**Village of Aurora Planning Board Meeting Minutes**

**April 23, 2014**

**Present:** Chair Nancy Gil, Pat Bianconi, Alan Connors, and Frank Zimdahl (alternate)

**Absent:** Pat Foser

**Others:** Village Clerk Ann Balloni, Village Board of Trustee Grace Bates, Community Preservation Panel member Dan DiSanto, Laura Holland, and Kathy Wray.

**Call to Order:** Chair Gil called the meeting to order at 7:00pm.

**Changes to the Agenda:** Add Application #14-05 to Old Business.

**Minutes:** On motion by Bianconi, seconded by Connors, the Planning Board voted to approve the March 26, 2014 minutes.

AYES: Gil. Bianconi, and Connors NAYS: None ABSTAIN: Zimdahl Motion carried.

**Announcements:**  May 3, 2014 presentation on bike trails and walkways at the Weedsport, NY High School.

**Visitors:** Chair Gil welcomed all visitors and there were no comments.

**Old Business**

**Application #13-22 from Kathy Wray for a demolition permit at 33 Wells Rd. (Tax Map #182.09-1-14)**

Chair Gil reminded the Planning Board that a Stop Work Order had been issued on April 11, 2014 by the Village Code Enforcement Officer. Demolition requires approval from the Community Preservation Panel and the Planning Board, as well as a Demolition permit issued by the Code Enforcement Officer. The applicant began the demolition without approval from the Planning Board or the Demolition Permit.

At the December 4, 2013 Joint Public Hearing, the Community Preservation Panel and the Planning Board instructed the applicant to submit a site plan for post demolition. In a letter received on April 2, 2014, the applicant explained her plan to retain the middle section of the house, if possible, and incorporate that section into the construction of a two bedroom single family home. Chair Gil asked Mrs. Wray if that was still the intent, but Ms. Wray explained that she did not now believe the middle section was salvageable.

Chair Gil reminded the applicant that when she finalized her plans for rebuilding, she is required to come back to the Community Preservation Panel and the Planning Board for review.

On motion by Zimdahl, seconded by Connors, the Planning board voted to approve Application #13-22 for demolition. AYES: Gil, Bianconi, Connors, and Zimdahl NAYS: None Motion carried unanimously.

**Application #14-05 from Grace Bates for a home remodel at 78 Court St (Tax Map #182.09-1-16)**

Village Historian, Dr. Linda Schwab, submitted an email dated April 23, 2014 asking for clarification from the Planning Board regarding the east foundation and basement construction and the plan for moving then replacing the east section of the house onto the new foundation. Mr. Zimdahl and CPP member, Dan DiSanto, both noted the size of the new foundation on the plans submitted by Ms. Bates and all present agreed that no further review was required.

**New Business**

**Application #14-14 from Dan DiSanto for a treehouse at 46 Sherwood Rd (Tax Map #182.09-1-14)**

When asked why the Planning Board had to review plans for a treehouse, Mr. DiSanto explained that any plan greater than 80 square feet required a site plan review. Mr. DiSanto’s plan equals 96 square feet including an 8’x12’ house with a 3’x6’ porch. The treehouse will sit 8’ off the ground, has a peaked roof and double hung windows.

On motion by Bianconi, seconded by Zimdahl, the Planning Board voted to approve Application #14-14 as submitted. AYES: Gil, Bianconi, Connors, and Zimdahl NAYS: None Motion carried unanimously.

**Village of Aurora Zoning Law Appendix #1 – Record of Non-Conforming Uses**

Mayor Bennett requested that the Planning Board review the list of non-conforming uses in the Village Zoning Law and make update/deletion recommendations as needed.

**For Residential/Transitional Zone** – delete the word Transitional

Retain – Aurora Free Library, Dories, Masonic Lodge, Shakelton’s Funeral Home, Shakelton’s Hardware, and Mattingly’s property at 353 Main St. (2 houses on one lot)

Delete – Cayuga Lake National Bank, EB Morgan House (French House), Jane Morgan’s Little House (former), St. Patrick’s Church, United Ministry Church, United Ministry Manse, Whitney Animal Laboratory, and the Fargo building (currently permitted in their zones)

Questioned – Wallcourt, Wells Guest House, and Zabriskie Horse Barn

**Flood Hazard Zone –** No changes

**Institutional Zone –** No changes

On motion by Bianconi, seconded by Connors, the Planning Board voted to adjourn the meeting at 8:03pm. AYES: Gil, Bianconi, Connors, and Zimdahl NAYS: None Motion carried unanimously.

Respectfully submitted,

Ann Balloni Village Clerk