**Village of Aurora Planning Board Regular Meeting Minutes**

**April 22, 2015**

**Present:** Chair Pat Bianconi, Pat Foser, Michele Murphy, and Frank Zimdahl

**Absent:** Pam Sheradin

**Others Present:** Village Clerk Ann Balloni, Robin Driskel, Jill Fudo, and Randi & Steve Zabriskie

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

**Changes to the Agenda:** None

**Approval of Minutes:** On motion by Murphy, seconded by Foser, the Planning Board voted to approve the March 25, 2015 meeting minutes.

AYE: Bianconi, Foser, Murphy, and Zimdahl

NAYS: None

Motion carried unanimously.

**Announcements:** Clerk Balloni confirmed the committee members attending the Cayuga County Planning Board training at BOCES in Auburn on April 29th. Bianconi, Foser, Murphy and Zimdahl are registered.

**Old Business:** No Old Business was discussed

**New Business**

**Application #14-44 from Randi and Steve Zabriskie for an addition at 349 Main St (Tax Map #181.16-1-23.1)**

Chair Bianconi read letters received from the Village of Aurora Zoning Board of Appeals (ZBA) Chair John Dentes, Village Zoning Inspector Patrick Doyle, and Village Residents Alan Ominsky & Elizabeth Knight (all attached).

Mr. Dentes letter informs the applicant of the ZBA approval of the area variance request contingent on Planning Board Site Plan Approval.

Mr. Doyle’s letter expresses concern regarding placement of the new deck/stairs in relation to the village sewer easement.

Mr. Ominsky and Ms. Knight’s letter requests that the Village Planning Board follow Zoning Law setback requirements for the project.

Discussion ensued regarding Village Zoning Law Article VI (Non-Conformities), Section 602 (Alteration or Extension), A, B, and C. Planning Board members questioned if the addition proposed by the applicant, requiring extension of the non-conformity, is allowable under the law. Jill Fudo, the architect for the applicants, reminded the board members that the non-conformity was due to not meeting 10’ setback requirements along the north and south property lines. The applicant is not further infringing to the north and south, but rather is extending the current line of the structure to the west. Ms. Fudo further remarked that the ZBA granted the area variance.

The Planning Board then questioned the addition of a fence on the northwest corner of the structure. Ms. Fudo explained that the fence was requested by the Village Community Preservation Panel (CPP) to screen the applicant’s hot tub. Ideally, the fence will follow the property line but an old set of stairs obstructs the fence line. The applicants are attending the next CPP meeting for review of the fence and to discuss if removal of the old stairs on the property constitutes a demolition.

Chair Bianconi then addressed Mr. Doyle’s concerns regarding the sewer line easement. Standard regulations require 10’ on either side of the sewer line. Ms. Fudo remarked that the applicants are installing pavers, not a platform, and Ms. Bianconi remarked that she would discuss the clarification with Mr. Doyle.

Ms. Fudo explained that the current plans include replacing the second floor porch, adding a shed dormer and 8’ ceilings, while maintaining the roof line, and adding shrubbery around the parking area as part of new landscaping.

The Planning Board requested that the applicants’ plans provide greater detail especially in regard to height and depth measurements of the addition, clarification of deck materials and design, and inclusion of the current structure on the site plan.

Chair Bianconi requested an interim meeting with Mr. Doyle and Ms. Fudo on May 18th to review the detailed site plan ahead of the next Planning Board meeting on May 27th. Ms. Fudo agreed. Ms. Fudo was also informed that the plans for the fence, including materials, have to be in the village office by April 27th for CPP review on May 6th.

On motion by Foser, seconded by Zimdahl, the Planning Board voted to table the review of Application #14-44 until complete site plans are submitted.

AYES: Bianconi, Foser, Murphy, and Zimdahl

NAYS: None

Motion carried unanimously.

On motion by Murphy, seconded by Zimdahl, the Planning Board voted to adjourn the meeting at 8:10 pm.

AYES: Bianconi, Foser, Murphy, and Zimdahl

NAYS: None

Motion carried unanimously.