**Village of Aurora Planning Board Meeting Minutes**

**June 25, 2014**

**Present:** Chair Nancy Gil, Michele Murphy, and Frank Zimdahl (alternate)

**Absent:** Pat Bianconi,Pat Foser, and Pam Sheridan

**Others:** Mayor Bonnie Bennett, Village Clerk Ann Balloni, Village Board of Trustees Grace Bates and Janet Murphy, Village DPW Employee Mike White, Peggy Dupee, Sue Edinger, Beth Estes, Mark Ferrari, Laura Holland, and Cindy Wilcox.

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

**Changes to the Agenda:** A sketch plan conference with the Inns of Aurora includes the Fargo application as well as Wallcourt.

 **April 23, 2014Minutes -** Tabled until July meeting due to a lack of a quorum of those members present.

**Announcements:**  Chair Gil welcomed new Planning Board member, Michele Murphy and informed the board members of the new agreement between the Village and the Cayuga County Planning Board regarding General Municipal law 239 l, m and n review.

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

**Old Business**

**Application #14-17 from Grace Bates for a revision to a home remodel at 78 Court St (Tax Map #182.09-1-16)**

Ms. Bates revised her plans by:

* Deleting the planned addition to the east side of the house
* Adding a wraparound shed roof
* Restoring the front of the house
* Decreasing the size of the porch

When questioned by the Planning Board, Ms. Bates informed them that she is disposing of the frangible (?) asbestos herself which is allowed.

Ms. Bates then questioned if there would be an additional permit fee added to the cost of her original building permit. As the project is now much smaller in scope than the original plans, Ms. Bates believes another permit fee is unwarranted. The Planning Board agreed, but acknowledged the decision rests with the Code Enforcement Officer.

On motion by Zimdahl, seconded by Murphy, the Planning Board voted to approve Application #14-17 as submitted.

AYES: Gil, Murphy, and Zimdahl

NAYS: None

Motion carried unanimously.

**New Business**

**Application #14-19 from the Village of Aurora for Site Plan Review for new equipment at the Memorial Playground on Court St (Tax Map #181.12-1-17.2)**

Village Trustee Janet Murphy explained that the Village of Aurora Board of Trustees purchased a new climber for the playground. The plan is to move the teeter totter to another area and put the climber in its place.

Cindy Wilcox and Erin Connors, along with other local parents, began a fundraising campaign to purchase additional equipment for the playground. Once the campaign was underway, Ms. Murphy and DPW employee, Mike White, discovered that, in order to accommodate the equipment the parents are fundraising for, the swings and a significant amount of concrete would have to be moved at a cost of approximately $3000.00.

Ms. Wilcox expressed a willingness to work with the Village to solve the problem and Trustee Murphy recommended installing the climber already purchased, as it cannot be returned, and research additional pieces that will work in the land available.

Chair Gil remarked that the review of Application #14-19 from the Village of Aurora is a courtesy as the Village is exempt from its own laws. That being said, Chair Gil questioned the additional equipment from the fundraising campaign isn’t noted on the application and asked Village Trustee Janet Murphy to change, initial, and date the application to denote both pieces of equipment.

Chair Gil then questioned if the Village was following setback requirements. Trustee Murphy noted that the tricycle track would be removed in order to make room, but, due to insurance requirements, there also has to be a fall zone, though the fall zone can extend beyond the setbacks. Mayor Bennett informed the Planning Board that the Village insurance company has signed off on the equipment as of today.

On motion by Zimdahl, seconded by Murphy the Planning Board voted to support additions to the Memorial Playground. AYES: Gil, Murphy, and Zimdahl NAYS: None Motion carried unanimously.

**Sketch Plan Conference**

**Application #14-22 from the Inns of Aurora for a kitchen expansion and remodeling the Moose Room at the Fargo, 384 Main St (Tax Map #181.16-1-10)**

Inns of Aurora General Manager, Sue Edinger, and Facilities Manager, Beth Estes, presented plans showcasing the remodeling which include:

* Expanding the kitchen to the east
* Moving the condensing units further east
* Leveling the picnic area
* Removing steps and paving the south sidewalk
* Add railings and better lighting to south side sidewalk fence
* Add a new women’s bathroom with two stalls
* Add a stall to the men’s bathroom
* Designate the current women’s bathroom handicap accessible
* Remove the bathroom in the Moose Room to accommodate more seating

Planning Board members recommended:

* An additional urinal in the men’s room for 2 total
* Keeping a bathroom in the Moose Room in order to accommodate families with small children and patrons who are handicapped.

**Application #14-23 from the Inns of Aurora to convert Wallcourt to a hotel, 38 Lafayette St (Tax Map #181.16-1-7.1)**

Inns of Aurora General manager, Sue Edinger, and Beth Estes presented plans which include:

South Elevation (main entrance):

* Handicap access
* Raise existing porch 6 inches for level access
* Replicate the exterior for ADA ramp
* Remove the skylight to accommodate for elevator clearance

West Elevation:

* Replace fire escapes

North Elevation:

* Create 2 exit doors for interior stairway egress

Interior:

* Replace existing interior staircase with an elevator
* Tentative plans for a geothermal system
* 2 bedrooms in the basement, 3 bedrooms on the first floor and 7 bedrooms each on the 2nd and 3rd floors. All bedrooms will have full bathrooms.

Planning Board concerns:

* How can the project proceed without the completion of the parking/traffic study?
* How will Pleasant Rowland’s purchase of Shakelton’s Funeral Home and Taylor House (both neighboring properties) connect with the Wallcourt plans?
* Will the project exacerbate existing problems such as excess traffic, tour buses, and noise pollution that have not yet been solved?

Ms. Edinger indicated a desire to move forward with the structural plans due to significant water damage and mold as a result, and address the parking issue when the results of the study are finalized. The Planning Board determined that that is a question for the Village Attorney.

Ms. Edinger then suggested an idea incorporating the three properties (Wallcourt, Shakelton’s and Taylor House) into a campus with open walkways and pocket parking.

On motion by Murphy, seconded by Zimdahl, the Planning Board voted to adjourn the meeting at 9:10 pm. AYES: Gil, Murphy, and Zimdahl NAYS: None Motion carried unanimously.

**Next Meeting:** July 23, 2014

Respectfully submitted,

Ann Balloni Village Clerk