**Planning Board November 29, 2017 Regular Meeting, Public Hearing, PB/CPP Joint Public Hearing and Community Preservation Panel Special Meeting Minutes**

The meetings began at 6:30 in the Aurora Firehouse meeting room

**Present**

**Planning Board:** Chairperson Pat Bianconi, Pat Foser, Michele Murphy, Pam Sheradin and Frank Zimdahl

**Community Preservation Panel:** Chairperson Chris MacCormick, Jeff Blum, Dan DiSanto, Ed Easter and Claire Morehouse

**Others Present**

**Village Officials:** Clerk Ann Balloni, Attorney Tom Blair, Code Officer Patrick Doyle, Trustees Grace Bates and Janet Murphy, ZBA member Laura Holland, Planning Board alternate Thea Miller, Historian Dr. Linda Schwab and Engineer Ken Teter

**Inns of Aurora Representatives:** General ManagerSue Edinger, Project Manager Ted Kinder, Architect Bruce King, Attorney Wendy Marsh; Tracy Leffingwell, Emily Middlebrook, Alex Schloop, Dale Whittaker and Kelly Zabriskie

**Cayuga County Economic Development Agency:** Tracy Verrier

**Wells College:** Brian Brown

**Members of the Public:** Caly Lang, John Marshall, Ken Zabriskie, Randi Zabriskie and Stephen Zabriskie

**Call to Order:** Ms. Bianconi called the regular meeting of the Planning Board to order at 6:30 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 October 25, 2017 minutes.

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

NAYS: None

Motion carried unanimously.

**Announcements:** Ms. Bianconi confirmed with the board that they will have a quorum, if needed, for their December 27, 2017 meeting.

**New Business**

**Application #17-49 from Charlotte Bakeman for a dock at 275 Main St (Tax Map #182.17-1-6)**

Ms. Bianconi informed the board that Ms. Bakeman’s authorized representative, Ron Knewstub, is available by phone to answer any questions.

Ms. Bianconi noted that Application #17-49 has received a Certificate of Appropriateness from the Community Preservation Panel and was granted an area variance from the Zoning Board of Appeals.

On motion by Ms. Foser, seconded by Mr. Zindahl, the Planning Board voted to deem Application #17-49 complete.

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

NAYS: None

Motion carried unanimously.

Ms. Bianconi declared that Application #17-49 is a Type 2 action requiring no further environmental review.

The site plan submitted details a 65’ x 6’ wooden dock with 7’ driven pilings and a 6’ deck extension with 10’ wide steps. Mr. Knewstub noted on the application that the dock is a “mirror image” of the neighboring dock to the north.

Ms. Bianconi confirmed with Mr. Doyle that the application meets the dock requirements in the zoning law (as the variance was granted by the ZBA) and the board members had no further questions during the site plan review.

On motion by Ms. Murphy, seconded by Ms. Foser, the Planning Board voted to approve Application #17-49 as submitted.

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

NAYS: None

Motion carried unanimously.

**Application #17-53 from the Inns of Aurora for repair/excavation at 431 Main St (Tax Map #181.12-1-10)**

Ms. Bianconi disclosed that her son Matt works for the Inns of Aurora.

Mr. Doyle explained that the project requires greater than 25 cubic yards of dirt which triggered a Special Use Permit per the zoning law.

On motion by Mr. Zimdahl, seconded by Ms. Murphy, the Planning Board voted to deem Application #17-53 complete.

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

NAYS: None

Motion carried unanimously.

Ms. Bianconi declared that Application #17-53 is a Type 2 action requiring no further environmental review.

Mr. Kinder explained that a faster drain is needed on the west and north elevation to prevent water from backing into the basement. Broken tiles will be replaced and tie into the existing drainage box. Dirt from the excavation site will be removed to the Bush farm on Sherwood Road and, possibly, be replaced with stone.

**Public Hearing:** On motion by Mr. Zimdahl, seconded by Ms. Foser, the Planning Board voted to open the public hearing for Application #17-53 at 6:40 pm.

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

NAYS: None

Motion carried unanimously.

As there was no public comment, on motion by Ms. Sheradin, seconded by Ms. Murphy, the Planning Board voted to close the public hearing for Application #17-53 at 6:41 pm.

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

NAYS: None

Motion carried unanimously.

The Planning Board reviewed the Special Use Permit and Site Plan criteria per the village zoning law and there were no questions or concerns. Ms. Bianconi noted that the application does not require a Certificate of Appropriateness from the Community Preservation Panel.

On motion by Ms. Foser, seconded by Mr. Zimdahl, the Planning Board voted to approve Application #17-53 as submitted.

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

NAYS: None

Motion carried unanimously.

The Planning Board recessed at 6:45 pm and reconvened at 7:00 pm.

**Application #17-43 from the Inns of Aurora to convert the former Shakelton Funeral Home to an inn at 418 Main St (Tax Map #181.12-1-13)**

Ms. Edinger reviewed the project noting the plan for a 12-room inn, similar to Rowland House, increasing the total from all Inns of Aurora properties to 55 rooms. Ms. Edinger reiterated that the room goal for the Inns to achieve sustainability is between 50-60 rooms.

Mr. King discussed the changes/updates to the plans, addressing the concerns of the Community Preservation Panel from their November 1, 2017 meeting. Mr. King also conceded to Dr. Schwab’s timeline regarding construction of the porte cochere. Updates include:

* Removal of the porte cochere but repurposing existing columns into the new entranceway
* Restoration of the solarium
* Construction of two new retaining walls, incorporating stone from the demolished portion of the existing stone wall

Mr. King explained the necessity of removing the porte cochere due to the current grading which changed with the widening of Lafayette St and removal of the north sidewalk. Mr. King also expressed the desire to open the upper balcony to lake views, for economic reasons, which requires removal of the existing second story porches. Other plans include:

**West Elevation**

* Restore second story railings

**South Elevation**

* Remove porte cochere and second story porches
* Construct new entryway, similar to Wallcourt
* Restore solarium and moldings

**East elevation**

* Reposition windows
* New service entry
* New back covered porch
* Two parking areas

**North Elevation**

* Ramp and dormer moved (for elevator)
* Ice house relocated
* Patio area including buffers

Interior renovations noted include:

* Restore front parlors, dining room, front stairs and foyer.
* Renovate the kitchen to a serving kitchen, similar to EB Morgan House
* Reconstruct back stairway to meet code requirements
* Install an elevator
* Reception area, first floor handicap accessible guest room and innkeeper room

Mr. Zimdahl questioned the percentage of the total project regarding the removal of the porte cochere. Mr. King noted “1/5 of one side”.

Ms. Foser asked if they have decided on a name for the inn and it is to be determined.

Ms. Murphy questioned if the inns achieve 100% occupancy during the peak season. Ms. Edinger replied that several times they are over 90% occupancy between May-October and noted that their Fall occupancy has increased with the incorporation of their retreat/wellness programs. They are projecting 70-75% occupancy during the winter months with the addition of a proposed conference center.

**State Environmental Quality Review (SEQR)**

**SEQR Public Hearing:** On motion by Mr. Zimdahl, seconded by Ms. Foser, the Planning Board voted to open the SEQR public hearing at 7:30 pm.

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

NAYS: None

Motion carried unanimously.

Ms. Marsh informed the board that the Inns of Aurora are no longer seeking funds from the Empire State Development Corporation, as noted on part 1 of the FEAF, B.g., and also alerted the New York State Historic Preservation Office (SHPO-attached) of the amendment.

Ms. Bianconi referenced two letters from Dr. Schwab and one from Mr. King (attached). Dr. Schwab details the historic significance and timeline of the building and Mr. King submitted a detailed outline of the proposed project. All documentation was also submitted to the New York State Historic Preservation Office.

**Public Comment**

**Dr. Linda Schwab (village historian):** Dr. Schwab read a statement (attached) outlining preservation practices per local, state, and federal guidelines.

**Stephen Zabriskie (village resident and former president of the Masonic Lodge):**  Mr. Zabriskie referenced the Aurora Masonic Center and the restoration project in Sherwood as similar examples of taking neglected buildings and restoring them to functional properties.

The Planning Board then reviewed and completed Part 2 of the Full Environmental Assessment Form (FEAF-attached).

Regarding the environmental impact, the Planning Board answered “No” for questions 2-9, 11-14, and 16-18. The members answered “Yes”, but “no or small impact” for questions 1 (Impact on Land), 10 (Impact on Historical or Archeological Resources) and 15 (Impact on Noise, Odor, and Light). Mr. Zimdahl noted that the Planning Board consulted the SEQR workbook when determining the impact for questions 1, 10, and 15.

On motion by Ms. Bianconi, seconded by Mr. Zimdahl, the Planning Board voted to declare a negative declaration for the environmental impact of Application #17-43 completing the SEQR process.

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

NAYS: None

Motion carried unanimously.

**SEQRA RESOLUTION 17-13 Shakelton House Renovation:** Ms. Foser questioned if the Planning Board should defer a decision until hearing any comments from the New York State Historic Preservation Office (SHPO). Mr. Blair noted that SHPO is an interested agency with no approval authority and the Planning Board answered question 10 of the FEAF as having “no or small impact” on historical resources and determined that the project would have no impact on existing community character (question 17).

**VILLAGE OF AURORA, CAYUGA COUNTY**

**SEQRA RESOLUTION 17-13 Shakelton House Renovation**

**November 29, 2017**

A meeting of the Village of Aurora Planning Board (“Planning Board”) was convened at approximately 7:00 p.m. on November 29, 2017 in Village Hall located at 456 Main Street, Aurora, New York. The meeting was called to order by Chairwoman Pat Bianconi, and roll being duly called, the following members were present: Pat Foser, Michele Murphy, Pam Sheradin, and Frank Zimdahl.

The following persons were also present:

*See attached list of Attendees.*

This proposed Resolution was offered by Planning Board Member Frank Zimdahl, and seconded by Member Pat Foser.

**WHEREAS:**

1. In accordance with the New York State Environmental Quality Review Act (“SEQR”) 6 NYCRR Part 617, the Planning Board of the Village of Aurora (“Planning Board”) announced its intent to serve as Lead Agency at a regularly held meeting on October 25, 2017, to conduct an environmental review of the proposed renovation, development, and construction of a 12-room hotel located in the Village (“Project” or “Action”), as described in an August 24, 2017 application by the Inns of Aurora, LLC (“Applicant”).
2. The proposed Project will result in the renovation, development, and construction of a 12-room hotel at the former Shakelton Funeral Home at 418 Main Street, Village of Aurora, (Tax Map No. 181.12-1-13), which is owned by the Inns of Aurora, LLC.
3. The Applicant submitted supplemental materials dated October 16, 2017 to the Planning Board, to include demolition and special permit applications, and amended various materials on October 25, 2017 with the Planning Board.
4. The Planning Board, at a regularly held Planning Board meeting on October 25, 2017, determined that the proposed Action is a Type I action as defined under SEQR section 617.4(b)(9), as the Project is located within or contiguous to a historic site/district.
5. The Planning Board, as Lead Agency, has caused to be prepared an environmental assessment of the significance and potential environmental impact of the Project described above. The SEQR Full Environmental Assessment Form (“FEAF”), as completed, is made part of the attached Negative Declaration and made part hereof.
6. On October 26, 2017 the Planning Board notified all potentially Involved and Interested Agencies of its intention to act as Lead Agency for the Action, and circulated the full Environmental Assessment Form. No other Agency asserted its desire, legal authority or jurisdiction to serve as Lead Agency.
7. The Planning Board, on November 3, 2017, referred the Action to the Cayuga County Planning and Economic Development Department for review and comment pursuant Sections 239-l and 239-m of the NY GML;
8. The Planning Board has carefully considered the environmental record prepared for this Action, including any comments received from the Involved and/or Interested Agencies. This record is also attached to the Negative Declaration.

**NOW, THEREFORE, BE IT RESOLVED**, that the Village Planning Board of the Village of Aurora hereby determines that, based on the environmental record which has been prepared, the Project will not have a significant adverse effect upon the environment and therefore an environmental impact statement will not be prepared. For these reasons, a Negative Declaration under SEQR is therefore issued for this Action; and

**IT IS FURTHER RESOLVED**, that the said Negative Declaration under SEQR is based upon findings of the Planning Board, as Lead Agency, that

1. An application for the Project was received from the Applicant on August 24, 2017.
2. On October 16, 2017 the Applicant supplemented its application to include demolition and special permit applications in support of the proposed Project.
3. The Applicant amended its materials with the Planning Board on October 25, 2017 and on November 1, November 3, and November 8, 2017.
4. A coordinated review was subsequently conducted with Involved and Interested agencies, including, the Aurora Community Preservation Panel, New York’s Empire State Development Corporation, Cayuga County Emergency Management Office, the Village of Aurora Department of Public Works, the Aurora Volunteer Fire Department, the Town of Ledyard, New York State’s Historic Preservation Office, and the Cayuga County Planning and Economic Development Department.
5. In addition to various materials submitted by the Applicant, as are made part of the environmental record attached hereto, the Planning Board also received, reviewed and considered the following communications as part of its coordinated review: documents submitted by Dr. Linda Schwab dated October 18, 2017 and November 13, 2017; and Cayuga County’s Office of Planning and Economic Development General Municipal law section 239 response dated November 20, 2017.
6. The Planning Board reviewed and carefully considered all testimonial and written evidence received by it, including evidence submitted during a properly noticed and convened public hearing conducted on November 29, 2017 pertaining to potential SEQR impacts.
7. Upon carefully and thoroughly considering all materials, communications, and evidence, and upon reviewing the Applicant’s demolition, renovation, construction and re-use plans for the structure(s) which are the subject of the Action, including considering the Action’s scope and scale, and hearing from the Applicant as to measures it would undertake to ensure potential adverse environmental impacts are eliminated or decreased in nature, to the extent reasonably possible, the Planning Board finds that appropriate measures to minimize and/or eliminate adverse impacts are being undertaken by the Sponsor such that a Negative Declaration is appropriate and warranted.

**IT IS FURTHER RESOLVED**, that the Village Planning Board Chair is authorized to sign the Full Environmental Assessment Form, file all necessary documents with the appropriate departments and agencies, and publish the Notice of Type I Negative Declaration in the Environmental Notice Bulletin.

The question of the foregoing Resolution was duly put to a vote and upon roll call was as follows:

Pat Bianconi Chair Voted AYE

Pat Foser Member Voted AYE

Michele Murphy Member Voted AYE

Pam Sheradin Member Voted AYE

Frank Zimdahl Member Voted AYE

The foregoing Resolution was thereupon declared duly adopted/not adopted.

**Dated: November 29, 2017**

STATE OF NEW YORK )

)SS.:

COUNTY OF CAYUGA )

I, Ann Balloni, Village of Aurora Planning Board Secretary, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Planning Board of the Village of Aurora at a meeting of said Board held November 29, 2017.

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Ann Balloni, Planning Board Secretary

On motion by Ms. Sheradin, seconded by Ms. Murphy, the Planning Board voted to close the SEQR public hearing at 7:55 pm.

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

NAYS: None

Motion carried unanimously.

**Planning Board/Community Preservation Panel Joint Public Hearing**

**Demolition Public Hearing:** On motion by Mr. DiSanto, seconded by Mr. Easter, the Planning Board and Community Preservation Panel voted to open the joint public hearing of Application #17-43 for the demolition of the porte cochere, two second story porches, and the relocation of the ice house at 7:55 pm.

Planning Board:

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

NAYS: None

Community Preservation Panel:

AYES: Blum, DiSanto, Easter, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

Ms. Bianconi read submitted letters (attached) from the Brooks family, Wells College president Jonathan Gibralter, and Gail Zabriskie Wilson & Aubin Zabriskie Ames.

The Brooks family discuss their concern with demolishing the porte cochere. Mr. Gibralter commends the Inns of Aurora on the project and Ms. Wilson and Mr. Ames write in support of the renovations at Ms. Edinger’s request.

**Public Comment**

**Alex Schloop (Inns of Aurora employee):** Mr. Schloop referenced the village master plan and noted the unique collection of the restored inns from a marketing perspective.

**Dale Whittaker (Inns of Aurora employee):** Mr. Whittaker echoed Mr. King’s point that creating lake view rooms on the second story is a more attractive selling point.

**Tracy Verrier (Cayuga Economic Development Agency):** Ms. Verrier praised the Inns of Aurora as an economic asset that helps drive other area businesses such as local wineries.

**Randi Zabriskie (local resident and business owner):** Ms. Zabriskie noted that the removal of the porte cochere will have a small impact on the project.

**Ken Zabriskie (local resident):** Mr. Zabriskie noted that removing the porte cochere slightly reduces the grand effect of the building, but does not eliminate it.

On motion by Ms. Morehouse, seconded by Ms. Foser, the Planning Board and Community Preservation Panel voted to close the joint public hearing for Application #17-43 at 8:20 pm.

Planning Board:

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

NAYS: None

Community Preservation Panel:

AYES: Blum, DiSanto, Easter, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

Mr. MacCormick commended the applicant and the village historian for their hard work. Mr. MacCormick also referenced the comments of Ms. Verrier, but noted that once commercial establishments are now used for administration offices. Ms. Edinger responded that the Inns are looking at some accessory buildings as potential commercial spaces at the request of the mayor.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to recess their regular meeting at 8:25 pm and resume after the Community Preservation Panel special meeting.

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

NAYS: None

Motion carried unanimously.

Mr. MacCormick called the special meeting of the Community Preservation Panel to order at 8:26 pm.

**Application #17-43 from the Inns of Aurora to convert the former Shakelton Funeral Home to an inn at 418 Main St (Tax Map #181.12-1-13)**

Mr. MacCormick remarked that the panel would defer a determination for Application #17-43 to their December 6, 2017 regular meeting in order to allow extra time for comments from the New York State Historic Preservation Office (SHPO).

The panel discussed the historic relevance of the porte cochere in contrast to the needs of the Inns of Aurora for a functional business. Members lamented the loss of a significant feature of the building for over 100 years contrasted with moving forward as a relevant use for the Inns of Aurora. Mr. Blum commented that by the Inns agreeing to repurpose the columns and restoring the solarium “everybody wins a little bit.”

Mr. DiSanto attempted a motion to approve, but rescinded the motion when reminded that the panel is expected to consult with SHPO as part of their due diligence before making a determination. Ms. Marsh noted that, as the Inns are no longer requesting funds from the ESDC, SHPO’s comments are solely as an interested, not involved, agency. Mr. MacCormick remarked that the panel should be prepared to decide at their December 6, 2017 meeting and confirmed with Ms. Balloni that SHPO indicated that their comments will be submitted by that date.

**Adjournment:** On motion by Mr. Easter, seconded by Mr. Blum, the CPP voted to adjourn the special meeting at 8:40 pm.

AYES: Blum, DiSanto, Easter, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

Following a 10-minute recess, Ms. Bianconi reconvened the regular Planning Board meeting at 8:50 pm to continue the review of Application #17-43.

**Public Hearing – Special Use Permit (demolition, excavation, and change of use)**

On motion by Ms. Murphy, seconded by Ms. Foser, the Planning Board voted to open the public hearing for a Special Use Permit for Application #17-43 at 8:51 pm.

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

NAYS: None

Motion carried unanimously.

As there was no public comment, on motion by Ms. Sheradin, seconded by Mr. Zimdahl, the Planning Board voted to close the public hearing for a Special Use Permit for Application #17-43 at 8:52 pm.

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

NAYS: None

Motion carried unanimously.

The Planning Board reviewed the Special Use Permit criteria in section 901.A.1-6 of the village zoning law. The applicant confirmed that excavation material will be stored off-site and they do not anticipate an increase in traffic due to ample parking provided and no egress from the property on to Court St.

**Site Plan Review**

The Planning Board reviewed the Site Plan Review checklist in section 903.C.1.a-s, 2.a-f of the village zoning law. The applicant confirmed landscaping/buffering on the property to hide a transformer and along the north boundary between the proposed patio and the Maloney residence. Ms. Murphy questioned if any buffers are planned to deflect headlight glare from the parking area onto Court St, due to some Orchard Lane residents’ complaints about vehicles parking/exiting Wallcourt Hall. Mr. King replied that the restored fence should block the headlights and reiterated that, unlike Wallcourt, there isn’t an exit from the proposed parking area onto Court St.

The board confirmed with the applicant that no excess noise is anticipated and, as the name is yet to be determined, will submit sign proposals in the future. Ms. Bianconi remarked that she and Mr. Teter have authority to sign off on the sign proposals, but noted that signs require an additional Certificate of Appropriateness from the Community Preservation Panel.

Mr. Kinder noted that new storm and sewer laterals are planned, but will have less than an acre of disturbance.

**Resolution #17-14:**

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|  | **IN THE MATTER OF** | **RESOLUTION #17-14  SITE PLAN REVIEW**  **SPECIAL USE PERMIT** |
| **The Application of the Inns of Aurora for Site Plan approval for the Shakelton House Renovation, located at 418 Main Street, Aurora, New York** | |
|  |  |  |

The **VILLAGE PLANNING BOARD OF THE VILLAGE OF AURORA** (“Planning Board”),in the County of Cayuga, State of New York, met in regular session at the Village Hall in the Village of Aurora (“Village”), located at 456 Main Street in the Village of Aurora, County of Cayuga, State of New York, on the 29th day of November, 2017, at 7:00 p.m. The meeting was called to order by Chairwoman Pat Bianconi, and the board attendance was noted as follows:

Patricia Bianconi Chair Present

Pat Foser Member Present

Michele Murphy Member Present

Pam Sheradin Member Present

Frank Zimdahl Member Present

**WHEREAS,** application was made to the Planning Board by the Inns of Aurora (the "Applicant"), dated August 24, 2017, for a proposed project that will result in the renovation, development, and construction of a 12-room hotel at the former Shakelton Funeral Home at 418 Main Street, Village of Aurora—property owned by the Inns of Aurora, LLC, on Tax Map No. 181.12-1-13 (hereinafter, the “Project”);

**WHEREAS**, the Project application was reviewed by the Planning board during a duly convened meeting on October 25, 2017, and was deemed to be a complete application by the Planning Board during said meeting; and

**WHEREAS,** the proposed Project is in the Residential Zoning District in the Village of Aurora; and

**WHEREAS**, the Applicant has also submitted a Special Use Permit application on October 16, 2017, as pursuant to Village of Aurora Zoning Law section 803(C) and Article IX, a Special Use Permit would be required for the Project due to planned excavation, demolition and change of use; and

**WHEREAS**, on November 29, 2017 during a regular meeting the Planning Board, as Lead Agency pursuant to New York’s State Environmental Quality Review Act (“SEQR”), carefully and thoroughly considered of the environmental record and determined that no significant adverse environmental impacts would be produced in relation to the proposed Project/Action, and thus issued a Negative Declaration; and

**WHEREAS**, Final Site Plan(s) with a last revision date of November 7, 2017 were submitted for Community Preservation Panel (“CPP”) review, pursuant to Village of Aurora Zoning Law, Article VII, and Applicant was granted a Certificate of Appropriateness for the proposed Project on December 6, 2017; and

**WHEREAS**, during the Planning Board meeting on November 29, 2017 the Planning Board undertook a careful review of Applicant’s site plan application for the Project and conducted a thorough site plan review and study; and

**WHEREAS**, during the Planning Board meeting on November 29, 2017, the Planning Board undertook a careful review of Applicant’s special use permit application for the Project and conducted a thorough review of the issues pertaining to the same.

**NOW, THEREFORE, BE IT RESOLVED**, the Village of Aurora Planning Board hereby approves the Final Site Plan(s), last dated November 7, 2016, as submitted by the Applicant, Inns of Aurora, LLC, subject to the following conditions:

1. Before the issuance of a building/demolition permit, the following conditions shall apply:
2. That the Applicant establish, and/or replenish its escrow account to such levels as is determined by the Village consistent with local law, and tender payment to the Village for all expenses incurred as a result of the Project within 15 days of receipt, including engineering and legal consultant professional review fees, in accordance with Village law.
3. That construction/demolition sequencing, scope, hours of construction/demolition, activities and stormwater plans be submitted to and approved by the Planning Board Chair and Village Engineer.
4. If applicable, Applicant shall obtain coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity and develop a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the requirements in the General Permit for Stormwater Discharges from Construction Activity to be approved by the Village Engineer prior to and as a condition to any and all building permit(s).

B. After the issuance of a building/demolition permit the following conditions shall apply:

1. That Site/Demolition Plan(s) last dated November 7, 2017, be complied with in all respects.
2. All plans shall bear the seal of a New York State licensed professional engineer or architect, as applicable.
3. Any additional signage not previously shown on plans submitted as part of Applicant’s site plan review application shall be presented to the Village Code Enforcement Officer, or other designated Enforcement Officer, for consideration and processing as a separate and distinct sign package application.
4. All applicable permits and approvals must be obtained from New York State Electric & Gas for electricity and natural gas supply service interruption, and/or removal of facilities.
5. All applicable permits and approvals must be obtained from the New York State Department of Transportation prior to the commencement of work activities within the respective right-of-ways, as necessary.
6. All applicable permits and approvals must be obtained from the New York State Department of Health, as necessary.
7. All applicable permits and approvals must be obtained from the Cayuga County Department of Health, as necessary.
8. The Applicant shall obtain any other necessary permits or approvals required by local, state or federal law.
9. Applicant shall inform the Village Engineer of any proposed changes to the Final Site Plan(s) and if, in the opinion of the Village Engineer, the proposed changes constitute substantial modifications to the existing Project plans, footprint, site design features, or site development improvements, for example, modifications to planned stormwater facilities or parking areas, the Applicant shall submit an amended site plan application to the Planning Board.
10. Buffering is required as follows: (i) Applicant and landowner shall at all times protect and maintain existing and planted trees as reflected on the Final Site Plan(s) and as otherwise set forth herein, and vegetation buffers; and (ii) Applicant and landowner shall locate, relocate and/or plant coniferous trees as included and indicated upon the site plans, landscape plans, or as set forth herein. Applicant shall work directly with the Village Engineer on the quantity and location of screening and buffering installations and/or maintained trees, bushes, shrubs, and plants.
11. All existing or required vegetative buffers shall be maintained as healthy and natural, non-invasive vegetation designed to provide both visual and sound buffering. Emphasis shall be placed upon solid cover barriers, such as hedges and offset rows of evergreen trees, or densely placed deciduous trees with variable heights and interspersed with evergreens or other plants as provided for such cover. Buffers shall be properly maintained and any dead, diseased, or dying trees or plants shall be promptly replaced, and any tree or plants that, whether singularly or in combination, due to lack of growth, death, recession, disease, or other cause, cease to function as buffers shall be replaced in a manner as promotes the goal of such buffer as stated in the approved Final Site Plan(s).
12. Applicant shall provide the Planning Board with a Schedule of Completion and a Schedule of Values prior to the commencement of any site preparation activities or construction/demolition activities.
13. That the Site Plan Permit issued shall expire and terminate one year from the date of issuance so long as authorized work is commenced within six (6) months from the date of issuance. If Applicant fails to comply with conditions stated herein or fails to commence authorized work within six (6) months of the issuance of the Site Plan Permit, said Site Plan Permit shall expire upon five (5) days written notice to Applicant.
14. All references to “Applicant” shall include the Applicant’s successors and assigns.

**IT IS HEREBY FURTHER RESOLVED,** the Village of Aurora Planning Board hereby approves Applicant’s special use permit application subject to the following conditions:

- none.

**IT IS HEREBY FURTHER RESOLVED**, based upon its review of all relevant information submitted by the Applicant and the Village’s consultants, the Planning Board finds that the proposed Site Plan(s) and Special Use Permit satisfy the requirements and goals set forth in the Village of Aurora’s Comprehensive Plan, and are in the public’s best interests, therefore the Final Site Plan(s) with final revision dates of November 7, 2017, and the Special Use Permit Application are approved.

**IT IS HEREBY FURTHER RESOLVED**, that this Resolution will be filed in the Office of the Village Clerk in files that are readily accessible to the public and made available upon request, subject only to the limitations established by New York’s Freedom of Information Law.

**IT IS HEREBY FURTHER RESOLVED**, that this Resolution shall take effect immediately.

The adoption of the foregoing resolution was moved by Planning Board Member Pat Foser and seconded by Planning Board Member Pam Sheradin, and duly put to vote, which resulted as follows:

Record of Roll Call Vote Yes/No

Chair Patricia Bianconi Present AYE

Member Frank Zimdahl Present AYE

Member Pat Foser Present AYE

Member Michele Murphy Present AYE

Member Pam Sheradin Present AYE

The Resolution was thereupon duly adopted.

STATE OF NEW YORK )

)SS.:

COUNTY OF CAYUGA )

**I, ANN BALLONI,** Clerk of the Village of Aurora Planning Board, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Village Planning Boardof the Village of Aurora at a special meeting of the Board duly called and held on the 29th day of November, 2017; that said Resolution is true and accurate and was entered in the minutes of said meeting.

**I HEREBY ALSO CERTIFY** that all members of said Board had due notice of said meeting.

**IN WITNESS WHEREOF,** I have hereunto set my hand and affixed the seal of the Village of Aurora, this 29th day of November, 2017.

DATED: November 29, 2017

Aurora, New York

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 Ann Balloni  
 Clerk of the Village of Aurora  
 Planning Board  
 Cayuga County

**Adjournment:** On motion by Mr. Zimdahl, seconded by Ms. Sheradin, the Planning Board voted to adjourn the meeting at 9:10 pm.

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

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni, Village Clerk