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DRAFT SCOPING OUTLINE

Draft Generic Environmental Impact Statement (DGEIS) Scoping Outline

The Inns of Aurora's potential development plans for 2020 and beyond

This Scoping Outline is intended to comply with 6 NYCRR 617.8 and to define the scope of information to be included in the Draft Generic Environmental Impact Statement (DGEIS), required by the Village of Aurora Planning Board, as Lead Agency pursuant to the State Environmental Quality Review Act ("SEQRA").

The proposed action subject to SEQRA is to assess the contemplated development of several buildings owned by the Inns of Aurora (IOA), located within the Village of Aurora and adjacent Town of Ledyard. The IOA has considered the following potential development, which will be assessed in conjunction with the properties currently developed and operated by the IOA:

- The IOA is considering the construction of an administrative and maintenance facility, potentially located at the Webster Barn property at the north end of the Village
- The IOA is considering the development of a year-round facility for weddings and larger events, potentially located at the north end of the Village
- The IOA is considering the demolition of the 441 Main Street if the administrative offices will be relocated

The IOA will also be assessing the existing uses of the properties currently owned and operated in the Village and the Town of Ledyard and will discuss any additional contemplated projects as the DGEIS is developed. Because there is an expectation that the Town of Aurora's Zoning Code will be subject to amendment at some point in the future, the purpose of the DGEIS will be to discuss existing potential contemplated uses by IOA in the future. The DGEIS will include a discussion of all listed topics to the level of detail outlined. Technical information and supporting documentation shall be provided as appendices.

I. COVER SHEET

A. This shall identify required information specified in SEQRA, Part 617.9(b)(3).

II. TABLE OF CONTENTS AND SUMMARY

A. The Table of Contents shall identify main topics with reference to page numbers.
B. The Summary section shall identify:

- A brief description of the Plan;
- Significant beneficial and adverse impacts;
- Mitigation measures proposed;
- Alternatives considered; and

- Regulatory requirements

III. DESCRIPTION OF THE PROPOSED ACTION

A. Background and History

This section will summarize all current properties owned by the Inns and its related entities, as well as the current usage for each of the properties in the Village of Aurora and adjacent Town of Ledyard. Those uses were set forth in the Summary Chart dated April 4, 2019 and attached as Exhibit A, which will be updated as necessary in this section. A map of all the properties owned by IOA and its related entities is attached as Exhibit B.

A description of each of these properties, including its size, location, current uses, and functional connectivity to the Village, and will be grouped as follows:

1. **Properties owned by the Inns with guest rooms:**

   Aurora Inn
   E.B. Morgan House
   Rowland House
   Wallcourt Hall
   Zabriskie House

2. **Properties owned by the Inns with commercial uses:**

   Aurora Inn and Village Market
   Fargo Bar & Grill
   Schoolhouse # 6
   Aurora Cooks
   Gratitude
   Jane Morgan's Little House / Odds & Ends
   Parking Lot A; and
   Parking Lot B.
   Bush (South) – Town of Ledyard

3. **Properties used for administrative and maintenance uses:**

   Taylor House barns
   441 Main Street
   Webster Barn
   Fargo Office Suite (2nd floor of Fargo Bar & Grill)

4. **Residential Parcels:**

   Leffingwell House
   Former Eldred property
   Wallcourt Cottage
   Former Van Duyne House
   Chimney Corners

5. **Vacant parcels:**

   Bush (North)
   457 Main Street
   459 Main Street
   Vacant Land off Sherwood Road
   Vacant Land off Cherry Avenue
   Railroad Strip of Land

6. **Undeveloped Parcels:**

   Old Stone Mill
   Webster Land

B. Description of the Contemplated Projects

Currently, the IOA's administrative, marketing, sales, facilities, grounds, housekeeping and food and beverage staff are housed between multiple locations. In order to improve the communication between the team members and provide adequate workspace, the Inns is contemplating a consolidation of those activities into a newly constructed administrative office and maintenance facility on the north end of the Village on vacant land with an address of 492 Main Street, Aurora, New York, on property known as the Webster Land and College Barn. This location may provide the Inns with enough land to build an appropriate structure, as well as sufficient parking to properly support these functions, staff members and visitors should it pursue the consolidation and the Village of Aurora Zoning Code is amended to allow such a use. If the IOA decides to consolidate its administrative and maintenance uses, the IOA is considering the demolition of 441 Main Street, which currently houses the administrative functions.

Over the years, the IOA has looked for an appropriate location for a year-round facility for weddings and other events, including property at the north end of the Village. As this use is not authorized by the current Zoning Code, the plans remain conceptual in nature, but this use, potentially in this area, will be discussed in the DGEIS. Because the areas that are under consideration for future IOA uses

are in the vicinity of the Webster Land and College Barn, the Draft GEIS will examine the relationship between the two, especially for parking for these uses, as well as parking for potential Village uses. By way of summary, the proposed project involves the following projects and properties:

- Administrative offices, maintenance facility and associated parking potentially on the Webster Property;
- Potential demolition of 441 Main Street; and
- Conceptual plans for a year-round facility.

A description of each of these properties, including its size, location, current and proposed uses, as well as the functional connectivity to the Village and other IOA uses and properties will be provided. An identification of the type and potential extent of development will be provided for those parcels that are proposed to be re-developed.

C. Project Purpose, Need and Benefit

This section shall identify the purpose, need and benefits of the Plan, both to the IOA and the Village of Aurora. The discussion will include potential social, economic and other benefits related to the proposed project.

D. Approvals

This section will include a discussion of how the contemplated projects comply or deviate from the current applicable permit and approval standards. This should include provision under the Village of Aurora Master Plan 2008; Village of Aurora Zoning Law; compliance with New York State Department of Transportation's requirements; Federal Emergency Management Agency regulations; and any other required approvals and/or permits. It is acknowledged that components of the proposed action are not allowed by the current Zoning Code and this process may be utilized for consideration of amendments to the current Zoning Code.

IV. ENVIRONMENTAL SETTING

The purpose of this chapter is to identify and present existing environmental and human conditions in the project area.

A. Land Use and Zoning

This section will present existing land use and zoning information for each of the IOA properties that are owned by the IOA, along with the other properties that are immediately adjacent. Information from existing reports, including the "Village of Aurora Zoning Law" and "Master Plan for the Village of Aurora, 2008" will be referenced and incorporated.

A description of applicable plans pertaining to the Village of Aurora will also be presented in this section, along with a description of the Village's stated goals to maintain its community character.

A description of the relative intensity of land uses in the Village, including residential, agricultural, open space and recreational resources will be provided.

B. Vehicular and Pedestrian Transportation

This section shall contain a description of the roadway and pedestrian access network within the vicinity of each parcel in terms of existing peak traffic volumes and associated Level of Service (LOS). Available traffic studies completed in the Village will also be reviewed and incorporated. Pedestrian safety concerns associated with the vehicular and pedestrian network will be identified.

C. Noise

This section will address existing conditions in the Village of Aurora, and anticipated noise impacts from proposed development, in consideration of the Village's Noise Ordinance.

D. Visual/Aesthetic Resources

This section will identify key vistas of Cayuga Lake within the Village. Photographs of the identified views will be presented with a key map will be provided.

E. Drainage/Water Resources

This section will identify watercourses that discharge to Cayuga Lake, as well as existing storm sewer system information and existing stormwater management systems available from the Village. This section will also discuss the existing conditions of Cayuga Lake in consideration of the presence of harmful algal blooms.

F. Cultural, Historic and Archeological Resources

The Village of Aurora is identified on the NY State Register as it has been identified as a historically sensitive area. This section will identify the key historical features, landmarks, and archeological resources in the Village. Buildings and/or features of local, state or national cultural historical significance will be identified.

G. Public Services/Utilities

This section will identify and describe the various public services, potable water and wastewater utility services within the Village of Aurora and Town of Ledyard, including any known limitations or challenges that they currently face in meeting their respective demands. This section will discuss the current distribution of public water in the Village.

H. **Threatened/Endangered Species and Ecological Resources**
This section will identify species listed as endangered, threatened, or species of special concern within the Village of Aurora. Predominant flora and fauna species and habitat within the Village will be identified.

V. ENVIRONMENTAL IMPACTS AND MITIGATION

This chapter will project future conditions resulting from the re-development of the various parcels identified in the Environmental Setting chapter. From this, potential impacts resulting from the implementation of the contemplated projects will be identified and presented. This chapter will also identify potential constraints and consequences associated with the development of the properties and set forth criteria, guidelines and thresholds under which future site development may be undertaken. Mitigation measures will be identified and discussed.

A. Land Use and Zoning

This section will identify the potential adverse and positive land-use related impacts resulting from the proposed action. Potential impacts on adjoining parcels will also be identified and assessed. In addition, the types of approvals that may be needed and/or changes to the current zoning will be reviewed.

This section will also include a discussion of the proposed project's consistency with the stated community plans and community character will be presented in this section. Design features that promote the projects consistency, along with mitigation measures (if needed) will also be discussed.

B. Vehicular and Pedestrian Transportation

An assessment of potential impacts on vehicular and pedestrian operations and patterns in the area based on the proposed action will be provided. Potential impacts to the roadway network, walkways, pedestrian safety and existing private and public easements will be identified along with commensurate mitigation measures.

C. Noise

The section will review any potential impacts that the noise created from construction and/or operation of the proposed development may have on the Village. Assuming significant impacts, mitigation measures and their potential need will also be addressed.

D. Visual/Aesthetic Resources

This section will identify potential visual impacts that may result from the implementation of the contemplated projects, including whether the various property developments could

adversely impact the views of Cayuga Lake from adjoining private and public properties. Design criteria and guidelines will be provided that are intended to preclude adverse impacts of views of Cayuga Lake.

E. Drainage/Water Resources

This section will identify any potential impact that the contemplated projects may have on on-site and downstream water resources. Potential mitigation measures and actions needed for the project components to remain in compliance with New York State and Cayuga County water resource programs/initiatives will also be presented. This section will also discuss the potential impacts of contemplated projects on harmful algal blooms in Cayuga Lake.

F. Cultural, Historic and Archeological Resources

A determination of potential effects on cultural, historic, archeological, and aesthetic resources will be made. Identify any conditions or restrictions that would hinder future development within the study. Identify the need, if any, for when further analysis may be needed.

G. Impacts on Public Services / Utilities

This section will provide an analysis of what impacts the contemplated plans will have on public services and utilities, such as sewer, potable water, school and fire districts, police and ambulance coverage, etc., as well as outline any appropriate mitigation programs.

H. Threatened/Endangered Species and Ecological Resources

The removal or destruction of large quantities of vegetation or fauna will be reviewed. Specifically, this section will address potential impacts from the anticipated development to species recognized as endangered, threatened, or species of special concern.

VI. ALTERNATIVES

The following alternative development scenarios will be analyzed and presented:

A. No action

B. Alternative Development Scenarios

An identification of various development scenarios and intensity of development for each property will be presented.

VII. UNAVOIDABLE ENVIRONMENTAL IMPACTS

This section should identify and provide a brief evaluation of those adverse impacts considered to be unavoidable and can reasonably be expected to occur.

VIII. CUMULATIVE IMPACTS

This section will assess the potential growth inducing and cumulative impacts that may reasonably be expected from the implementation of the contemplated plans.

IX. THRESHOLDS AND GUIDELINES FOR FUTURE ENVIRONMENTAL REVIEW AND/OR APPROVALS

This section will identify the various thresholds and guidelines for which future IOA projects may be undertaken without requiring additional SEQRA review and compliance. Furthermore, this section will also identify any potential that future proposed actions may have for triggering further development in terms of increasing the demand for support facilities and/or infrastructure improvements.

EXHIBIT A

SUMMARY OF PROPERTIES OWNED BY INNS OF AURORA, LLC*
IN THE VILLAGE OF AURORA

PROPERTY	ADDRESS	TAX ID	BUILDING SQ. FT.[1]	TOTAL ACREAGE	CURRENT USE	PROPOSED USE
Aurora Inn & Village Market	391 Main St. 385 Main St.	181.16-1-11.1	30,950	0.61	Hotel and Restaurant Market	
Fargo Bar and Grill	384 Main St.	181.16-1-10	4,875	0.16	Restaurant / Tavern	
Gratitude Building	379 Main St.	181.16-1-14.1	1,512	0.01	Unoccupied	Working to get a Taste NY license to sell NYS wine, beer, and products
Schoolhouse #6	371 S. Main St.	181.16-1-17	9,946	0.19	Tenants: Vintage Lighting and Aurora Historical Society, and used by Inns of Aurora for IOA programming including yoga, massage, painting classes, tea blending classes, etc.	
Old Stone Mill	Main St.	181.16-1-13.1	N/A	1.00	Stone mill	
Parking Lot A	381 Main St.	181.16-1-14	N/A	0.14	Parking lot	
Parking Lot B (Mead Lot)	Main St.	181.16-1-15	N/A	0.11	Parking lot for Schoolhouse Building	
Taylor House	396 Main St.	181.16-1-7	11,020	3.70	IOA administrative offices	Proposed Retreat Center
Jane Morgan's Little House Odd & Ends	378 Main St.	181.16-1-9.12	2,500 300	0.34	Tenant: Jane Morgan's Little House on 1st floor; Aurora Interiors (part of IOA) on second floor	Potential commercial business in Odd & Ends Building
EB Morgan House	431 Main St.	182.12-1-10	10,717	2.40	Guest House	
Rowland House	453 Main St.	181.12-1-8	14,418	2.00	Guest House	
	457 Main St.	181.12-1-7.1	N/A	0.30	Vacant Property	
	459 Main St.	181.12-1-7.2	N/A	0.51	Vacant Property	
Wallcourt	38 Lafayette St.	Suffix Parcel: 181.16-1-7.-1 (Wallcourt)	10,216	0.01	Guest House	
Zabriskie House	418 Main St.	181.12-1-13	12,085	1.40	Guest House	
Leffingwell House	342 Main St.	182.13-1-24.21	7,092	4.44	Restored home for private residential use.	
Aurora Cooks!	283 Main St.	182.17-1-4.1	2,688	0.15	Production Bakery for all IOA operations and Demonstration Kitchen for IOA	

[1]Building square footage includes all of building (basement), porches/desks, barns, garages and sheds.

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IN THE VILLAGE OF AURORA

PROPERTY	ADDRESS	TAX ID	BUILDING SQ. FT.[1]	TOTAL ACREAGE	CURRENT USE	PROPOSED USE
Webster Land and College Barn	492 Main St.	181.12-1-30.111	3,309	47.5	Vacant Barn	Proposed location for new maintenance facility AND administrative offices; barn to be reserved for future commercial use
Former Eldred property	491 Main St.	181.12-1-3.1	2,150	2.60	Single Family Residential	Potential location for year-round events
Zabriskie Cottage	441 Main St.	181.12-1-9	5,668	0.95	Used for Inns offices.	Demolish
Bush (North)	Sherwood Rd.	182.09-1-1.1	N/A	24.70	Vacant property	A portion will be provided to the Village of Aurora in an Option to Purchase
Railroad Strip of Land	Off Lafayette St.	181.16-1-1.2	N/A	0.28	Vacant	
Vacant parcel	Off Sherwood Rd.	182.09-1-23.1	N/A	17.40	Vacant	
Vacant parcel	Off Cherry Ave.	182.13-1-23.11	N/A	1.1	Vacant	
Wallcourt Cottage	1 Orchard Lane	182.13-1-1	2,422	0.42	Vacant Residential	Currently working to get this property ready to lease by Fall 2019
Former Van Duyne House	44 Court St.	182.09-1-26	2,244	1.00	Used to house seasonal IOA externs from the Culinary Institute of America (CIA)	
Chimney Corners	348 Main St.	182.13-1-24.114	2,416	1.87	Vacant uninhabitable home.	Will be restored, moved or demolished once the flooding issue is resolved
Bush (South)	700 Sherwood Rd. Ledyard (South)	182.00-1-21.113	11,364 21,000	235.50	Farmhouse Spa	

*Includes all related entities.