**Planning Board Minutes August 26, 2015**

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

**Others Present:** Village Clerk Ann Balloni, ZBA alternate Laura Holland, Inns of Aurora representatives Sue Edinger, Beth Estes, and Cal Winkleman, and Village residents Matt Bianconi and Alexis Boyce

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

**Changes to the Agenda:** No changes

**Approval of Minutes:** On motion by Zimdahl, seconded by Murphy, the Planning Board voted to approve the July 22, 2015 minutes.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

**Visitor Welcome:** All visitors were welcomed and there were no comments.

**Announcements:** Clerk Balloni informed the board members that the new village public comment policy and a draft of the August 12, 2015 ZBA minutes are included in their packets.

**Old Business:** Chair Bianconi informed the board that no revised plans have been submitted for application #14-44 from Randi Zabriskie and the survey for application #15-20 from Jay O’Hearn has not been received.

**Public Hearing**

**Application #15-26 from Matt Bianconi for a Special Use Permit for a home renovation including excavation at 403 Main St (Tax Map #181.16-1.4)**

Chair Bianconi, as the property owner of 403 Main St, recused herself and turned the meeting over to Mr. Zimdahl.

Mr. Zimdahl opened the public hearing at 7:05 pm.

Matt Bianconi explained that his plans include an addition of a bathroom, and a new deck and stairs on the north side of the property, which requires an area variance from the Zoning Board of appeals.

**Public Comment:** Inns of Aurora General Manager, Sue Edinger, reviewed the plans and expressed excitement for the modifications.

Mr. Zimdahl read a letter from Jim and Kay Burkett (attached), Mr. Bianconi’s neighbors to the north. The Burketts explained that, now that they have a clearer understanding of the project, they are retracting their earlier objections to the addition.

On motion by Sheradin, seconded by Foser, the Planning Board voted to close the public hearing at 7:10 pm and reconvene the regular meeting.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

**New Business**

**Application #15-26 from Matt Bianconi for a Special Use Permit for a home renovation including excavation at 403 Main St (Tax Map #181.16-1.4)**

**SEQR:** Mr. Bianconi submitted part 1 of the Environmental Assessment Form (attached).

On motion by Foser, seconded by Murphy, the Planning Board declared Application #15-26 a Type 2 Action requiring no further environmental review.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

Mr. Bianconi’s renovation plans include:

* replacing the west side sleeping porches
* adding an upper porch to the north side of the house
* adding a bathroom/storage area on the ground floor on the north west corner
* repositioning the front door on the north east side of the house
* add a retaining wall on the north to run west to east to help gain a level surface for the bathroom and entrance areas
* add a set of stairs from the new deck to the west yard

Mr. Bianconi explained that the planned addition encroaches 6’ into the 10’setback at the northwest corner and he currently has an area variance request pending with the Village Zoning Board of Appeals.

On motion by Foser, seconded by Sheradin, the Planning Board voted to approve Application #15-26 contingent upon an area variance issued by the Village Zoning Board of Appeals.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

Ms. Bianconi returned to chair the remainder of the meeting.

**Lafayette Street Consultation:** Inns of Aurora General Manager, Sue Edinger, discussed an alternative idea to the parking plan submitted for the Wallcourt project (Application #14-23). Ms. Edinger reminded those present that the Inns of Aurora submitted a parking plan for their Sherwood Road property in order to satisfy the parking requirements needed for the renovation of Wallcourt to a 17 room hotel.

At the July 15, 2015 Village Board of Trustees meeting, Ms. Edinger presented an idea of widening Lafayette St and adding 3 additional parking spaces on Court St, at Inns of Aurora expense, to accommodate more parking in lieu of the Sherwood Road parking plan. The Lafayette St renovations also included:

* Add parking spaces on the north and south sides of the street for a total of 23
* Replacing the current storm sewers with wider pipes
* Adding a sidewalk and extending the lawn on the north side of Lafayette
* Remove the south wall bordering Shakelton’s Funeral Home to open up all neighboring properties overseen by the Inns of Aurora to give the area an open campus feel
* Create a “complete street” concept to unite all the properties (Fargo, Taylor House, Wallcourt, and Shakeltons) with curbless roads and walkways and curved curbs for traffic calming on streets that connect to Main Street

The Village Board and the Inns of Aurora discussed drafting a Memorandum of Understanding outlining the agreement that the Inns of Aurora would absorb all the renovation costs of Lafayette St, replacing the storm sewer pipe, and adding traffic calming features to Lafayette, Cherry Ave, and the Inns of Aurora parking lot north of the Village Post Office in exchange for a Temporary Certificate of Occupancy to allow Wallcourt to open ahead of the Lafayette Street project.

Other ideas discussed included:

* Shakelton’s funeral home transformed into a spa
* Creating a 200 person event center off the north side of Sherwood Road just outside the village limits
* Designate their parking lot north of the post office for Inns of Aurora employees/patrons only, other than the 4 spaces designated for post office customers.
* The Inns of Aurora have applied for consolidated grant funding to offset costs for their projects.

Discussion ensued regarding the potential demolition of the stone wall on the south side of Shakelton’s funeral home. Demolitions require a permit, twenty days’ notice, and a public hearing with the Community Preservation Panel. Ms. Edinger, following a discussion with the Inns of Aurora attorney, indicated that the wall is owned by the Village of Aurora because it is located on a village right of way. Chair Bianconi noted that the Village of Aurora attorney, in conversations with Mayor Bennett, indicated that the wall is indeed on village land, but is owned by the Shakelton’s property owner. As the Village is exempt from the approval process, though usually waives the exemption as a courtesy, determining the rightful owner of the stone wall is necessary to move the project forward.

Planning Board member, Pat Foser, asked where the buses would park if the Sherwood Road parking plan idea is nixed. Ms. Edinger explained that having them park on Wells College campus is no longer a possible solution, but they could park at the Bush farm (just east of the village and owned by Pleasant Rowland).

Mr. Zimdahl suggested that, instead of replacing the Sherwood parking plan with the Lafayette St plan, they should do both. Mr. Zimdahl further remarked that there has never been a satisfactory solution to the lack of parking for all the Inns of Aurora properties and that an Environmental Impact Statement should have been completed.

Planning Board member, Michele Murphy, remarked that a goal of the parking for Wallcourt was to keep traffic off of Court St and having guests park on both sides of Lafayette St wouldn’t achieve that goal.

Mr. Zimdahl suggested dead ending Lafayette on the east side and creating a rotary to direct traffic back down to Main St. Ms. Edinger expressed interest in the idea and indicated she would discuss it with the Wallcourt project engineer, though all agreed that that idea would result in less parking spaces.

Planning Board member, Pam Sheradin, suggested that the ‘complete street” feel should extend to the west side of Lafayette down to the lake to create more of a village vibe and not just an Inns of Aurora concept.

Chair Bianconi suggested that a Sketch Plan Conference be scheduled for next month’s Planning Board meeting once an application has been filed and a determination is made regarding the ownership of the stone wall. Ms. Edinger remarked that, if all the necessary paperwork was filed, a public hearing could be scheduled. Chair Bianconi reiterated that there is no application and more information is needed before the Planning Board can consider scheduling a public hearing. Ms. Edinger reminded the board members that the Village is the applicant for the Lafayette Street project and the Inns of Aurora will work with them on filing the application, as well as, completing part 1 of the Environmental Assessment Form.

**Adjournment:** On motion by Murphy, seconded by Zimdahl, the Planning Board voted to adjourn the meeting at 9:15 pm.

**Next Meeting:** September 23, 2015

Respectfully submitted,

Ann Balloni, Village Clerk