

Planning Board February 27, 2019 Meeting Minutes

The meeting was held at the Aurora Firehouse meeting room at 7:00 p.m.

Present: Chairperson Pat Bianconi, Pat Foser, Thea Miller (alternate, arrived at 7:02 p.m.) Michele Murphy, and Pam Sheradin

Absent: Frank Zimdahl

Others Present

Village Officials: Clerk Ann Balloni, Code Enforcement Officer Patrick Doyle and ZBA member Laura Holland

Members of the Public: G. Alan Clugston, Melissa Fedrizzi and Michelle Miller

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

Changes to the Agenda: Ms. Bianconi noted that Application #19-02 will be reviewed first.

Approval of Minutes: On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to approve the January 23, 2019 minutes.

AYES: Bianconi, Foser, Murphy and Sheradin

NAYS: None

Motion carried unanimously.

Announcements: Ms. Bianconi read a letter (attached) from Christine Brennan assuring the Planning Board that landscaping/screening is planned for their outside air conditioning units.

Ms. Balloni informed the Board of the Aurora Volunteer Fire Department's plan to replace their temporary dock with a permanent one, located at the end of Dublin Lane. The proposed dock is 6' by 95' with a 16' extension to the north. As the dock is on Village property and the project is a benefit to the community, not just one property owner, it is exempt from CPP and Planning Board review.

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

Old Business

Table of Uses Change: Ms. Bianconi informed the Board that their recommendations/conditions for adding conference centers to the Table of Uses was received by the Village Board. The Village Board scheduled a meeting for discussion with the Inns, the Inns planners and attorneys for the Inns and the Village for March 5, 2019 at 2:00 p.m.

Ms. Foser questioned why there is minimum floor area requirements for conference centers but not maximum. Ms. Bianconi replied that the minimum acreage and prohibiting conference centers on lakefront property negated conditioning maximum floor area.

Ms. Sheradin questioned why conference centers are not permitted in the Institutional Zone since Wells College often hosts conferences. Ms. Bianconi replied that it was probably an oversight due in part to thinking that it was understood that Wells College hosts conferences.

New Business

Application #19-02 from Susanne Holland for a subdivision at 323 Main St (Tax Map #181.16-1-27)

Sketch Plan Conference: Laura Holland, representing Susanne Holland, explained that the subdivision is necessary to sell a portion of the north extension of the former railroad property to the buyers for 321 Main St. The proposed subdivided lot runs through the 321 Main St property and the owners of 321 Main St have property on either side of the lot. The lot also includes property adjoining 327 Main St.

Ms. Bianconi requested a survey map for the application which denotes all the easements on the properties. Ms. Bianconi explained that the application meets the subdivision requirements outlined in Section 503 of the Village Zoning Law but noted that the law does not include language for simple lot line adjustments. Per Cayuga County Real Property designation, Application #19-02 is clearly a lot line adjustment, but the Village must follow its own laws and treat the application as a subdivision.

Ms. Bianconi explained that the purchase offer from the buyer for 321 Main St serves as a letter of intent, allowing the application to move forward for review. However, any approvals are conditioned on the actual merging of the two properties.

On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to schedule the Public Hearing of Application #19-02 for March 27, 2019 at 7:00 p.m.

AYES: Bianconi, Foser, Miller, Murphy and Sheradin

NAYS: None

Motion carried unanimously.

Application #19-01 from Kathy Wray for construction of a single-family home at 33 Wells Road (Tax Map #182.17-1-46)

Sketch Plan Conference: Ms. Wray, via phone, described a cape style home with a detached garage, in keeping with the time-frame of the former home on the property.

The Planning Board reviewed the site plan submitted while conferring with the Site Plan Checklist in Section 902 of the Village Zoning Law. Ms. Bianconi requested more specific information on drainage for the project narrative as well as the site plan.

Officer Doyle noted that the height measurements of the house are not included on the site plan and the maximum allowed is 35'. Ms. Wray explained that, due to the grading of the property, it was difficult to determine the exact height but indicated that it will not exceed 32' and that she will add it to the site plan.

Discussion ensued regarding the height restrictions and limitations on accessory structures. Mr. Doyle noted that the proposed detached garage, at 17' high, does not meet the height requirement of 16'. Mr. Doyle further noted that the garage, as an accessory structure, cannot exceed 20% of the floor area of the proposed house (principle structure). A proposed shed also must meet the requirements for an accessory structure. Ms. Bianconi added that the shed is not included on the site plan and must be added on the revised drawings.

Mr. Doyle explained that Ms. Wray can adjust the dimensions for the accessory structures to meet the requirements in the Village Zoning Law or apply for an area/height variance to the Zoning Board of Appeals.

Mr. Doyle remarked that he will further research the requirements for the accessory structures and will follow up in writing with Ms. Wray the necessary additions for the file. Ms. Bianconi reminded Ms. Wray that all materials must be into the Village Office by March 18 for the Planning Board to begin their review on March 27. If the requested materials are not received by the March 18 deadline, the review will be tabled until the file is complete.

Ms. Balloni reminded Ms. Wray that Application #19-01 is on the agenda for the March 6, 2019 Community Preservation Panel meeting. Ms. Balloni also noted the section of the Village Zoning Law on variances for Ms. Wray to determine if she wants to consider a variance request for the garage/shed.

Adjournment: On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to adjourn the meeting at 7:55 p.m.

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

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk