

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

JULY 1, 2015

Members Present: Donald Owens, Chairman
Timothy Bailey
Douglas Crow (excused at 7:45pm)
David Librock
Norm Merriman
William Voss

Alternate Member: Richard Glover

Absent/ Excused: Laurie Kutina
Jerry Thompson

Also Present: Greg Keyser, CRA
William Kramer, Assistant Building Inspector

Chairman Don Owens presided over the meeting which began at 7:02 p.m. at the Town Hall, 300 Gleed Avenue, East Aurora, New York. William Voss led the recitation of the Pledge of Allegiance to the Flag. Chairman Owens indicated that Richard Glover would be a voting member for the evening and that Douglas Crow would be excused at 7:45pm.

Norm Merriman made a motion to accept the minutes of the June 3, 2015. The motion was seconded by Douglas Crow. Motion carried.

Comments from the Public:

Tom Coffey – Underhill Rd - His driveway is 10' wide and goes back 1500' from the road and there are woods on either side. This road is his only way in and out. His concern about the proposed widening of 3' on each side of the existing driveway is that he has the ability to get in and out of that driveway every single day, especially in an emergency. He also hopes that there is a staging area back past where the road turns where they can stage stone, gravel, and equipment. If anything is parked on the road, you can't get in and out. This morning at 8:30am, a pickup parked in the road and stayed there for 25 minutes. If an emergency vehicle needed to get by to get to the house, it couldn't.

New Business:

Lothlorien Therapeutic Riding Center Site Plan Review – Dr. Christopher Kerr, Chairman of the Board, Ms. Margaret Keller and Ms. Katie Macre appeared as agents.

Dr. Kerr discussed the damage sustained at the Center from this past winter. To date they have raised over \$200,000 and along with \$100,000 of insurance reimbursement they are able to do a rebuild of the arena because the existing arena has been deemed unsafe. Originally requested a permit over the existing outdoor riding arena, but the location was too close to the rear property line. The new plan was drawn showing the location of the building in an existing pasture. The building department stated that the plan needed to be reviewed by the Planning Board.

Dick Glover asked for the reason the plan was sent to the Planning Board.

Bill Kramer indicated that Superintendent of Buildings Pat Blizniak referred it to the Planning Board for a Site Plan Review.

Dick Glover asked to confirm that there are no zoning problems.

Bill Kramer stated that there are no zoning issues.

Norm Merriman stated that he made a site visit and is pleased to see that the organization is growing. He requested that the plans show more relevance to the grades on the existing driveway, the swales as they are finished and what grade they will be at. It is understood that there will be a lot of earth moving here, but he would like to see the finished grades and the relevance to what's around depicted on the plan.

Dr. Kerr confirmed that the finish grades are being requested, in reference to the drainage. He further discussed the existing culvert and swale along the driveway.

Norm Merriman asked about the grades along the driveways and requested more detail of what the finish grades will be.

Doug Crow asked if the potholes in the driveway will be addressed.

Dr. Kerr indicated that they will be.

Bill Voss asked if the old indoor arena has been demolished.

Dr. Kerr indicated that it has not, but that they plan on doing that. That is phase 2 and they are

unsure if they can reinforce the existing structure. They anticipate demolishing it. It has been rehabbed before.

Don Owens confirmed that an architect has been working on the project.

Dr. Kerr agreed and stated that they will take it back to him and have the details added. He further asked if they have to present it back to the Planning Board.

Norm Merriman stated that he would prefer to see the plans with the finish grades so that in good faith they could recommend approval to the Town Board knowing that everything is going to be flowing right.

Dr. Kerr asked when the next chance to meet would be.

Don Owens indicated that it would be next month.

Ms. Keller stated that the problem with that is that production on this building had to be stopped already and if they have to continue the stoppage on that, they will not be able to have this building up by winter due to everyone being booked because of the winter storms.

Dr. Kerr stated that their builders were pressed and they had to commit to this timeframe.

Bill Voss asked what the concern is about grading.

Norm Merriman indicated that there should be details around the existing driveway.

Bill Voss stated that the only thing that will change is that there will be a roof.

Norm Merriman stated that drainage is critical and it should be detailed on the plan.

Ms. Keller stated that they could get that done and asked if there was any way to present earlier than next month so that they don't lose next year.

Dr. Kerr asked if there was any way they could get conditional approval pending the request rather than waiting for the next meeting.

Don Owens suggested conditional approval based on the approval of the Building Department.

Bill Kramer stated that the Town Engineer should approve this also.

Dr. Kerr restated that approval is conditional on greater definition of drainage and swales, etc.

Dave Librock agreed and noted that the drawing shows it being pitched back to the building.

Norm Merriman agreed and added the condition of the relevance to the existing driveway so that everyone understands what is happening with the water.

Ms. Keller stated that there will be drainage all along the perimeter and that there would be stone around.

Dick Glover asked if it would be taken to the brook.

Ms. Keller stated that it would. She further asked if the drainage around the building would be ok.

Bill Kramer asked for clarification regarding the condition, meaning drainage or the actual contour of the areas.

Norm Merriman reiterated his request of the relevance of the project to the adjacent driveway and what the finish grades will be for the swales. The drawing shows finish grades outside the building, but that is it.

Dr. Kerr and Ms. Keller stated that they would be happy to do that.

Ms. Keller stated that she understood that they would be on the agenda for the meeting on the 13th.

Bill Kramer stated that it would depend on the outcome of this meeting and whether or not the Planning Board decides to make a recommendation to the Town Board.

Bill Voss asked about entrances/exits.

Ms. Keller stated that there are 4, one on each side.

Bill Voss asked how someone in a wheelchair would enter the building from the driveway.

Ms. Keller stated that right now there would be some kind of gravel.

Dr. Kerr indicated that one path will need to be able to accommodate a tractor. He further stated that in their other building, they have put concrete in to make it accessible.

Ms. Keller stated that funding is limited. And that they would do everything they could to accommodate their riders.

David Librock moved to recommend to the Town Board that they approve the Indoor

Riding Arena for Lothlorien Therapeutic Riding Center, Inc at 15 Reiter Rd with the condition that a revised site plan be submitted then reviewed and approved by the Town Engineer and the Building Department. The revised site plan will show the finish grades, swales, and drainage around the proposed building and existing driveway. Seconded by Norm Merriman.

Upon a vote being taken: ayes – seven noes – none Motion Carried.

Ms. Keller asked if it was alright to continue fabrication of the building.

Don Owens stated that it is recommendation of Planning Board to recommend approval of the amended plan by the Town Board.

Ms. Keller asked if there are any problems with the building itself.

Bill Kramer stated that that hasn't been determined yet. There are some issues in the State Code regarding a building of this size. He further stated that he has requested a ComCheck review of the building by an Engineer to go through the State Code and verify certain sections of the code.

Dr. Kerr asked when they will have that answer.

Bill Kramer stated that when it is provided to the Building Department.

Ms. Macre stated that they were currently working on that information.

Underhill Rd ODA Referral from the Town Board. April and Jason Rudnicki appeared as owners, Michael Lukaszewski from Bammel Architects PC, and Dean Krull, contractor, appeared as agents.

Don Owens discussed the invasive species along the access and suggested the owners address it right away.

Mr. Rudnicki stated that they recently received a copy of the easement agreement between Mr. Coffey and the previous owner. Mr. Coffey had agreed to maintain and repair his portion of the driveway forever. Mr. Rudnicki stated that they need to decide what they will contribute regarding the driveway. He further discussed the variance received for the driveway width.

Mrs. Rudnicki discussed the title search and easement agreement.

Doug Crow asked about the ownership of the access strip of land.

Mr. Rudnicki indicated that they do. He discussed the easements for the houses to the left and for Mr. Coffey's house.

Doug Crow asked if he has maintenance agreements as well.

Mr. Rudnicki indicated that yes, there are maintenance agreements for the first 400'.

Bill Voss questioned that the Rudnicki's own the entire driveway, but don't plan on maintaining it.

Mr. Rudnicki indicated that they will maintain it.

Mrs. Rudnicki stated that in exchange for the right to use the land, he took responsibility to maintain the driveway.

Bill Voss asked for clarification of which land.

Mr. Rudnicki indicated it was the land to put the driveway in, because Mr. Coffey is landlocked.

Mr. Rudnicki addressed the truck in the driveway that Mr. Coffey spoke of during open comments. He stated that his contractor was onsite doing the perc test and the truck was parked down the street.

Mr. Krull stated that they parked down the street because of a tractor with treads. They moved the backhoe down the driveway. They were respectful of everyone one on the street and didn't hold anyone up whatsoever.

Dick Glover indicated that Mr. Coffey's concerns appear to be emergency access.

Mr. Rudnicki indicated that during construction the Coffeys will have to get in and out every day, even if a trench needs to be dug. He further stated he understood Mr. Coffey's concerns and they have the same concerns.

Dick Glover reiterated the concern that a construction vehicle will stop and park in the driveway and prevent access to the road. For the record, Mr. Coffey's concerns need to be understood.

Mr. Krull stated that they understand the need for access. There will be a staging area and a turnoff.

Doug Crow discussed the turnoff about midway down the driveway, as noted on the plans.

Mr. Rudnicki stated that right now there is a temporary gravel driveway. There is a turnoff to the

right and that will be extended and will become the staging area for gravel, etc.

Bill Voss asked for clarification for the ZBA Variance, in particular he asked what part of the driveway was given the 4' variance.

Mr. Lukaszewski stated that the requirement is for a 20' hard pack surface, the variance is so that they only have to do 16' width, all the way back.

Bill Voss confirmed that the whole driveway will be widened.

Mr. Lukaszewski discussed the turn off about midway down the driveway. In that location there will be a 30' by 8' turn off area.

Bill Kramer confirmed that the width of that area would be beyond the 16'.

Mr. Lukaszewski agreed and stated that it is there so that two cars can pass.

Mr. Rudnicki discussed the Y turnaround for firetrucks and the circular driveway in front of their home that would be an ambulance turnaround.

Bill Voss asked if the driveway to the Rudnicki residence would be 16'.

Mr. Lukaszewski stated that it would not. Just after the Y turnaround, it will narrow to 12' for a smaller driveway to the house.

Bill Voss clarified that the 20' of hard pack surface is all the way to the house and that the variance of 4' means that the driveway needs to be 16' to the house.

Mr. Rudnicki stated that the Fire Chief indicated they only had to have 16' to the Y turnaround area.

Mr. Lukaszewski stated that the Y turnaround would be able to accommodate fire vehicles. He further mentioned that if the Fire Department was here to fight a fire, they wouldn't bring fire vehicles down the steep slope to the home anyway. The Fire Department would stage at the Y area.

Bill Voss asked for the distance between the Y turnaround to the house.

Mr. Lukaszewski stated that it is 230'.

Bill Voss questioned the Fire Department fighting a fire with their trucks 230' away.

Greg Keyser indicated that the Fire Department would likely do that.

Doug Crow asked about the slope.

Mr. Lukaszewski stated that the slope where the house will be is about 10%. The grade of the property is between 10% and 15% depending where you are at.

Dick Glover asked if the grade is 15% or less, because of the Town Code requirements for slopes.

Mr. Lukaszewski stated that where the house will be built is less than 15% grade, but then further down the hill, it drops.

Dave Librock asked about the location of the utilities.

Mr. Lukaszewski indicated that they were told that Mr. Coffey's utilities come in on the south side of the driveway. The location for the new utilities is planned for the north side of the driveway and at some point they will sleeve under the driveway and tie into the house.

Bill Voss asked if all new lines will be run.

Don Owens asked if the utilities will come all the way from Underhill Rd.

Mr. Lukaszewski indicated that new lines would be run.

Mr. Rudnicki stated that there is a there is water and gas to Mr. Coffey's house and there is a transformer box at the end of the 1000' driveway. He further indicated they may try to tie into the existing utilities, as the easement agreement allows that. If they can't tap into his gas and electric, they will run all new lines.

Mr. Lukaszewski indicated that no discussions have been had regarding this.

Tim Bailey asked to clarify a recommendation by the Fire Department for a 2" water line.

Mr. Rudnicki indicated that yes, the Fire Department made this recommendation. And they will probably have to run a new water line, but are not sure about new electric and gas lines.

Mrs. Rudnicki stated that when they purchased the property, the listing said that they could tap into electric and gas but that they would have to run their own water line.

Doug Crow mentioned that due to the distance of the home to the road, it is typical to see this recommendation to handle a sprinkler.

Bill Voss asked if there is a fire hydrant at the driveway entrance at Underhill Rd and asked if they were going to install a sprinkler.

Mr. Lukaszewski noted the location on the plans and stated that they were going to price it out a sprinkler. He further stated that the home will be stick built and there won't be trusses.

Mr. Rudnicki stated that Mr. Coffey has a pond and that the Fire Department mentioned that they would use the water if necessary.

Dick Glover asked if the plan presented was reviewed by the ZBA.

Mr. Lukaszewski confirmed and indicated that initially a plan was presented to the ZBA in May. The ZBA requested some recommendation and those were included on the current plan.

Dick Glover clarified in that he did not see in the ZBA minutes where they granted an 8' variance for the driveway width of 12' to the home. The code required 20' for the entire driveway width. He further indicated that he understands that to mean all the way back to the house. And the ZBA granted a variance to allow a 16' wide driveway but the plan shows a portion as 12'.

Mr. Lukaszewski stated that they were told the 20' requirement was only for emergency vehicle access. He further stated that this is the plan the ZBA approved.

Dick Glover stated that the ZBA didn't approve the plan, they granted a variance.

Mr. Rudnicki asked that if the revised the plan with a 16' wide driveway all the way to the house, would they have to go back to the ZBA for approval or could they just revise the plan like that.

Dick Glover indicated that he would like to see the 16' driveway all the way back.

Bill Voss stated that he believes it would be a mistake to make the driveway 12' wide at the house, there won't be taking any chances with emergency vehicle access.

Don Owens mentioned concerns with getting stuck on the slope of the circle.

Tim Bailey asked about the reason for requesting the variance.

Mr. Lukaszewski stated that the reasons included both the cost and the fact that Underhill Road is only 18' wide and the requirement for a 20' wide driveway doesn't make sense.

Tim Bailey mentioned that going forward; other ODA applicants may cite cost as a reason to request a variance.

Don Owens reminded the board that this is an existing road. For a new road, we would insist on 20'.

Doug Crow discussed the ZBA minutes and how his understanding of the ZBA approval is that it would be a much better road surface that what is there today. And that if they didn't approve the variance, they would be stuck with what is there. It is not the ideal, but is better. Ultimately, this road will be shared by 6 households.

Mr. Lukaszewski mentioned that only the first portion of the driveway will be shared by all 6 properties.

Mr. Rudnicki stated that they wouldn't have purchased the lot if they didn't own the entire driveway. They didn't want to be landlocked.

Doug Crow stated that if none of this was there, they wouldn't allow this. It would be totally different.

Don Owens stated that a 20' hard pack driveway would be required.

Bill Voss asked if the driveway entrance would be widened to more than 16'.

Mr. Rudnicki indicated that the first couple hundred feet of the driveway is blacktop, but the remainder of the driveway will be hard pack gravel. He further mentioned that they will likely widen the entrance 3' on one side and 4' or 5' on the other. And he thinks he will cut back some of the trees to increase visibility.

Don Owens mentioned that they should remove the phragmites at the entrance to Underhill Rd. He discussed the invasive nature of this plant.

Dave Librock asked about the egress width.

Mr. Rudnicki confirmed that it is about 51' wide. He further stated that they will work out the details of driveway maintenance with Mr. Coffey.

Bill Voss asked if there are any concerns with the slope.

Don Owens stated that he did not.

Greg Keyser indicated that the SEQR form is good.

Douglas Crow moved to recommend to the Town Board that they approve the one lot Open Development Area application at SBL: 188.00-1-18.1 Underhill Rd with the condition that the entire driveway be widened to 16' hard surface to comply with the Zoning Board of Appeals variance. Seconded by William Voss.

Upon a vote being taken: ayes – seven noes – none Motion Carried.

Aurora Mills Cluster Subdivision Sketch Plan referral from the Town Board. Pat Bittar and Gary Eckis appeared as agents.

Mr. Eckis introduced Ms. Bittar and discussed the progress to date for the project.

Doug Crow mentioned his support for the streetlights and sidewalks noted on the plans.

Greg Keyser discussed the GHD Memorandum dated 7/1/15 regarding the density and open space calculations.

Doug Crow noted a small area of wetland disturbance and that there would be an approval process for that.

Ms. Bittar stated that the process is underway.

Mr. Eckis noted that in addition to this process, Fish and Wildlife and SHPO have been contacted. This is a part of their SEQR process and they hope to get started on this as they work on the next step, the Preliminary Plan. All this information will be sent back to the Planning Board for a future discussion of the Preliminary Plan.

Greg Keyser discussed the recommendation of the Town Attorney that the applicant provide a Full Environmental Assessment Form; however SEQR is not taken up until the Preliminary Plan. At this point it is for informational purposes.

Doug Crow asked about traffic. He mentioned concerns, traffic studies and asked when the traffic impact is looked at in the process.

Ms. Bittar stated that Erie County Highway Department doesn't want to comment on a project until SEQR has been initiated. Once SEQR is formally sent out, they will look at the project and provide formal comments. Ms. Bittar also stated that they have requested an informal response from and have submitted plans to EC Highway, but have not had a response. But as part of the SEQR review process, if there are concerns, traffic studies can be recommended and they would have to comply.

Dick Glover asked if the State DOT is an involved agency as a part of SEQR.

Greg Keyser indicated that he didn't believe so because this is an Erie County Highway.

Dick Glover agreed and indicated that the intersection of 20A and Mill Rd is a major concern and suggested a traffic study at that location.

Greg Keyser indicated that the NYS DOT could be an interested agency, but not have a regulatory interest.

Dick Glover stated that there could be a major impact at that intersection.

Greg Keyser indicated that if the Board feels this is important, you can make that recommendation to include the NYSDOT as an interested agency.

Doug Crow agreed that this is important. He further mentioned that if something needs to be done with traffic, it would probably be done at this location.

Mr. Eckis stated that he was under the assumption that they would be doing a traffic stud.

Dick Glover stated that the traffic study should include the 20A and Mill Rd intersection.

Ms. Bittar indicated that whatever recommendation they receive from the County, they can always expand upon, if the Town's concerns exceed the County's as a scope of work.

Mr. Eckis discussed the future timeline. He reiterated that they are looking for a recommendation to approve the sketch plan from the Planning Board.

Dick Glover discussed the construction and phasing of the project and asked if the phases would be done at the same time.

Ms. Bittar mentioned that the start dates were estimated.

Mr. Eckis stated that they wouldn't be able to answer that until they see how far along the process they get. They would love to start in early 2016.

Dick Glover asked if both phases would be under construction at the same time. He discussed concerns with having built out phase 1 and then having construction vehicles going through built out properties. He discussed concerns with endless construction – as seen in other developments around town, and reiterated having a build out plan more than a guess.

Mr. Eckis stated that once they into engineering they can look at phasing and what the estimates would be. He further indicated that the market has something to do with it as well. At this concept level, it is difficult to determine construction at this point. Once they get to field engineering and budgeting, they may be able to address this.

Dick Glover mentioned that several years ago they were presented a plan for this property that had 5 phases.

Ms. Bittar stated that once the design is to a point where they can give it to construction companies to estimate cost to build; they would determine the number of phases even to build out infrastructure.

Dick Glover asked if the homes would be spec houses.

Mr. Eckis stated that they would be custom ordered.

Bill Voss clarified that the single family homes on the public road would be custom and the private patio homes would be built out.

Mr. Eckis stated that this was correct.

Bill Kramer clarified that the single family homes won't all have the same footprint.

Don Owens indicated that they would be different in design.

Mr. Eckis confirmed that this is what you would want. He further stated that there would be four or five different plans available.

Don Owens discussed the advantage of this project in having the 2 access roads off of Mill Rd. For phasing, one could be left as a construction entrance until that phase is completed.

Bill Voss asked about a second entrance to the patio homes and having mentioned a preference for that previously. He also asked about width requirements for the roads in a subdivision.

Bill Kramer indicated that town roads are 66' wide ROW, pavement is less. And the private road would be built to NYS standards.

Dick Glover asked for confirmation that the patio homes are the cluster part of the subdivision and the phase 1 homes are on standard lots.

Greg Keyser stated that the entire development is a cluster development. The difference between the two is that one is going to seek a tax exempt status as a condominium association.

Mr. Eckis stated that the Town Board indicated that if there were going to be public roads, the subdivision portion would not have condominium status.

Greg Keyser stated that in a cluster subdivision, the lot size is minimum 5000 sqft. Likely, the lots on the public roads will be less than the Town's zoning requirements, but larger than the 5000 sqft.

Dick Glover indicated that phase 1 does not look like a cluster development with public roads and his preference would be that those should be legal lots. And the patio homes would be considered the cluster portion, with 5000 sqft lots.

Bill Kramer stated that cluster development is meant to preserve green space.

Ms. Bittar reviewed the Town Code zoning for this R1 property and indicated that the lots in the area will conform to the R3 zoning requirements. This is the reason they requesting a cluster development, as they are downsizing the lots and this property is not zoned R3.

Dick Glover asked about access to the common areas.

Mr. Eckis stated that the common areas will be equally available to both the patio homes and subdivision homes. The goal with the common area is to preserve the view along Mill Rd. He further discussed areas of interest on the property. The common area is a part of the Homeowner's Association which would maintain it and the trails and the entrance landscaping.

Dave Librock asked if the subdivision homes would be part of the HOA.

Mr. Eckis stated that yes they would because of the common area. He stated that there would be a different level of membership because the subdivision homes have no reason to pay for the private roads, but have equal right to the greenspace.

Don Owens mentioned that lot 48 appears challenging due to the presence of a gulley in that location and how the water flows through there.

Ms. Bittar noted that once they move into the design phase, they may need to adjust for environmental features so that they make sure the lots are buildable.

Mr. Eckis stated that in the concept plan, the drawing is the best they can do without having surveyors and engineers on site.

Don Owens discussed the simple topography with the slope in one direction and mentioned that the topography is being used wisely.

Norm Merriman discussed the phasing. He indicated that with the location of the pump station would naturally lend itself to developing that portion of the subdivision first, then the patio home portion and leaving the second Mill Rd access road a construction entrance.

Bill Voss asked for an estimate on the size of the patio homes.

Mr. Eckis indicated that he wasn't sure, as this would be market driven.

Dave Libroch asked if the gas well in the subdivision area is active.

Ms. Bittar stated that the gas well in question is abandoned.

Dave Libroch asked about the location of the active gas well.

Mr. Eckis noted the location in the common area.

Mr. Eckis discussed the timeline going forward. He reiterated the request before the Planning Board to recommend approval of the sketch plan to the Town Board so that the process can continue.

Greg Keyser stated that they would have to talk to the Erie County DEP regarding the sewer. Ms. Bittar agreed and stated that conversations have been initiated for concept, but without any Town endorsement of the project, they aren't willing to consider expanding the district until there is some support of the project by the Town. She further mentioned that the project would be required to do a full downstream analysis and to seek DEC approval.

Dave Libroch restated traffic concerns at 20A and Mill Rd. That intersection is not good now.

Don Owens stated that these concerns are what he hears.

Greg Keyser mentioned the concerns are the cumulative impact of this development on what is already there.

Tim Bailey asked about the distance between the two roads onto Mill.

Ms. Bittar indicated that approximately 350' between the two roads.

Dave Libroch mentioned that the Town would require a turnaround for the public roads.

Mr. Eckis stated that the discussed snowplowing and snow storage with the Highway Department at the last Town Board meeting.

Ms. Bittar indicated that they had not received the town specs for the turnaround and roads but that they would comply.

Mr. Eckis stated that at some point they would receive comments from the Highway Dept.

Greg Keyser discussed the proposed 52 acres of homeowner association green space area, but when he runs the numbers, there is far more undeveloped area.

Ms. Bittar agreed and stated that 52 acres is what the Town considers as usable green space. That number doesn't include steep slopes or Caz Creek.

Greg Keyser asked what would be the intent to restrict development.

Mr. Eckis stated that development would be restricted everywhere other than the proposed building sites. The total green space is over 52 acres if you add back into it, the creeks, banks, and the ravine.

Dick Glover asked if land conservancy has been considered for the green space. This would restrict development forever.

Mr. Eckis stated that he doesn't know how land conservancy works. He further indicated that in discussing the same with the Town Attorney, guaranteeing the green areas could never be developed could be done through filings and deed restrictions. He also mentioned that he wasn't sure if once a property is in a land conservancy if it then becomes accessible to the public.

Dick Glover mentioned that it might be worth considering, if the land conservancy then supports the project.

Mr. Eckis mentioned that he discussed the project with the Open Space Committee.

Greg Keyser discussed the Code and wanted to confirm that this meeting counts as the informational meeting. He also mentioned the ability to schedule a site visit.

Don Owens stated that if needed, an informational meeting could be scheduled next month and in the interim, a site visit could occur.

Mr. Eckis mentioned that they are hoping for a recommendation to approve the sketch plan.

Richard Glover moved to recommend to the Town Board that they approve the Sketch Plan of the Aurora Mills Cluster Subdivision. Seconded by David Librock.

Upon a vote being taken: ayes – six

noes – none

Motion Carried.

Correspondence:

Planning and Zoning Training on Friday August 7th in Ellicottville NY. Please let Liz know if you would like to register.

Don Owens discussed the joint meeting with the Erie County Environmental Management Council on Tuesday July 21, 2015 beginning at 5:30pm at the JP Nicely Park in West Falls. He would like all Planning Board Members in attendance.

Bill Voss asked if the Army Corps of Engineers have any plans for Cazenovia Creek the flooding that occurs along Olean Rd and problems elsewhere.

Don Owens mentioned that they are reluctant to. He also mentioned that the DEC feels the same. He will look into it.

Bill Voss asked if there are any practical or feasible things that could be done.

Don Owens discussed the difficulties involved with the Creek due to the soils. It is a very sensitive section of the creek. Changes in our area could cause problems elsewhere down the stream.

A motion was made by Bill Voss and seconded by Tim Bailey to adjourn at 8:25PM.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY August 5, 2015 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK