

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

November 2, 2022

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

Alternate Member: Angela Griffis

Absent/ Excused: Norm Merriman

Also Present: Liz Cassidy, Code Enforcement Officer

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.

Douglas Crow made a motion to accept the minutes of the September 21st 2022 meeting. Seconded by Jeanne Beiter. Motion carried.

Douglas Crow made a motion to accept the minutes of the October 5th 2022 meeting. Seconded by Jeanne Beiter. Motion carried.

PUBLIC COMMENTS: None

OLD BUSINESS: None

NEW BUSINESS:

Review and recommendation of a Site Plan application for a BnB at 1757 Emery Rd., as presented by Craig and Christina Polston, property owners.

Mr. & Mrs. Polston begin by discussing their property history including their dwelling constructed in 2020 then the addition of the garage with apartment that was used by their daughter.

Clarification regarding the area of the second floor being 600 square feet. Doug Crow reiterates that it's a small area for a small number of people (no worries about large rental groups).

Further discussion by board members clarifying apartment already exists and used by their daughter in the summer, heat source is radiant floor heating separate from the house.

Laurie Kutina asks about current Air BnB's in Town?

Elizabeth Cassidy notes that the Town doesn't have a code specifically for Air BnB's but the Bed and Breakfast section of the Town Code (ie. short term rentals) requires owner occupancy.

Doug asks about Village Code and how short-term rentals are addressed.

Elizabeth Cassidy discusses the Village Code pertaining to short term rentals, long term rentals and reiterates that it's determined by zoning district.

Doug Crow asks if the Town officially adopted for allowance of dwelling groups in RR zoning.

Elizabeth Cassidy confirms that dwelling groups are now allowed in RR zoning. Ms. Cassidy also discusses the history of the Polston's dwelling and variances that were granted in the past (dwelling size, overhead door height).

Tim Stroth asks if there is anything else the board needs to consider for short term rentals?

Elizabeth Cassidy states that they should talk about parking to accommodate additional vehicles.

Mr. Polston discusses that they just had a concrete driveway installed at 20' wide. Submitted site plan does not accurately show the existing conditions.

Further discussion by board members about parking and garage accommodations, public hearing, original zoning board variances and original plan for garage use. Discussion about short vs. long term rentals, owner occupation, future use of the property and possible neighborhood impact.

Doug Crow motions to recommend the Town Board approve the proposed **Site Plan Application at 1757 Emery Rd.** to operate a short-term rental (BnB) with the following conditions:

1. Amend/update site plan to show existing conditions, driveway materials, turnout and proposed parking area
2. Recommend the Town Board hold a public hearing for neighbor input
3. Add condition that when/if the residence is no longer owner-occupied then the BnB use is no longer valid.

Seconded by Alice Brown

Upon a vote being taken: ayes – seven noes – one Motion Carried.

CORRESPONDENCE: None

A motion was made by Tim Stroth and seconded by Angela Griffis to adjourn at 7:27 PM.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY December 7th AT 7:00 P.M. AT THE TOWN HALL, 575 OAKWOOD AVENUE, EAST AURORA, NEW YORK