

TOWN OF AURORA  
TOWN BOARD WORK SESSION  
April 25, 2016

The following members of the Aurora Town Board met on Monday, April 25, 2016 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 to review the Open Development Area and Subdivision Codes:

Present:	Susan A. Friess	Councilwoman
	Jolene M. Jeffe	Councilwoman
	Charles D. Snyder	Councilman
	Jeffrey T. Harris	Councilman
Absent/Excused:	James J. Bach	Supervisor
Others Present:	William Kramer	Code Enforcement Officer
	Patrick Blizniak	Superintendent of Building

1) Open Development Area (ODA), Subdivision and Zoning Code Review:

Those present discussed various aspects of the Town zoning code, including proposed changes.

In a memo to the Town Board, Planning Board member Laurie Kutina, expressed concern about the Rural Residential zoning or overlay zoning of land along roads in the Town. Ms. Kutina believes those owners of property currently being used for agricultural purposes may be restricted in the use and opt to sell the parcels nearest the road for residential development. The Board discussed the possibility of “grandfathering” these lots, leaving them with the RA uses until the land near the road is sold-off as a building lot. At that time, the lot would become Rural Residential. Examples are the Sahlem property on Davis Road and the Chur property on Route 20A and Davis Road.

Zoning Board member Donald Aubrecht wrote to the Board about his concerns that the Zoning Board of Appeals is responsible for issuing special use permits under circumstances that Mr. Aubrecht believes should be under the purview of the Town Board.

Those present began review of proposed changes to Town Code Chapter 116-8 District Regulations. In light of Don Aubrecht’s comments, the Board is considering that many, if not most, uses allowed in the Town’s zoned districts require a special use permit issued by the Town Board. They will look at the Special Use Permit codes from other towns.

The next meeting will be on Monday, May 9<sup>th</sup> at 5:30 p.m. In the meantime, the Board members will review the combined subdivision/ODA code and make any changes/suggestions they deem appropriate for review by all. Bill Kramer will incorporate the changes to Chapter 116-8 made at tonight’s work session

Martha L. Librock  
Town Clerk