded, not now, but he would like that option. Councilwoman Jeffe asked what kind of retail. Mr. Gish responded a storefront where furnaces, plumbing, etc., could be sold.

Councilwoman Friess asked about lighting. Mr. Gish responded there would be lights on the building that would be on timers. There will not be light pole stanchions, nor would there be outdoor storage.

Supervisor Bach reiterated that this is just an informational gathering and that the Board will discuss this at their next work session. Mr. Bach stated that if the Board decides to consider rezoning the property, there would be a formal public hearing.

2) Aurora Mills Cluster Subdivision – proposed street names:

The Aurora Mills group submitted names for the three streets in the proposed subdivision. They are: Aurora Mills Drive, Millstone Drive and Creekstone Drive, along with an alternate name – Turning Waters. The Board was not fond of the Turning Waters name, but did like the other three proposed street names.

3) Audit Proposal – Drescher & Malecki:

The Town's current auditing firm of Drescher & Malecki, LLP, presented a proposal for the 2016 fiscal year audit and completion of the NYS Annual Update Document and CAFR preparation. The cost of these services will be \$27,850.00.

4) Assessor – Request to attend Seminar:

Town Assessor Richard Dean is requesting to attend a 1-day Western NY Appraisal Institute Seminar on February 3, 2017 at the Holiday Valley Ski Resort in Ellicottville, NY. The registration fee is \$50.

5) Building/Zoning Fee Schedule:

Patrick Blizniak gave the Board a list of building and zoning fees that he would like to have considered by the Board. Supervisor Bach asked if a nominal fee should be charged for fire inspections, since they take up a lot of the building inspector's time. Councilwoman Jeffe suggested inspections every three years where allowed and a fee charged at the time of inspection. They will continue review the proposal at the February work session.

6) DASNY Grant for Community Pool:

The Town received a \$100,000 New York State grant from Senator Gallivan through the Dormitory Authority of New York State to reline the Community Pool and wading pool and install an ingress/egress step in the wading pool. The project total comes to \$107,147. The Town Board needs to determine where the additional funds will come from. The Board discussed using a combination of 2016 fund balance and 2017 pool funds to cover the overage.

Martha L. Librock  
Town Clerk