**VILLAGE OF AURORA PLANNING BOARD REGULAR MEETING MINUTES**

**NOVEMBER 24, 2014**

**Present:** Chair Nancy Gil, Pat Bianconi, Pat Foser, Michele Murphy, and Pam Sheradin

**Others Present:** Village Clerk Ann Balloni and Todd Zwigard

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

**Approval of Minutes:** On motion by Foser, seconded by Sheradin, the Planning Board voted to approve the October 22, 2014 minutes.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

ABSTAIN: Gil

Motion carried.

**Announcements:** A workshop in Batavia, NY was attended by Chair Gil, Pat Foser, Michele Murphy, and Pam Sheradin on November 14th. Topics included SEQR, Comprehensive Planning, Sustainability, and Site Plan review.

Pat Bianconi reported that Cayuga County is reviewing subdivision regulations and is finding that municipalities are not filing the required notification forms. Land slated for subdivision has to be approved by the tax assessor, but the County can approve subdivisions without prior approval from the municipality. The difference between subdivision and a lot line adjustment was also discussed.

**Old Business**

**Application #13-35 from Robert Cerza for a house addition at 13 Main St (Tax map #193.09-1-5.321)**

Chair Gil reminded those present that the Planning Board had denied Application #13-35 at their December 11, 2013 meeting due to the designation of a nonconforming use in a flood plain per Village Zoning Law, Section 602.A. and 602.B., and has already had an additional increase of greater than 25%.

Mr. Cerza then appealed to the Village Zoning Board and it was discovered that the house measurements included in his previous application files were incorrect. ZBA chair, John Dentes, instructed Mr. Cerza to submit the correct measurements and then had them verified by the Village Code and Zoning officers. Once the correct measurements were verified, the ZBA determined that a variance was no longer needed and sent the file back to the Planning Board for review.

Upon consultation with the Village Code and Zoning officers, the Planning Board determined that the application meets the requirements set forth in the Village Zoning Law regarding non-conforming uses in the Flood Hazard Zone.

On motion by Foser, seconded by Murphy, the Planning Board voted to approve Application #13-35 with the condition that the measurements of the height off the ground for the addition needs to meet Flood Hazard specifications.

AYES: Gil, Bianconi, Foser, Murphy, and Sheradin.

NAYS: None

Motion carried unanimously.

Subsequently, Planning Board member, Michele Murphy, noted that Mr. Cerza had not submitted part 1 of a SEQR assessment form and, therefore, a Site Plan review had not been completed. The village clerk was instructed to inform the applicant that Part 1 of the SEQR form was necessary for completion of the review process.

On motion by Bianconi, seconded by Foser, the Planning Board voted to rescind the vote to approve Application #13-35.

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

NAYS: None

Motion carried unanimously.

**Application #14-30 from Kathy Almeer for an addition and alteration at 16 Cherry Ave (Tax Map #182.13-1-19)**

Todd Zwigard from Todd Zwigard Architects, informed the Planning Board that, following his consultation with the Planning Board on October 22, 2014, he received the necessary area variance from the Village Zoning Board of Appeals, as well as, a Certificate of Appropriateness from the Community Preservation Panel.

The Planning Board then reviewed Part 1 of the SEQR assessment form with the applicant. On motion by Bianconi, seconded by Foser, the Planning Board voted to declare Application #14-30 a Type II Action requiring no further review.

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

NAYS: None

Motion carried unanimously.

Ms. Murphy reminded those present that Village Attorney, Tom Blair, recommended “As Built” plans for all future applications and Mr. Zwigard agreed to supply the plans.

On motion by Foser, seconded by Sheradin, the Planning Board voted to approve Application #14-30 as submitted.

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

NAYS: None

Motion carried unanimously.

On motion by Foser, seconded by Murphy, the Planning Board voted to adjourn the meeting at 8:00 pm.

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

NAYS: None

Motion carried unanimously.

**Next Meeting:** December 29, 2014

Respectfully submitted,

Ann Balloni

Village Clerk