**VILLAGE OF AURORA PLANNING BOARD PUBLIC HEARING AND REGULAR MEETING MINUTES**

**February 25, 2015**

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

**Others Present:** Village Clerk Ann Balloni, Village Zoning Inspector Patrick Doyle, Community Preservation Panel member Jeff Blum, Bettina Arleo, Tom Gunderson, Mara Lee Gunderson, Laura Holland, and John Wedler

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

**Changes to the Agenda:** Resolution #15-01 is added under Old Business

**Approval of Minutes**

**January 28, 2015:** On motion by Murphy, seconded by Zimdahl, the Planning Board voted to approve the January 28, 2015 minutes.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

ABSTAIN: Bianconi

Motion carried.

**February 3, 2015 Special Meeting:** On motion by Zimdahl, seconded by Foser, the Planning Board voted to approve the February 3, 2015 Special Meeting minutes.

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

NAYS: None

Motion carried unanimously.

**Announcements:** Clerk Balloni reminded the members of the training at BOCES on March 18th. Bianconi and Zimdahl are attending and Bianconi is attending the Cayuga County Planning Board meeting, as well.

Chair Bianconi announced that Mayor Bennett has appointed an advisory panel for zoning law review and three town hall type meetings will be scheduled to discuss pertinent issues and to gauge public opinion. The Cayuga County Planning Office has been consulted as potential facilitators for the process.

Once the advisory panel has completed their review, the revised zoning law will be sent to the Planning Law for review then to the Village Board of Trustees for a public hearing and adoption.

**Visitor Recognition:** Chair Bianconi welcomed all visitors and there were no comments.

**Public Hearing**

**Application #14-43 from Tom Gunderson for a Special Use Permit for excavation to place an accessory structure at 287 Main St (Tax Map #182.17-1-4.2)**

On motion by Foser, seconded by Sheradin, the Planning Board voted to open the Public Hearing at 7:05 pm.

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

NAYS: None

Motion carried unanimously.

Discussion ensued regarding the placement of the caboose over village sewer lines. Department of Public Works Supervisor, Kurt Wilmot, noted on the applicant’s sketch plan that Option 1 for the caboose (behind Dories) is in close proximity to the sewer line and Option 2 (behind Will Gunderson’s house) is on top of the sewer line.

Village Zoning Inspector, Patrick Doyle, questioned the width of the sewer line easements and Clerk Balloni will consult with Mr. Wilmot to determine the measurements.

Chair Bianconi questioned Mr. Gunderson if an alternate site could be found if needed and Mr. Gunderson replied that the caboose could be moved to access the sewer lines if there was a problem. Ms. Bianconi remarked that time could be an issue if the sewer line is plugged.

**SEQR** (attached): The Planning Board reviewed Part 1 of the Environmental Assessment Form, completed by the applicant and recommended:

* Question 1: Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? Change to “NO”
* Question 2: Does the proposed action require a permit, approval or funding from any other government agency? Add Village Planning Board and Community Preservation Panel
* Question 13 a: Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other water bodies regulated by a federal, state, or local agency? Change to “NO”

Mr. Gunderson made the recommended changes to the EAF and initialed the changes.

On motion by Foser, seconded by Murphy, the Planning Board declared Application #14-43 a Type 2 Action requiring no further SEQR review.

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

NAYS: None

Motion carried unanimously.

**Site Plan Review:** Following a site visit, Village Code Enforcement Officer, Michael Piechuta and Mr. Doyle submitted a letter of determination for Application #14-43 (attached). Per Mr. Piechuta and Mr. Doyle:

* The caboose meets the definition of “Accessory Structure” in the Village of Aurora Zoning Law.
* The application requires Site Plan Review, a Certificate of Appropriateness from the Community Preservation Panel (issued January 7, 2015), and a Special Use Permit
* The proposed location(s) of the caboose are not in the flood zone and the structure meets setback and height requirements.

Ms Foser questioned the applicant on the width of the driveway shared with the property owner to the north. Mr. Gunderson replied that the driveway is 20’ wide.

Mr. Zimdahl questioned the limit for the proximity of the caboose to the village sewer lines. Mr. Wilmot will be consulted for the answer.

Mr. Zimdahl also questioned the amount of storm water runoff and the answer given was “minimal”.

Mr. Doyle recommended that the applicant stake out the location of the structure and obtain a Dig Safe survey. The village will research the sewer line easements.

**Public Comment:** Bettina Arleo, a neighbor to the south, reviewed the file and asked Mr. Gunderson if any trees would be removed for Option 1. Mr. Gunderson remarked that he hoped not. Ms. Arleo then asked if any landscaping for screening is planned and Mr. Gunderson replied “no”. Ms. Arleo also asked what the structure would be used for and Mr. Gunderson explained that he wanted a playhouse, including utilities, for his grandchildren.

Steve McGuire, a neighbor to the south, submitted an email (attached) objecting to Option 2, believing that placement does not fit in with the neighborhood character and could have a negative effect on property values. Mr. McGuire also stated concern regarding delivery of the caboose via the shared driveway.

On motion by Zimdahl, seconded by Sheradin, the Planning Board voted to close the public hearing at 7:45 pm.

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

NAYS: None

Motion carried unanimously.

**Old Business**

**Application #14-43 from Tom Gunderson for an Excavation for Placement of a Caboose at 287 Main St (Tax Map #182.1)**

On motion by Foser, seconded by Murphy, the Planning Board voted to table the discussion of Application #14-43 until a determination is made on the sewer line easements.

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

NAYS: None

Motion carried unanimously.

**Application #14-40 from Wells College for a barn demolition at 595 Poplar Ridge Road (Tax Map #193.09-1-3)**

Mr. Doyle submitted a letter (attached) recommending that the Planning Board propose a resolution acknowledging the demolition of the barn without a permit and that Wells College has been informed of the consultation requirement with village officials before any future projects.

**Planning Board Resolution 15-01: To Acknowledge that Wells College Demolished a Barn at 525 Poplar Ridge Road, Aurora, NY without a Permit and have been Informed that All Future Projects Require a Consultation with the Village Code Enforcement Office**

**WHEREAS:** Wells College demolished a barn at 525 Poplar Ridge Road without the necessary permit and board review; and

**WHEREAS:** the Village directed Wells College to submit an application with supporting documents for the Village records; and

**WHEREAS:** On January 7, 2015, the Village Community Preservation Panel issued Wells College a Certificate of Appropriateness; and

**WHEREAS:** Wells Collegewas informed by Village officials thatall projects require a discussion with the Village Code/Zoning officer prior to commencing any projects in the future, to determine if permits are required from the Village;

**NOW THEREFOR BE IT RESOLVED:** that the Village of Aurora Planning Board acknowledges that Wells College demolished a barn at 525 Poplar Ridge Road, Aurora, NY without a permit and that Wells College has agreed to consult with the Village Code/Zoning Enforcement office for all future projects, to determine if permits are required from the Village.

FIRST: Zimdahl

SECOND: Murphy

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

NAYS: None

Carried unanimously.

**Safety Training:** The Planning Board completed their annual safety training for 2015.

**Adjournment:** On motion by Zimdahl, seconded by Murphy, the Planning Board voted to adjourn the meeting at 8:05 pm.

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

NAYS: None

Motion carried unanimously.

**Next Meeting:** March 25, 2015

Respectfully submitted,

Ann Balloni

Village Clerk