

Planning Board March 27, 2019 Meeting Minutes

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

Present: Chairperson Pat Bianconi, Pat Foser, Thea Miller (alternate) and Michele Murphy

Absent: Pam Sheradin and Frank Zimdahl

Others Present: Clerk Ann Balloni, ZBA member Laura Holland, and members of the public G. Alan Clugston, Melissa Fedrizzi, Michelle Miller and Katie Seaman

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

Public Hearing

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

On motion by Ms. Murphy, seconded by Ms. Foser, the Planning Board voted to deem Application #19-02 complete.

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Motion carried unanimously.

On motion by Ms. Foser, seconded by Ms. Miller, the Planning Board voted to open the Public Hearing for Application #19-02 at 7:02 p.m.

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Motion carried unanimously.

Public Comment: No comments.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to close the Public Hearing for Application #19-02 at 7:03 p.m.

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Motion carried unanimously.

Regular Meeting

Changes to the Agenda: Application #19-02 will be reviewed first.

Approval of Minutes: On motion by Ms. Murphy, seconded by Ms. Miller, the Planning Board voted to approve the February 27, 2019 minutes.

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Motion carried unanimously.

Announcements: Ms. Balloni reminded the Board of the April 10, 2019 training at BOCES in Auburn. Ms. Murphy requested to be signed up.

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

Old Business: Ms. Bianconi informed the Board that the Generic Environmental Impact Statement (GEIS) for the Inns of Aurora properties is moving forward and a Memorandum of Understanding is being drafted between the Village Board of Trustees and the Inns of Aurora.

New Business

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

Ms. Bianconi noted that Application #19-02 is complete, is a Type II Action, not requiring SEQR and that Ms. Holland authorizes her sister-in-law, Laura Holland, to represent her.

Ms. Bianconi explained that Ms. Holland received a purchase offer for the former railroad property, contiguous to their property and located behind property owned by Cynthia Koepp & John Place and Paddington Matz & Todd Zwigard. The prospective buyer also submitted a purchase offer for Ms. Matz and Mr. Zwigard's property, 331 Main St, and is planning to merge the two properties.

Ms. Bianconi reiterated 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.

The Planning Board reviewed the survey map and Ms. Holland noted a sewer easement and a manhole on the map. Ms. Bianconi requested a correction of the placement of "Plot A" and noted that when an updated survey map following the sale is submitted, she will sign the file copy.

PB Resolution #19-02: For A Subdivision at 323 Main Street, Aurora, (conveyance and consolidation with Tax Map Parcel No. 181.16-1-25), for application #19-02 from Suzanne Holland

WHEREAS: The Village of Aurora Planning Board (Planning Board) held a sketch plan conference with the applicant on February 27, 2019; and

WHEREAS: The Village of Aurora Planning Board (Planning Board) deemed Application #19-02 from Susanne Holland to be complete, at their February 27, 2019 meeting; and

WHEREAS: The Planning Board, on March 27, 2019, determined that the proposed action is a Type II action requiring no further review per the New York State Environmental Quality Review Act (SEQR); and

WHEREAS: The Planning Board scheduled a public hearing for Application # 19-02 for March 27, 2019 at 7:00 p.m. at their February 27, 2019 meeting; and

WHEREAS: The Planning Board held a public hearing on March 27, 2019 at 7:00 p.m.;

NOW THEREFORE BE IT RESOLVED: that the Planning Board approves Application 19-02 on March 27, 2019 subject to the following conditions:

1. New survey map to be prepared, submitted and approved by Planning Board Chair, prior to filing, noting conveyance of Parcel A and merger of Parcel A with Tax Map #181.16-1-25 (331 Main Street) noted on Survey Map. Parcel B to be retained by Holland.
2. No new lot is being created by this subdivision.

3. No non-conforming lot is being created by this subdivision (Section 503. Dimensional Table of the Village of Aurora Zoning Law)
4. Submit a copy of the Request for Real Property Tax Parcel to be Merged form

FIRST: Pat Foser

SECOND: Thea Miller

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

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)

Ms. Bianconi noted that a Sketch Plan Conference was held on February 27, 2019 and that any approvals received are contingent on the issuance of a Certificate of Appropriateness from the Community Preservation Panel.

Ms. Bianconi further noted that Application #19-01 is a Type II Action, not requiring SEQR.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to deem application #19-01 complete.

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Motion carried unanimously.

The Planning Board reviewed the site plan checklist in the Village Zoning Law and noted the following:

- The garage 15.5' elevation meets height requirements
- The project meets setback requirements for the house, garage and shed
- The sewer line is owned by Wells College, not the Village, and Wells and the applicant are aware of recent sewer backup issues

PB Resolution #19-01: Site Plan Review for Single Family Dwelling, Detached Garage and Storage Shed at 33 Wells Road, Aurora, Tax Map Parcel No. 182.09-1-16, for application #19-01 from Rick & Kathleen Wray

WHEREAS: The Village of Aurora Planning Board (Planning Board) held a sketch plan conference with the applicant on February 27, 2019; and

WHEREAS: The Village of Aurora Planning Board (Planning Board) deemed Application #19-01 from Rick & Kathleen Wray to be complete, at their March 27, 2019 meeting; and

WHEREAS: The Planning Board, on March 27, 2019, determined that the proposed action is a Type II action requiring no further review per the New York State Environmental Quality Review Act (SEQR); and

NOW THEREFORE BE IT RESOLVED: that the Planning Board approves Application 19-01, the Site Plan at 33 Wells Road on March 27, 2019, subject to the following conditions:

1. Receipt of a Certificate of Appropriateness from the Village of Aurora Community Preservation Panel.

2. Owner and contractor to coordinate relocation of water and sewer utilities on the site with approval of the Village of Aurora Utilities Department.

FIRST: Pat Foser

SECOND: Michele Murphy

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Carried unanimously.

Adjournment: On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to adjourn the meeting at 7:50 p.m.

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk