

Planning Board January 22, 2020 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), Michele Murphy, Pam Sheradin

Absent: Zimdahl

Others Present

Village Officials: Clerk Ann Balloni, Code Enforcement Officer Patrick Doyle, ZBA Member Laura Holland, and Historian Dr. Linda Schwab

Applicant Representatives: Mike Bricco and Kevin McIntee

Local Residents: G. Alan Clugston and Jacci & Virgil Farlow

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

Public Hearing for Application #19-15 from Jim & Kim Kirkwood for a Special Use Permit for Excavation at 331 Main St (Tax Map #181.16-1-25)

Mr. Bricco gave a brief description of the project to replace footers and extend the back deck, which received prior approval, and construct a terrace, retaining wall, steps, and an attached platform to the dock along the shoreline. Re-grading is also planned. Mr. Bricco noted that all the soil for the project is from the property and will be re-used.

Ms. Bianconi noted that the dock platform requires an Area Variance from the ZBA and any approval for the platform is conditioned on the applicant receiving an Area Variance.

On motion by Murphy, seconded by Foser, the Planning Board voted to open the Public Hearing for Application #19-15 at 7:05 p.m.

AYES: Bianconi, Foser, Miller, Murphy, Sheradin

NAYS: None

Motion carried unanimously.

Public Comments: Ms. Bianconi read a letter of support from CJ Koepp & John Place (attached).

Dr. Linda Schwab: Dr. Schwab referenced the Village Master Plan while expressing concern for the removal of trees/vegetation by the applicant, noting that some of those removed were in the Village Right-of-Way and one of the trees was 200 years old. Dr. Schwab distributed a picture from 2016 of the public Right-of-Way to the Planning Board members (attached) to emphasize what was lost. Dr. Schwab did note that she has no objection to the drainage control plan.

On motion by Foser, seconded by Murphy, the Planning Board voted to close the public hearing for Application #19-15 at 7:10 p.m.

AYES: Bianconi, Foser, Miller, Murphy, Sheradin

NAYS: None

Motion carried unanimously.

Changes to the Agenda: No changes

Approval of Minutes: On motion by Sheradin, seconded by Miller, the Planning Board voted to approve the December 19, 2020 minutes.

AYES: Bianconi, Foser, Miller, Murphy, Sheradin

NAYS: None

Motion carried unanimously.

Announcements: Ms. Balloni informed the Board that the Annual Safety Training will be scheduled soon.

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

Old Business

Application #19-15 from Jim & Kim Kirkwood for a Special Use Permit for Excavation at 331 Main St (Tax Map #181.16-1-25)

Ms. Bianconi noted that a Sketch Plan Conference with the applicant was held on October 23, 2019. The applicant submitted a Short Environmental Assessment Form and Ms. Bianconi further noted that the project is a Type Two Action under the State Environmental Quality Review Act (SEQRA), requiring no further environmental review.

Officer Doyle explained that a revised Site Plan was received today, clarifying the information requested from he and Ms. Bianconi to complete the file.

On motion by Murphy, seconded by Foser, the Planning Board voted to deem Application #19-15 complete.

AYES: Bianconi, Foser, Miller, Murphy, Sheradin

NAYS: None

Motion carried unanimously.

Mr. Bricco and Mr. McIntee explained the building of the 4' retaining wall to decrease the grade down to the lake, along with 1830 sq ft of pavers and a 420 sq ft circle patio. Officer Doyle emphasized that the patio must be moved to comply with the Village 20' utility easement. Ms. Bianconi noted that the amended site plan to comply with the easement could be approved administratively by herself, DPW Superintendent, and the Village Engineer.

Mr. Bricco noted that the planned pavers for the patio may be replaced with grass, the fence and pool shown on previous site plans are removed on the revised plan but may come to the Board as a separate application in the future.

Ms. Bianconi reminded the applicant that documentation from the New York State Department of Environmental Conservation, approving the drainage plan is required as a condition of the resolution.

Ms. Foser questioned if there is a change to the carport underneath the deck that was previously approved. Mr. Bricco answered "no". Ms. Foser verified with the applicant that there will be no more soil brought on to the property. Ms. Foser then questioned the mitigation plan for replacing the trees that were removed from the Village Right-of-Way. Mr. Bricco responded that they are considering planting arborvitae along the ROW. Ms. Foser noted the attraction by deer to arborvitae, that the trees

removed were flowering trees and shaded the bench situated in the ROW by the lake. Ms. Foser further noted the run-off protection that the vegetation provided along the lake, that is no longer there.

The Planning Board reviewed the Special Use Permit criteria in section 901 and the Site Plan Checklist in section 903.C. of the Village Zoning Law and questioned the lighting for the patio and along the dock. Mr. Bricco responded that the lighting under the patio is night sky compliant and bollard lighting is planned for the dock.

Ms. Bianconi requested a construction sequence and Mr. Bricco submitted an updated plan for the file noting that the project began in March of 2019 and should be complete by October of 2020.

Ms. Foser questioned the hours of construction and Mr. Bricco replied "Monday-Friday, 7:30 a.m.-4:00 p.m." Mr. Bricco remarked that Officer Doyle will be notified of any deviation from the schedule.

**PB Resolution #20-01: Site Plan Review for Excavation and Improvements
to 331 Main St, Aurora, Tax Map Parcel No. 181.16-1-25
for Application #19-15 from Jim and Kim Kirkwood**

WHEREAS, the Village of Aurora Planning Board held a sketch plan conference with the applicant on October 23, 2019; and

WHEREAS, the Village of Aurora Planning Board deemed Application #19-15 from Jim and Kim Kirkwood complete at their January 22, 2020 meeting; and

WHEREAS, the Planning Board, on January 22, 2020, 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 January 22, 2020 meeting.

NOW THEREFORE BE IT RESOLVED: that the Planning Board approves the Site Plan prepared by MRB Group dated October 10, 2019 and revised January 22, 2020 and Special Use Permit for Application 19-15, on January 22, 2020, subject to the following:

1. Receipt of a Certificate of Appropriateness from the Village of Aurora Community Preservation Panel.
2. Final approval of utility and drainage plan by Village Engineer.
3. DEC approval of drainage plan.
4. Receipt of a revised site plan showing patio relocated outside of the Village sewer easement area and approval of revised plan by Village Engineer, Planning Board Chair and Superintendent of Public Works.
5. Proposed 12' x 20' dock addition will require review and determinations in accordance with the Village of Aurora Zoning Law.

FIRST: Pat Foser

SECOND: Thea Miller

AYES: Bianconi, Foser, Miller, Murphy and Sheradin

NAYS: None
Carried unanimously.

New Business: Ms. Bianconi distributed SEQR materials to the Board to review ahead of the January 29, 2020 special meeting.

Adjournment: On motion by Foser, seconded by Miller, the Planning Board voted to adjourn the meeting at 8:30 p.m.

AYES: Bianconi, Foser, Miller, and Murphy

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk