

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

March 6, 2013

PB Members Present: Donald Owens, William Adams, Timothy Bailey, William Voss, Chuck Snyder, Laurie Kutina, Al Fontanese
PB Alternate Members: Norm Merriman
PB Members Excused: David Majka
Non-Board Present: Ned Snyder, Deputy Town Atty
Greg Keyser, CRA Engineering
William Kramer, Assistant Building Inspector

Chairman Don Owens presided over the meeting which began at 7:00 p.m. at the Town Hall, 300 Glead Avenue, East Aurora, New York. Bill Adams opened the meeting with the recitation of the Pledge of Allegiance to the Flag.

Bill Adams made a motion to accept the November minutes of 2012. The motion was seconded by Al Fontanese. Motion carried.

New Business: Rezoning of 1963 Mill Road

Applicant, Loretta Jones, owner of Hawk Creek Wildlife Center, is applying to rezone 1963 Mill Rd (3.6 acres) from R-1 to A-agriculture. David Jones is the owner of the property. He also owns a land locked, 10+ acre parcel known as 1975 Mill Rd that is zoned A-agriculture which is adjacent to 1963 Mill Rd.

- Hawk Creek Center has operated for 25 years on Luther Rd (174.00-3-45.1) which is zoned 'A'
- need the 3.6 acres for other animals such as owls, reptiles, hawk & parrots because the 10+ acres is not enough space
- Hawk Creek holds at least 3 events yearly that are open to the public which will probably include buses carrying visitors
- The dwelling on the 1963 Mill Rd parcel is occupied by a Hawk Creek employee
- There are two driveways on this parcel – one leading to the dwelling, the other was created with dirt & stone by the previous owner who also installed a culvert pipe over creek
- 2nd driveway will lead to the owls, etc. and is located to the east of the property
- the public will park on 1975 Mill for events
- when the parking lot is constructed, it can hold up to 240 cars based on NYS required size
- the lower most western area of 1975 Mill may at some time be used for parking as well
- there is a creek running thru both parcels that flows southeast
- A new, larger septic tank has been installed which is located to the east of the house
- Chuck mentioned TOA Code 116-20 Restriction of uses adjacent to R districts & 116-25 Lots in two districts
- applicant has no intention of merging/joining 1963 Mill with 1975 Mill Rd
- the applicant has no intention of doing any earthwork besides some landscaping but some leveling may need to be done in the area of the parking lot per Don Owens.

- applicant also indicated that the parking lot will probably not be gravel or pavement
 - compost toilet facilities are being looked at by the applicant for public use
 - their architect will help with the site plan of the property
 - the applicant indicated that bats and swallows need to be controlled and that birds usually attract other birds e.g. Hawks bring song birds
 - the applicant believes their operations will attract/increase commerce and they have talked to the Roycroft organization to have trolleys bring in visitors
 - the applicant indicated no time frame or duration for their center
 - the applicant indicated that they may purchase an adjacent landlocked parcel in the future
 - they compost any animal waste which amounts to a 5 gallon bucket from the approximately 90 animals that are at their center so there is no odor issues
 - bird waste is liquid and therefore dissipates
 - the center works with volunteers and has a limited budget so the time frame that they hope to be up and running is uncertain
 - 4/5 acres are utilized at their Grover Rd location where their rehab facility is laid out in a circular formation
 - they currently have 16 State and Federal permits which require regular inspections
 - they are a wildcat credited sanctuary
 - they have a not for profit status with an LLC status
 - they have an 501c3 exempt status with the Dept of Treasury where Hawk Creek will run the operations but David Jones is the actual owner of the property and is responsible for paying the mortgage, taxed, etc.
 - their Grover Rd location will stay open while everything is transitioned to the new location
 - the applicant stated that a cage lifespan is about 25 years
 - Hawk Creek does not have babies born there because they only have older animals
 - any building over 2500 square feet will need a site plan review
 - an Open Development Area approval would be needed for 1975 Mill (landlocked) because there is no required frontage
 - An ODA will need to come back to PCB and the West Falls Fire Co will be notified as part of the approval process
 - a closer look needs to be taken at the creek crossing culvert pipe that is in the creek bed (for driveway) so that it meets the Town of Aurora specs and will be reviewed by CRA, Town of Aurora engineering firm
 - PCB members agreed that re-zoning would be the first step and an ODA is next
 - the applicant stated that their operations would be very little environmental impact on the area
 - they also reported that the Army Corp of Engineers were at this property and gave recommendations for the creek crossing
 - The applicant wants the Army Corp to identify the different tree and plant species so that the center can indicate them to their visitors
 - Don Owens believe there may be some identifiable wetlands on this parcel that may not be highlighted on the National Wetland inventory maps
 - SEQR issues will be covered during the ODA process
 - some of the adjacent neighbors are on the Hawk Creek Wildlife Center's board
- Bill Adams made a motion to recommend to the Town Board to rezone 1963 Mill Road from R-1 to A. The motion was seconded by Laurie Kutina. Motion carried.**
- Old Business: Code committee update, Tim Bailey & Chuck Snyder**

-the members meet twice a month, they have covered up to the 'I-industrial' district, they are updating the TOA code that was created in 1950's and would like to incorporate these directly into the code book instead of having the sheet titled 'Table of District regulations'. In reviewing the R-1 all the way thru B-2, they have done a good and thorough job. This committee has good members who work together and have good discussions. They have used other townships code as a cross reference. This review has the same effect as developing a Master Plan without the cost. Once they have completed their final review/recommendations, input from the PCB members will be sought and welcomed.

General:

Don Owens was glad to tour the TOA's current subdivisions with the planning board members last month and felt it was very informative to all that attended. Don stated the oldest subdivision he reviewed while on the planning board was started in the early 1970's and there is one currently under construction. Sewers are expensive to install, as such the lack of sanitary sewer limits subdivision growth. The present subdivisions fit in nicely with the community with minimal complaints. He would like to plan a future tour of the Open Development Area approvals.

Laurie Kutina is a member of the Sustainability Committee established thru the Village of East Aurora (VEA). They discuss a climate smart community and are working on energy audits which include average energy use per household as well as types of energy (gas, electric, solar). New York State has funding for such projects. The future East Aurora Fire Hall (Center St) will be a LEED design building per VEA code for municipal buildings. She would like to eventually share her research and information with the Town Board.

A motion was made by Chuck Snyder and seconded by Bill Voss to adjourn at 7:55PM.

THE NEXT SCHEDULED MEETING WILL BE WEDNESDAY, April 3, 2013 AT 7:00 P.M. AT THE TOWN HALL, 300 GLEED AVENUE, EAST AURORA, NEW YORK