**Planning Board Minutes October 28, 2015**

Meeting held at the Aurora Firehouse Meeting Room at 7:00 pm

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

**Others Present:** Village Clerk Ann Balloni, Village Zoning Inspector Patrick Doyle, Jill Fudo of Fudo Architects, and village resident Peggy Dupee

**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 Mr. Zimdahl, seconded by Ms. Murphy, the Planning Board voted to approve the September 23, 2015 meeting minutes.

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

NAYS: None

Motion carried unanimously.

**Announcements:** Chair Bainconi reminded the Board that the November Planning Board meeting was moved to Monday, November 23, 2015 due to the Thanksgiving holiday. Ms. Bianconi also reminded the Board of the Special Use Permit training at BOCES in Auburn on November 18, 2015.

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

**Old Business**

**Site Plan Review**

Application #14-44 from Randall Zabriskie for a home addition at 349 Main St (Tax Map #181.16-1-23.1)

Ms. Zabriskie’s architect, Jill Fudo, described the project as follows:

* Retaining the original footprint of the previous plans submitted for a two story addition
* Crushed stone dust will replace the stone pavers originally planned
* Stone steps with a pipe rail will lead to the lake
* The old steps on the north and south sides of the property will be removed
* The patio requires minor regrading, but there is no regrading of the former railroad bed
* The screen fence on the north side will consist of 3 sections

Village Zoning Inspector, Patrick Doyle, noted that these are simple modifications but a utility easement agreement with the Village is necessary.

On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to approve Application #14-44 as submitted, contingent on Community Preservation Panel approval.

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

NAYS: None

Motion carried unanimously.

**Site Plan Review (modification)**

Application #15-24 from Michael Peter for a new garage at 461 Main St (Tax Map #181.12-1-16)

Mr. Peter revised the site plan approved on September 23, 2015 by moving the site for the garage 50’ to the south and changing the use of the second story from a storage area to a gym with bathroom facilities.

Mr. Doyle noted that the change meets the requirements of an accessory structure per the Village Zoning Law. However, if sleeping or kitchen accommodations are considered in the future, the applicant would need to apply for a Use Variance from the Zoning Board of Appeals.

On motion by Mr. Zimdahl, seconded by Ms. Sheradin, the Planning Board voted to approve the modifications to Application #15-24, contingent on Community Preservation Panel approval.

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

NAYS: None

Motion carried unanimously.

**Lafayette St. Project**: Chair Bianconi informed the Planning Board that the Memorandum of Understanding was signed by Mayor Bennett, on behalf of the Village of Aurora Board of Trustees, and Sue Edinger, General manager of the Inns of Aurora, for the Lafayette St project.

**Adjournment**: On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to adjourn the meeting at 7:25 pm.

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

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk