

Planning Board September 25, 2019 Meeting Minutes

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

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

Others Present

Village Officials: Clerk Ann Balloni, Trustee Grace Bates, Attorney Tom Blair Esq, ZBA member Laura Holland, Planning Board Alternate Thea Miller, and Engineer Ken Teter

Aurora Free Library: Steven Moolin

Inns of Aurora: General Manager Sue Edinger, Project Manager Ted Kinder, Attorney Wendy Marsh Esq, Engineer Rob Seeley

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

Changes to the Agenda: Ms. Bianconi informed those present that she is allowing time for public comment ahead of the State Environmental Quality Review (SEQR) for Application #19-10.

Approval of Minutes: On motion by Ms. Murphy, seconded by Mr. Zimdahl, the Planning Board voted to approve the August 28, 2019 minutes.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Announcements: Ms. Bianconi noted that letters (attached) were received this afternoon from the State Historic Preservation Office (SHPO) and the Village Historian regarding Application #19-10.

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

Old Business

Application #19-15 from James Kirkwood for revisions to the renovations at 331 Main St (Tax Map #181.16-1-25)

Ms. Bianconi noted that the project is more extensive than first submitted and now requires a Special Use Permit for excavation, triggering a Public Hearing. The applicant must submit a revised, detailed site plan by October 10 for inclusion on the October Planning Board agenda.

On motion by Mr. Zimdahl, seconded by Ms. Foser, the Planning Board voted to tentatively schedule a Public Hearing for a Special Use Permit for excavation for Application #19-15 on October 23, 2019 at 7:00 p.m.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

New Business

Application #19-10 from the Inns of Aurora to convert Taylor House to a conference center at 396 Main St (Tax Map #182.13-1-21)

Ms. Bianconi noted that Part 1 of the Short Environmental Assessment Form (SEAF) was revised by the applicant to include a Special Use Permit for excavation, clarification of the acreage, the storm water plan and confirming the Geothermal system.

Ms. Bianconi asked if there were any comments and the Inns of Aurora Engineer, Rob Seeley, explained the drainage plan. Mr. Teter and Mr. Zimdahl confirmed that the drainage plan for the parking lot will not increase or decrease storm water run-off but, rather, will equal the current amount.

Mr. Zimdahl and Ms. Sheradin questioned the removal of three pine trees and one silver maple. Ms. Edinger explained that they did decide to install a geothermal system which requires removal of the trees. Per Ms. Edinger, a report submitted by Bartlett Tree Service deemed the pine trees unhealthy and, therefore, tagged for removal. Mr. Zimdahl asked for a copy of the report and suggested that the Planning Board consider a second opinion on the status of the trees.

Mr. Kinder noted that shrubs planted will, eventually, buffer the new parking lot and the fence previously on the north boundary of the Rowland House property will be placed along the south boundary of the parking lot.

Ms. Murphy questioned signage and Mr. Kinder responded that it will be the same as Wallcourt Hall.

Ms. Bianconi read the two letters from SHPO, one noting the property as a designated archeological site and the other expressing concern over planned interior renovations. Then, Ms. Bianconi read a letter from Village Historian, Dr. Linda Schwab, noting previous disturbance of the property with no significant archeological artifacts found. The Planning Board thanked Dr. Schwab for researching SHPO's concerns and clarifying the history.

SEQR: The Planning Board completed Part 2 of the Short Environmental Assessment Form (SEAF) and found no/small impact with each item discussed, resulting in a Negative Declaration. While the Planning Board appreciated the opinions expressed by SHPO in their submitted letters, Mr. Blair noted that SHPO is an interested agency only and has no permitting authority. Ms. Marsh also noted that SHPO lacks jurisdiction as the Inns of Aurora are not receiving any public monies for the project. The Community Preservation Panel is the only other involved agency in the coordinated SEQR and submitted no comments.

The Inns of Aurora offered to dig 18"-24" test pits in the parking lot area to ensure there are no archeological artifacts and agreed to stop work if anything is uncovered.

Mr. Blair advised adding the letters received from SHPO and Dr. Schwab to the SEQR Resolution.

On motion by Mr. Zimdahl, seconded by Ms. Foser, the Planning Board resolves the following:

**VILLAGE OF AURORA SEQRA RESOLUTION
FOR THE PROPOSED RENOVATIONS OF "TAYLOR HOUSE"
September 25, 2019**

WHEREAS, an application was made by the Inns of Aurora, Inc. (“Applicant”) to the Planning Board of the Village of Aurora for approval of plans for the conversion of “Taylor House”, located at 396 Main Street, Aurora, New York (the “Property”) into a conference center, with an expanded patio area, new walkways, an 18-car parking lot and associated storm drainage utilities, site lighting and landscaping, as well as interior building modifications as set forth in the Applicant’s supporting application materials (the “Project” and/or “Action”); and

WHEREAS, the Project’s application materials include a Site Plan application, a Special Use Permit application for excavation, and a Short Environmental Assessment Form (“SEAF”) pursuant to the New York State Environmental Quality Review Act (SEQRA)(collectively, the “Application”); and

WHEREAS, the Planning Board on May 22, 2019 deemed the Application to be sufficiently complete for review and determined that the proposed Action is an Unlisted Action as defined under SEQRA §617; and

WHEREAS, on or about May 23, 2019 the Planning Board notified all potentially Involved and Interested Agencies of its intention to act as Lead Agency for the Action and circulated the Project Short Environmental Assessment Form. No other Agency asserted legal authority or jurisdiction to serve as lead agency; and

WHEREAS, on or about May 23, 2019 the project was referred to the Cayuga County Department of Planning & Economic Development for General Municipal Law 239 (l)(m) and (n) review and comment, and to the Village of Aurora Community Preservation Panel (“CPP”) for a Certificate of Appropriateness; and

WHEREAS, the Cayuga County Department of Planning & Economic Development, via June 20, 2019 letter, approved the proposed Project, with recommended change(s) to include that Applicant implement redevelopment techniques to mitigate stormwater impacts in the area and specifically with regards to drainage systems serving Route 90 (Main Street); and

WHEREAS, the Planning Board conducted a coordinated SEQRA review for this Project and received and considered technical input and/or memoranda from the Village of Aurora’s consultants; and

WHEREAS, the Planning Board carefully considered all information submitted by the Applicant as well as any comments from the public, reports from the Village’s consultants, and other potentially involved and/or interested agencies, including: two (2) letters from the New York State Office of Parks, Recreation, and Historic Preservation dated September 19, and September 24, 2019 a letter from Village Historian Linda Schwab dated September 25, 2019.

WHEREAS, the Applicant has committed to assuming responsibility for stopping work and reporting any archeological discoveries and/or potential discoveries, and artifacts, during Applicant’s excavation of the planned disturbance areas within its project, and also promptly notifying the Lead Agency, Village Engineer, and Village Historian so that any discovery can be documented and photographed and the appropriate archeological resources can be contacted for review prior to the resumption of any excavation work:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Village of Aurora hereby determines that the action proposed will not have a significant adverse effect upon the environment and, thus, a negative declaration is hereby issued and is duly note upon the attached Determination of Significance. For the reasons set forth above, and in consideration of the issuance of a negative declaration, an Environmental Impact Statement will not be prepared; and

IT IS FURTHER RESOLVED, that the Village Planning Board Chair is authorized to sign all Environmental Assessment Forms, and is directed to file all necessary documents with the appropriate departments and agencies, and publish or file any notices or documents that may be necessary in conjunction with this resolution.

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

	Yea	Nay	Abstain	Absent
Pat Foser	[X]	[]	[]	[]
Michele Murphy	[X]	[]	[]	[]
Pam Sheradin	[X]	[]	[]	[]
Frank Zimdahl	[X]	[]	[]	[]
Patricia Bianconi	[X]	[]	[]	[]

The Resolution was thereupon duly adopted.

Dated: September 25, 2019

On motion by Ms. Foser, seconded by Mr. Zimdahl, the Planning Board voted to schedule a Public Hearing for Site Plan Review and Special Use Permit for Application #19-10, on October 23, 2019 at 7:00 p.m.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Application #19-30 from the Aurora Free Library for renovation and excavation at 370 Main St (Tax Map #182.13—1-21)

Ms. Bianconi noted that the project requires a Special Use Permit for excavation greater than 30 cubic yards. Ms. Bianconi added that an SEAF was submitted and the project is a Type 2 action under SEQR, requiring no further environmental review.

On motion by Ms. Murphy, seconded by Ms. Sheradin, the Planning board voted to deem Application #19-30 complete.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Mr. Moolin described renovations to the former jail in the basement, repairing the front doors, renovating the floors in the reading room and children's room and waterproofing and backfilling along the south & west sides of the building.

Mr. Moolin noted that they received Library Construction Aid for the project and SHPO has been contacted as an involved agency.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to schedule a Public Hearing for Site Plan Review and Special Use Permit for Application #19-30 for October 23, 2019 at 7:00 p.m.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Adjournment: On motion by Ms. Foser, seconded by Mr. Zimdahl, the Planning Board voted to adjourn the meeting at 8:25 p.m.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk