

**Planning Board June 24, 2020 Public Hearing and Regular Meeting Minutes**

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

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

**Absent:** Michele Murphy

**Others Present:** Clerk Ann Balloni, Mike Bricco, Laura Holland, Michelle Miller, and Stan Zabriskie

**Public Hearing**

**Application #20-02 from Stan Zabriskie for a subdivision at 590 Main St (Tax Map #181.08-1-5)**

On motion by Ms. Sheradin, seconded by Mr. Zimdahl, the Planning Board voted to open the Public Hearing for Application #20-02 at 7:00 p.m.

AYES: Bianconi, Foser, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

**Public Comment:** None

On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to close the Public Hearing for Application #20-02 at 7:05 p.m.

AYES: Bianconi, Foser, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Ms. Bianconi called the regular meeting to order at 7:06 p.m.

**Changes to the Agenda:** No changes

**Approval of Minutes:** On motion by Mr. Zimdahl, seconded by Ms. Sheradin, the Planning Board voted to approve the February 26, 2020 minutes.

AYES: Bianconi, Foser, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

**Announcements:** Ms. Balloni reiterated that due to the pandemic, meetings should be limited to issues requiring a vote and any discussion not requiring a vote should be conducted via email and attached to that month's meeting minutes. Additionally, visitor comments are no longer allowed except during public hearings.

**Old Business**

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

Mr. Bricco (Mr. Kirkwood's contractor) explained the New York State Department of Environmental Conservation (NYSDEC) concerns with his previous plan to build a platform connected to the dock on the shoreline. NYSDEC requires that the structure be above the mean high-water mark and the plan did not comply with those regulations.

The revised plans include rebuilding that section of the seawall to the east with steps leading to a deck above the mean high-water mark. The NYSDEC has given verbal approval but the applicant has not received anything in writing at the time of the meeting. The deck will lead to the dock but will not be connected.

Ms. Bianconi confirmed with Mr. Bricco that the pilings installed for the platform no longer being built will be removed per the Code Enforcement Officer's instructions.

Ms. Foser questioned lighting on the deck and Mr. Bricco replied that the steps will have down lighting for safety.

The Planning Board reviewed the Site Plan checklist in section 903 of the Village Zoning Law and had no concerns.

On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to approve the revisions to Application #19-15, contingent upon removal of the platform pilings, written NYSDEC approval and Community Preservation Panel approval.

AYES: Bianconi, Foser, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

### **New Business**

#### **Application #20-02 from Stan Zabriskie for a subdivision at 590 Main St (Tax Map #181.08-1-5)**

Mr. Zabriskie explained that he is subdividing the west side of his property from the east side. DPW Superintendent, Kurt Wilmot, confirmed at a Sketch Plan Conference on February 26, 2020 that water and sewer will be difficult to extend to the west side property.

Ms. Bianconi noted that the applicant completed a Short Environmental Assessment Form (SEAF) and that the project is a Type 2 Action under the State environmental Quality Review Act (SEQRA) and requires no further environmental review.

Ms. Bianconi further noted that the applicant submitted a current survey of the property.

On motion by Ms. Foser, seconded by Mr. Zimdahl, the Planning Board voted to deem Application #20-02 complete.

AYES: Bianconi, Foser, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

On motion by Ms. Foser, seconded by Mr. Zimdahl, the Planning Board voted to approve Application #20-02 as submitted.

AYES: Bianconi, Foser, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Ms. Bianconi instructed the applicant to supply 4 copies of the survey for her signature and the applicant agreed.

**Adjournment:** On motion by Ms. Sheradin, seconded by Ms. Foser, the Planning Board voted to adjourn the meeting at 7:15 p.m.

AYES: Bianconi, Foser, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk