

## **Planning Board September 23, 2020 Meeting Minutes**

The meeting was held at the Aurora Firehouse meeting room at 6:00 pm

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

### **Others Present**

**Village Officials:** Clerk Ann Balloni, Mayor Bonnie Apgar Bennett, Attorney Tom Blair, Esq and ZBA member Laura Holland

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

**LaBella Associates:** Kathy Spencer

**Call to Order:** Ms. Bianconi called the meeting to order at 6:00 pm and reminded those present that there is no public comment.

**Changes to the Agenda:** No changes

**Approval of Minutes:** On motion by Ms. Murphy, seconded by Ms. Foser, the Planning Board voted to approve the August 26, 2020 minutes.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

**Announcements:** Ms. Balloni read Thea Miller's letter of resignation from the Planning Board (alternate). Ms. Miller was elected to the Village Board of Trustees.

### **Old Business**

#### **Inns of Aurora Generic Environmental Impact Statement**

Kathy Spencer from LaBella Associates gave a synopsis of the GEIS process thus far. The Generic Environmental Impact Statement was triggered by an application submitted by the Inns of Aurora (IOA) for construction of a maintenance building accompanied by a chart of their properties and plans for each. Ms. Spencer noted that a "generic" statement differs from a typical Environmental Impact Statement (EIS) by reviewing the long term, cumulative impacts of all the properties as they interact with each other. A EIS looks at one, specific project.

Ms. Spencer circulated a final scoping document (attached) to the Planning Board members. The document details the information that the Village is expecting from the Inns of Aurora, demonstrating the efforts of the Inns of Aurora properties on the village and to guide the village in updating the Village Master Plan and Zoning Law. The Planning Board members reviewed the document ahead of the meeting and discussed the following with Ms. Spencer:

Sections I and II: no comment

Section III: Members questioned the accuracy of the Inns of Aurora chart, noting that there have been changes since the document was first submitted in April 2019. Ms. Spencer noted that it is the IOA's

responsibility to update the uses for their properties when they submit their final plans for Planning Board review.

Ms. Murphy questioned the IOA Right of First Refusal on Wells College properties. Mr. Blair answered that only properties currently owned by the IOA are included in the scope.

Ms. Foser requested that the tax abatements currently in place for Rowland House and Zabriskie House be included as part of the economic effect on the village (Section III.C).

Section IV: Ms. Bianconi questioned if an updated traffic study is needed. BME conducted a traffic study in 2014 and there have been many changes since then. Mr. Blair and Ms. Spencer responded that updating the traffic study is expensive and though the GEIS will address traffic issues, it will be in a more specific way than a comprehensive study.

Ms. Foser referenced IV.D, Visual Aesthetic Resources, specifically noting the iconic view between the Aurora Inn and Cayuga Lake National Bank, which is now obscured by a permanent tent. The Planning Board agreed that the views should be addressed.

Section V: Ms. Foser questioned the short-term rental overflow from IOA events (V.A.1). Ms. Spencer responded that the IOA can provide their information, not address the village short term rental issue.

Ms. Sheradin confirmed that the impact the IOA have on fire/ambulance/police response will be addressed (V.G.)

Mr. Zimdahl questioned who crunches the numbers and Ms. Spencer replied that the IOA provide that information but the Planning Board can respond and negotiate, as needed.

The Planning Board discussed golf carts and bicycles on sidewalks and NYSDOT regulations (V.B.5)

Ms. Bianconi noted that, along with being a scenic byway, Cayuga Lake is a public way as it is a "navigable waterway"(V.D.)

Mr. Blair remarked that the IOA may need assistance from the NYSDOT to address storm water and drainage issues (V.E.).

Mr. Blair noted that a supplemental GEIS may be necessary down the road if more details emerge on forthcoming projects.

Mr. Zimdahl questioned if the Planning Board has approval of the GEIS. Mr. Blair responded that the Planning Board will determine if the document is complete, accept it to release for public comment, then the Planning Board will respond and circulate the statement of findings.

Ms. Murphy questioned if there is an expiration date and Ms. Spencer replied that it is a work in progress with no specific deadline.

On motion by Mr. Zimdahl, seconded by Ms. Murphy, the Planning Board voted to approve the final scope outline with the changes made tonight and authorized Ms. Spencer to disseminate to the Inns of Aurora for circulation.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl  
NAYS: None  
Motion carried unanimously.

**New Business:** No New Business was discussed.

**Adjournment:** On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to adjourn the meeting at 7:35 pm.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl  
NAYS: None  
Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk