

Planning Board May 22, 2019 Public Hearing and Regular Meeting Minutes

The meeting was held at the Aurora Firehouse meeting room at 6:30 p.m.

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

Others Present

Village Officials: Clerk Ann Balloni, Attorney Tom Blair, Code Enforcement Officer Patrick Doyle, ZBA member Laura Holland, and Planning Board Alternate Thea Miller

Inns of Aurora: General Manager Sue Edinger and Attorney Wendy Marsh

Wells College: Architect John Snyder

The Citizen: Ryan Franklin

Members of the Public: G Alan Clugston, John Haggerty, Chris Hurdley, Dan & Hayden Osborn

Call to Order: Ms. Bianconi called the meeting to order at 6:30 pm.

Changes to the Agenda: Application #19-11 will be reviewed first under New Business

Approval of Minutes: On motion by Ms. Foser, seconded by Mr. Zimdahl, the Planning Board voted to approve the April 24, 2019 minutes.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Announcements: No announcements

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

Public Hearing

Application #19-08 from Robin Driskel & John Haggerty for a new house at 513 Main St (Tax Map #181.08-1-20) – Special Use Permit for Excavation

On motion by Ms. Murphy, seconded by Ms. Sheradin, the Planning Board voted to open the Public Hearing for Application #19-08 at 6:32 p.m.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Ms. Bianconi described the dimensions of the house, shed and deck.

Public Comment: No comments

On motion by Mr. Zimdahl, seconded by Ms. Sheradin, the Planning Board voted to close the Public Hearing for Application #19-08 at 6:33 p.m.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Old Business: No Old Business was discussed

New Business

Application #19-11 from Katherine Osborn for a new shed at 525 Main St (Tax Map #181.08-1-11)

Mr. Osborn described plans for a 12' X 16' X 11' shed, fence, privacy hedge and raised beds.

Officer Doyle confirmed that the project meets all setbacks and dimensional requirements for accessory structures, noted in section 405 of the Village Zoning Law.

Ms. Bianconi noted that the Planning Board members visited the site on May 20 and also noted that the project is a Type II Action, completing the SEQR process.

On motion by Ms. Murphy, seconded by Ms. Sheradin, the Planning Board voted to deem Application #19-11 complete.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

The Planning Board reviewed the Site Plan checklist in section 903.C. in the Village Zoning Law and Ms. Murphy questioned if there will be any outside lighting. The applicant responded that there will only be interior lighting.

On motion by Mr. Zimdahl, seconded by Ms. Sheradin, the Planning Board voted to approve application #19-11 as submitted, contingent on Community Preservation Panel approval.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

The applicant was reminded of the Community Preservation Panel meeting on June 5 at 7:00 p.m.

Application #19-07 from Wells College for replacement of the bridge next to Glen Park (Tax Map #193.05-1-1)

Ms. Bianconi noted that the project is a Type II Action, completing the SEQR process.

On motion by Ms. Murphy, seconded by Mr. Zimdahl, the Planning Board voted to deem Application #19-11 complete.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Mr. Snyder noted that the footprint of the proposed bridge is approximately the same as the existing bridge. Changes to the design and materials include:

- Shortened abutments 3' to support pipes underneath
- 14' X 14' Concrete walk-off on each end bordered by plantings
- Stone wall on west elevation to match Glen Park
- Black, locust wood deck
- Black pointed steel piping and cross bracing
- Lighted, steel cable rail system railings
- Optional sign space on the walk-off area

Ms. Bianconi questioned the plan for erosion control and Mr. Snyder noted localized construction with silt fencing and more involved abutments. Ms. Bianconi instructed Mr. Snyder to include the erosion plan on the diagram and Mr. Snyder complied.

Ms. Murphy questioned the poles on either end of the bridge and Mr. Snyder noted that there are existing poles to prevent vehicle access and they are removable, if needed.

The Planning Board reviewed the Site Plan checklist in section 903.C of the Village Zoning Law and Mr. Zimdahl questioned the voltage feed for the lighting and Mr. Snyder responded that they will use low voltage.

Ms. Foser questioned the construction schedule and Mr. Snyder replied that it is unknown at this time, but he anticipates sometime next year.

On motion by Ms. Foser, seconded by Mr. Zimdahl, the Planning Board voted to approve Application #19-07 as submitted.

AYES: Bianconi, Foser, Murphy, and Zimdahl

NAYS: None

ABSTAIN: Sheradin

Motion carried unanimously.

Application #19-08 from Robin Driskel & John Haggerty for a new house at 513 Main St (Tax Map #181.08-1-20) – Special Use Permit for Excavation

Ms. Bianconi noted the Planning Board site visit on May 20 and that the project is a Type II Action, completing the SEQR process.

On motion by Mr. Zimdahl, seconded by Ms. Sheradin, the Planning Board voted to deem Application #19-08 complete.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Mr. Haggerty explained that the new house will have the same footprint as the current house, approved for demolition in 2015, but will be placed 100' east of the existing building.

An electric pole will be removed for placement of the house and the plan is to bring electric from Main St to the new house, as well as neighboring houses connected to the existing pole. Mr. Zimdahl questioned if the line will be extended overhead or underground and Mr. Haggerty replied that the preference is underground, but price will be the determining factor.

Officer Doyle noted that the 18' X 10' X 14' shed and the new deck meet the requirements for accessory structures in section 405 of the Village Zoning Law.

The Planning Board reviewed the Site Plan checklist in section 903.C. in the Village Zoning Law and discussed the following:

- Drainage – the applicant responded that they are tying into the existing catch basin
- Removal of the Old House – the applicant responded that they have an asbestos removal plan, approved by Officer Doyle, and the demolished house will be used as fill for the building of the new house.
- Lighting – Pole lights will be placed on the driveway

Ms. Murphy questioned if the shed will have water/sewer/electricity and Mr. Haggerty responded that it will not.

Ms. Sheradin questioned the timeframe for construction and Mr. Haggerty responded 7:30-3:30 on weekdays and inside work is planned for the weekends. Ms. Bianconi cautioned against any outside work on the weekends.

PB Resolution #19-04: Site Plan Review for Single Family Dwelling with Deck and Potting Shed at 513 Main St, Aurora, Tax Map Parcel No. 181.08-1-20, for Application #19-08 from Robin Driskel and John Haggerty

WHEREAS, the Village of Aurora Planning Board held a sketch plan conference with the applicant on April 24, 2019; and

WHEREAS, the Village of Aurora Planning Board deemed Application #19-08 from Robin Driskel and John Haggerty to be complete, at their May 22, 2019 meeting; and

WHEREAS, the Planning Board, on May 22, 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 held a Public Hearing for a Special Use Permit for excavation for the project at their May 22, 2019 meeting;

NOW THEREFORE BE IT RESOLVED: that the Planning Board approves the Site Plan and Special Use Permit for Application 19-08, on May 22, 2019, subject to the following conditions:

1. Receipt of a Certificate of Appropriateness from the Village of Aurora Community Preservation Panel.
2. Coordinating water and sewer hook-ups with the Aurora DPW
3. Coordinating relocation/connection of electrical utilities with NYSEG

FIRST: Murphy

SECOND: Foser

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

NAYS: None

Carried unanimously

The applicant was reminded of the Community Preservation Panel meeting on June 5 at 7:00 p.m.

Application #19-10 from the Inns of Aurora to convert Taylor House to a Conference Center at 396 Main St (Tax Map #181.16-1-7.1)

Officer Doyle noted that a revised FEAF and project narrative were received today.

Mr. Blair explained that the project does not meet the threshold of a Type I Action under SEQR and is also not a Type II, therefore, all parties agreed that it falls under Unlisted Action criteria as the site disturbance is estimated to be .38 acres and does not otherwise meet the qualifications of a Type I or Type II action.

On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to deem Application #19-10 complete.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

The Planning Board reviewed Part 1 of the Full Environmental Assessment Form (FEAF) with the applicant and Ms. Edinger noted the following:

- Maximum of 50 attendees
- 18 parking spaces created, though most attendees will be staying at Inns of Aurora properties
- Expansion of the south patio
- No outdoor music
- No commercial kitchen
- Multiple day conferences, no single day
- Installation of ADA bathroom and elevator

**RESOLUTION #19-05 OF THE PLANNING BOARD OF THE VILLAGE OF AURORA
REGARDING THE ZONING PERMIT, SPECIAL PERMIT, AND SITE PLAN
PERMIT APPLICATIONS OF THE INNS OF AURORA, LLC, REGARDING PROPOSED RENOVATIONS OF “TAYLOR HOUSE”**

WHEREAS, on May 22, 2019, the Village of Aurora Planning Board (“Planning Board”) met at a regularly scheduled meeting in order to discuss and examine a Zoning Permit, Special Permit, and Site Plan Permit applications dated April 23, 2019 submitted by the Inns of Aurora, LLC. (“Applicant”) for the conversion of the Taylor House, located at 396 Main Street, Aurora, New York (the “Property”) into a conference center, with an expanded patio area, new walkways, a 18-car parking lot and associated storm drainage utilities, site lighting and landscaping, as well as interior building modifications as set forth in the application (the “Project”); and

WHEREAS, the Applicant’s application materials submitted reveal the Applicant is the owner in fee simple of the Property; that said Property is situated within the Village of Aurora, and that the Project would be utilized as a conference center for guests of the Inns of Aurora; and

WHEREAS, the Planning Board acknowledges receipt of Applicant’s application, consisting of a Zoning Permit and Special Permit Application dated April 23, 2019, with attached site plans dated August 22, 2017, October 16, 2017, and May 22, 2019, as prepared by Environmental Design & Research, D.P.C., Alteration Plans prepared by Holmes, King, Kallquist & Associates dated August 24, 2017 and May 22, 2019, a New York State Environmental Quality Review Act (“SEQRA”) Full Environmental Assessment Form (“FEAF”) as updated on May 22, 2019, and an undated Description of Taylor House Conference Center Proposed Action narrative submitted on May 22, 2019 (together, referred to as the “Application”); and

WHEREAS, the Applicant met with the Planning Board on April 24, 2019, to conduct a concept plan meeting pertaining to the Project and to also submit its Application materials; and

WHEREAS, a careful examination and review of the Application was conducted by the Planning Board as to the level of completeness of the materials presented, and

WHEREAS, the Planning Board also considered potential “lead agency” designation(s) and action classification criteria pursuant to SEQRA:

NOW THEREFORE BE IT RESOLVED,

1. The Planning Board hereby deems the Application of the Applicant, as detailed above, substantially complete such that review of the Application may officially proceed, with the condition(s) that all documents deemed part of the Application shall be promptly updated and resubmitted to the Planning Board, whenever the Project shall undergo revisions and/or modifications.

2. The proposed Project is deemed to be an “Unlisted” action under SEQRA §617.2, and its implementing regulations as the site disturbance is estimated to be .38 acres and does not otherwise meet the qualifications of a Type I or Type II action thereunder.
3. The Planning Board hereby announces its intention to serve as Lead Agency for purposes of SEQRA examination and shall provide appropriate Lead Agency notification notices to any other potentially involved agencies and/or government entities that could have the right to assert their desire to serve as lead agency, including the Village of Aurora Community Preservation Panel, and the Planning Board shall undertake a coordinated review, pursuant to SEQRA, with identified “interested agencies” being the Village of Aurora Board of Trustees, Town of Ledyard Town Board, Cayuga County Planning Board, Cayuga County Emergency Management Office, the Aurora Volunteer Fire Department, New York State Department of Environmental Conservation, and the New York State Office of Parks, Recreation and Historic Preservation.
4. The Planning Board Chairperson is hereby authorized and directed to undertake, prepare, and facilitate the circulation of the appropriate Project and SEQRA lead agency and coordinated review materials to all potentially involved and interested agencies, as the case may be, and is hereby authorized to use available Planning Board consultants, as needed, to assist in this process.
5. The Planning Board shall refer the Application, and all related materials, to the Cayuga County Planning Board for review and comment pursuant to Sections 239-l and 239-m of the New York State General Municipal Law.

BE IT 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 the Freedom of Information Law.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

The adoption of the foregoing Resolution was moved by Ms. Foser, seconded by Ms. Murphy, and duly put to vote, which resulted as follows:

Pat Bianconi	AYE
Pat Foser	AYE
Michele Murphy	AYE
Pam Sheradin	AYE
Frank Zimdahl	AYE

The Resolution was thereupon duly adopted.

Ms. Bianconi noted that Kathy Spencer from the Labella Group will distribute the Lead Agency letters to Involved/Interested Agencies and the Village Clerk will submit the project materials to Cayuga County for 239 l & m review.

Ms. Edinger discussed the tentative plans for some of their properties. Ms. Edinger explained the Inns of Aurora ‘s hope is to provide office space for their employees who are currently located in Taylor House and Zabriskie Cottage (formerly owned by Steve & Randi Zabriskie). The Inns would like to demolish Zabriskie Cottage and, with the conference center at Taylor House moving forward, Ms. Edinger noted that they need more office space.

Ms. Edinger lamented that the Village Zoning Law does not allow for commercial space in the north end of town where several of their properties are located. Ms. Edinger mentioned possibly renting space from Wells College or moving offices to their property just outside the village in the Town of Ledyard. Ms. Foser noted that there is space in the barn

located on the EB Morgan House property and Mr. Blair cautioned that the discussion of other properties was premature and will be addressed during the SEQR process.

Adjournment: On motion by Mr. Zimdahl, seconded by Ms. Murphy, the Planning Board voted to adjourn the meeting at 7:45 p.m.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk