**Planning Board March 23, 2016 Regular Meeting Minutes**

The meeting was held at the Aurora Firehouse meeting room at 7:00 pm

**Present:** Chairperson Pat Bianconi, Pat Foser, Pam Sheradin, and Frank Zimdahl

**Absent:** Michele Murphy

**Others Present:** Village Clerk Ann Balloni, Village Attorney Tom Blair, Village Code Enforcement Officer Patrick Doyle, Village Engineer Ken Teter, ZBA alternate Laura Holland, Wells College representatives Brian Brown and Jenn Michael, Inns of Aurora representative Sue Edinger, Beardsley architect representative Steve Moolin, Purcell Construction representative Jason McCullough, and village residents Peggy Dupee and G. Alan Clugston

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

**Approval of Minutes:** On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to approve the January 27, 2016 meeting minutes.

AYES: Bianconi, Foser, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously

**Changes to the Agenda:** On motion by Mr. Zimdahl, seconded by Ms. Sheradin, the Planning Board voted to move Application #16-06 to first on the agenda.

AYES: Bianconi, Foser, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously

**New Business**

**Application # 16-06 from the Inns of Aurora for new signs at 38 Lafayette St, Wallcourt Hall (Tax Map #181.16-1-7.1)**

Ms. Bianconi noted that review and approval are contingent upon the applicant receiving an Area Variance from the Zoning Board of Appeals for a second sign (section 406.E.1.a of the zoning law).

Ms. Edinger described two signs, one on Main St and one on Lafayette St, identical in style to the Aurora Inn sign. A directional “Exit Only” sign will also be placed at the Court St egress.

Ms. Bianconi remarked that the signs meet all the dimensional and set back requirements set forth in the village zoning law.

On motion by Ms. Foser, seconded by Mr. Zimdahl, the Planning Board voted to approve Application #16-06 as submitted, contingent upon ZBA approval for an area variance for a second sign.

AYES: Bianconi, Foser, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

**Old Business**

**Application #16-02 from Wells College for a new dorm and parking area at 170 Main St (Tax Map #182.17-1-53 & 193.05-1-1)**

Representatives from Beardsley Architects & Engineers detailed a scaled down version from the plans proposed at the sketch plan conference during the February 3, 2016 joint CPP/Planning Board meeting. The goal is to create a more pedestrian friendly facility with more green space and less vehicles. Changes include:

* 99 bed facility that no longer includes a staff apartment
* The location of the dorm is the current Leach upper parking lot and is 80’ from the closest adjacent building
* The footprint for the dorm is decreased to 32,000 square feet
* 61 (down from 90-100) parking spaces will be re-located from Leach to the planned Woods Lot expansion
* 8’ evergreens planned as a buffer on the north side
* Bridge walkway access to the parking lot from the dorm is currently not part of the project
* Woods Lot extending 100’ to the north

Questions posed by Planning Board members include:

* Increased traffic flow on Wells Road due to the re-location of the campus post office in the new dorm
* Proximity of the proposed parking expansion to the water tower
* Possibility of alternative locations for the parking lot expansion
* Future parking lot expansion

Responses to the questions included:

* Traffic issues are still being addressed, but the mail deliveries are not expected to have a significant increase in traffic on Wells Road.
* No effect on the water tower with the parking lot expansion
* Alternative sites for parking were not economically viable
* The proposed parking lot expansion will satisfy the expected increase in enrollment

**SEQR Part 1**(see attached):Ms. Bianconi noted that the project is a Type 1 Action per State Environmental Quality Review regulations and the Planning Board reviewed Part 1 of the Full Environmental Assessment Form (FEAF) submitted by the applicant with the following comments:

* Village Attorney Tom Blair questioned the request for Cayuga County Development Corporation funds and, if that is the case, they should be noted on the FEAF as a potentially involved agency
* Past dorm construction projects in the past required subdividing the location into separate parcels. Per Wells College CFO, Robert Cree, this project does not require subdivision
* Add the State Historic Preservation Office as a potentially involved/interested agency
* Is Wells College part of the Historic District?
* Question D.2.j. regarding traffic increase change to “YES”
* Question D.2.k. regarding kwh/year should be significantly greater than “600” which is the equivalent of a single family home
* Question E.1.d regarding facilities near the site, add Community Medical Center

Ms. Bianconi read a letter (attached) from Village Code Enforcement Officer, Patrick Doyle, deeming Application #16-02 as complete.

**PB Resolution #16-04: For Continuing Review of application #16-02 from Wells College for the New Dorm Project**

**WHEREAS:** The Village of Aurora Planning Board (Planning Board) deems Application #16-02 from Wells College to be complete, as of March 23, 2016, and schedules a Public Hearing, at its Regular Meeting on April 27, 2016 at approximately 7:00 pm; and

**WHEREAS:** The Planning Board declares itself Lead Agency for the coordinated review of the proposed action under SEQR; and

**WHEREAS:** The Planning Board instructs the Village Clerk to notify all involved and interested agencies of the Coordinated Review; and

**WHEREAS:** The application and all related materials will be referred to the Cayuga County Planning Board for mandated GML 239 review;

**NOW THEREFORE BE IT RESOLVED:** that the Planning Board deem Application #16-02 complete, declares itself Lead Agency for SEQRA coordinated review, schedules a Public Hearing for April 27, 2016, notify all involved and interested agencies, and refer Application #16-02 to Cayuga County Planning Board for GML 239 review.

FIRST: Pat Foser

SECOND: Frank Zimdahl

AYES: Bianconi, Foser, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

**Adjournment:** On motion by Ms. Sheradin, seconded by Ms. Foser, the Planning Board voted to adjourn the meeting at 8:20 pm

AYES: Bianconi, Foser, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously

Respectfully submitted,

Ann Balloni

Village Clerk