

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

January 19, 2022

Members Present: Donald Owens, Chairman  
Douglas Crow  
Timothy Stroth  
Laurie Kutina  
Alice Brown  
Jeanne Beiter

Alternate Member: Grace Viger

Absent/ Excused: Angela Griffis  
Norm Merriman

Also Present: Greg Keyser, GHD  
Liz Cassidy, Code Enforcement Officer  
Chuck Snyder, Councilman  
Joe McCann, Councilman  
Jim Granville, Councilman  
Luke Wochensky, Councilman  
4 Members of the public

Chairman Don Owens presided over the meeting which began at 7:00 p.m. at the Town Hall, 575 Oakwood Avenue, East Aurora, NY. He led the recitation of the Pledge of Allegiance to the Flag.

OLD BUSINESS:

**Business and Industrial zoning districts code discussion**

Doug Crow begins discussion by giving a brief history of the proposed changes to new board members, Planning Board member involvement and the code committee with Town Board members.

Tim Stroth discusses the major points which the Town Board would like feed back on, the first being building area sizes in each zoning district. Discussion includes comparison/examples of building sizes (ie. Town Hall being approx. 21,000 sq. ft.), the desire to avoid big box stores.

Laurie Kutina discusses avoiding spot zoning, consider future business change over without requiring variances, etc.

Overview discussion on medical, dental overnight use, focus on non-profits requiring site plan review. Proposed C1 district would be small scale interactions with the public.

Chuck Snyder asks about current Site Plan Review requirements.

Liz Cassidy responds that any non-residential building over 2,500 sq. ft. and abutting Residential/Ag zoning districts require Site Plan review.

Additional discussion about proposed uses through the three zoning districts. C2 uses more intense but not as intrusive to neighbors; move item #5 (Auto fuel/repair) to C3? Board members also bring up the following missing uses: funeral homes/undertaking and indoor/outdoor shooting ranges. Both are in current code, not proposed.

Agreement among board members that listing specific uses helps to shape and guide future development and allows specific sites to be looked at by potential owners.

Discussion moves back to building sizes, preserving the character of the town and the Route 20A and 16 corridors. Consensus of the board is to leave 20A as residential.

Discussion moves to the idea of having architectural standards. Does it make sense? Having standards vs. having guidelines in particular “overlay” areas (ie. West Falls). Having standards such as the Village does would not make sense because the Town has a different character. Suggest looking at how other rural towns handle architectural standards/guidelines.

Setbacks and density are discussed. Jeanne Beiter suggests leaving the setbacks as proposed per zoning district.

Another item the code committee would like reviewed is maximum developed space. Agreement among board members for a 50% maximum developed space to help curb runoff area and limit small lots.

Discussion moves to drive-ups/drive-thru establishments as being not allowed. Some board members feel that is too restrictive especially with Covid pushing more drive-up/pick-up sales. Perhaps limited to a specific district along with a Site Plan requirement? Or limit use to specific district but require Site Plan review to be in other districts?

Rod Simeone (85 Byberry Ct) suggests stating specific uses rather than using “such as” because that would leave too much open to interpretation. Clearly state uses, everything else would be a use or ZBA variance that would require approval on a case by case basis.

A motion was made by Laurie Kutina and seconded by Tim Stroth to adjourn at 8:48PM.

**THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY FEBRUARY 2<sup>ND</sup> AT 7:00 P.M. AT THE TOWN HALL, 575 OAKWOOD AVENUE, EAST AURORA, NEW YORK**