

Planning Board January 27, 2021 Meeting Minutes

The meeting was held via Zoom, due to the pandemic, at 7:00 pm

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

Others Present: Clerk Ann Balloni and an unknown person identified as “Manager”

Inns of Aurora: Sue Edinger and Matt Stevenson

Anchor Welding: Kristy & Preston Garretson

Call to Order: Ms. Bianconi called the meeting to order at 7:02 pm.

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 November 23, 2020 minutes.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Announcements

- Village Code Enforcement Officer, John Greer, submitted his resignation.
- Kathy Spencer from LaBella Planners is reviewing the Draft Generic Environmental Impact Statement (DGEIS), submitted by the Inns of Aurora.
- The Village Board of Trustees introduced a Local Law for a temporary moratorium on non-residential building permits. Chairperson Bianconi personally submitted a letter in favor of the moratorium and the Board agreed for Ms. Bianconi to submit a letter in favor of the moratorium on behalf of the Planning Board, as well.

Old Business: No Old Business was discussed.

New Business

Application #20-20 from Randi and Steve Zabriskie for a dock and boat hoist at 349 Main St (Tax Map #181.16-1-23.1)

Ms. Garretson confirmed that she is authorized to speak on behalf of the Zabriskie's.

Ms. Bianconi noted that the project is a Type 2 Action under SEQRA, requiring no further environmental review. Ms. Bianconi added that the application received an Area Variance from the Zoning Board of Appeals (ZBA) and is being reviewed by the Community Preservation Panel (CPP) at their next meeting.

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

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Ms. Garretson described a 90' x 6' foot dock with a terminus platform, 16' x 15', and a 36' x 14' boat hoist. The application meets all Army Corps Regulations and is similar to a dock they constructed at 331 Main St, but smaller. Ms. Garretson added that the dock is not visible from Main St due to the drop-off from street level to the lake on the property.

Ms. Foser questioned a boat "hoist" or "house". Ms. Garretson replied that it is an open pile covered boat slip.

Mr. Zimdahl questioned the material and Ms. Garretson replied that it is galvanized steel.

Mr. Zimdahl questioned if there was any objection from the neighbors and Ms. Bianconi responded that a letter was submitted to the ZBA at their Public Hearing and is included in the file. It was noted that the objection was to the dock itself, which meets State/Local regulations, not the extended platform that required a variance.

Ms. Bianconi noted that the project does not interfere with water/sewer lines.

Ms. Bianconi referenced the dock regulations in section 405 of the Village Zoning Law and the Site Plan Checklist in section 903 and the Planning Board had no questions or concerns.

On motion by Ms. Sheradin, seconded by Mr. Zimdahl, the Planning Board voted to approve Application #20-20 as submitted, contingent on CPP approval.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

#20-24 from the Inns of Aurora for hiking trails in the village (Tax Map #181.12-1-30.111, 182.09-1-1.1, 182.09-1-23.1)

Ms. Bianconi explained that the review is retroactive as the hiking trails, including accessory structures and some of the signs, were constructed in spring/summer of 2020.

Ms. Bianconi noted that the project is a Type 2 Action under SEQRA, requiring no further environmental review.

On motion by Ms. Foser, seconded by Mr. Zimdahl, the Planning Board voted to deem Application #20-26 complete.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Ms. Edinger remarked that she was unaware that hiking trails required a permit and noted that the Village Code Enforcement Officer at the time was also unaware.

Trail heads in the village are located behind the Webster Barn at 492 Main St and at the top of Cherry Ave. There is a kiosk with a map and trail information at the Webster Barn entrance and a sign/map is

proposed at the Cherry Ave entrance. Two bridges are located within the village, as well. Per the Village Zoning Law, section 405.P.1., the kiosk and the bridges are accessory structures requiring Site Plan Review.

Prior to his resignation, Village Code Enforcement Officer, John Greer, instructed the applicant to construct handrails and under supports for the bridges constructed with “weather resistant hardware”.

There are 6 parking places for Inns of Aurora guests behind the Webster Barn and no parking proposed on Cherry Ave as the Village has jurisdiction.

No lighting is proposed, per the applicant.

Ms. Foser questioned if vegetative buffers are planned along the trail that runs between 65 Cherry Ave and Oak Glen Cemetery. Anne Brodie and Jeri Vargo, 65 Cherry Ave, submitted an email (attached) requesting some type of screening as their property is easily seen from the trail. The applicant will consult with the property owners on installing appropriate buffers, per section 504 of the Village Zoning Law, referenced by Ms. Bianconi.

Ms. Murphy questioned if removal of trees and hedgerows to create the trails resulted in increased run-off heading west down the hill. The Brooks/Cooper family, 54 Cherry Ave, submitted an email with pictures (attached) documenting flooding in their yard from April 2020. Mr. Stevenson replied that he did not begin construction of the trails until the end of May 2020 so it could not have been the cause of the flooding at 54 Cherry Ave.

Ms. Sheradin expressed concern that from the Village boundary on Sherwood Road to the trail head across from the spa there is no sidewalk on a 55mph road. There is also no sidewalk on Cherry Ave, east of Court, though there is minimal traffic on the dead-end street. Ms. Edinger responded that they encourage their guests to access the trail either behind the Webster Barn or Cherry Ave, not walking up Sherwood Road.

Resolution 21-01

The **VILLAGE PLANNING BOARD OF THE VILLAGE OF AURORA** (“Planning Board”), in the County of Cayuga, State of New York, met for their regular meeting, via Zoom due to the Coronavirus pandemic, on the 27th day of January 2021, at approximately 7:00 p.m. The meeting was called to order by Chairwoman Pat Bianconi, and the board attendance was noted as follows:

Patricia Bianconi	Chair	Present
Pat Foser	Member	Present
Michele Murphy	Member	Present
Pam Sheradin	Member	Present
Frank Zimdahl	Member	Present

WHEREAS, per the Village of Aurora Zoning Law Table of Uses section 405.36, hiking trails require a permit and Site Plan Review; and

WHEREAS, an application was made on October 19, 2020, to the Planning Board by the Inns of Aurora, LLC (the "Applicant") for hiking trails constructed in the spring/summer of 2020 through Inns of Aurora

property within the Village (also identified as Tax Map Nos. 181.12-1-30.111 and 182.09-1-1.1 and 182.09-1-23.1 (the “Properties”), including signs and accessory structures; and

WHEREAS, the proposed Project is in the Residential and Agricultural/Residential Zoning Districts in the Village of Aurora; and

WHEREAS, the Applicant has submitted a zoning permit application and initial site plan application dated October 19, 2020, with the initial site plan application being later modified and amended on December 3, 2020, January 22, 2021, and resulting in final site plan(s) revisions dated January 27, 2021; and

WHEREAS, said Application was deemed complete by the Planning Board on January 27, 2021; and

WHEREAS, the project is a Type 2 Action under the State Environmental Quality Review Act (SEQRA) requiring no environmental review; and

WHEREAS, during the Planning Board regular meeting on January 27, 2021 the Planning Board reviewed the Applicant’s site plan application for the Project, retroactively;

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Planning Board Member Zimdahl and seconded by Planning Board Member Sheradin, and after an affirmative vote of a majority of the Members present, as is recorded below, the Village of Aurora Planning Board hereby approves the Final Site Plan(s), last dated January 27, 2021, as submitted by the Applicant, Inns of Aurora, LLC, subject to the following conditions:

A. Before the issuance of a building permit, the following conditions shall apply:

1. Receipt of a Certificate of Appropriateness from the Community Preservation Panel
2. Applicant agrees to installing buffers along any boundary of a hiking trail that abuts Village private property, in consultation with said property owners.

B. After the issuance of a building permit the following conditions shall apply:

1. Any additional signage not previously shown on plans submitted as part of Applicant’s site plan review application shall be presented to the Village Code Enforcement Officer, or other designated Enforcement Officer, for consideration and processing as a separate and distinct sign package application.
2. The Applicant adheres to the building code requirements for the bridges, referenced in Village Code Enforcement Officer John Greer’s letter to the Applicant dated January 7, 2021.
3. Any existing or required vegetative buffers shall be maintained as healthy and natural, non-invasive vegetation designed to provide both visual and sound buffering. Emphasis shall be placed upon solid cover barriers, such as hedges and offset rows of evergreen trees, or densely placed deciduous trees with variable heights and interspersed with evergreens or other plants as provided for such cover. Buffers shall be properly maintained and any dead, diseased, or dying trees or plants shall be promptly replaced, and any tree or plants that, whether singularly

or in combination, due to lack of growth, death, recession, disease, or other cause, cease to function as buffers shall be replaced in a manner as promotes the goal of such buffer.

All references to "Applicant" shall include the Applicant's successors and assigns.

The adoption of the foregoing resolution was moved by Planning Board Member Zimdahl and seconded by Planning Board Member Sheradin, and duly put to vote, which resulted as follows:

Roll-Call Vote:

Pat Bianconi, Chair	YES
Pat Foser	YES
Michele Murphy	YES
Pam Sheradin	YES
Frank Zimdahl	YES

Vote carried 5-0

#20-26 from Bill Clark for a dock extension at 531 Main St (Tax Map #181.08-1-12)

Ms. Bianconi noted that the project is a Type 2 Action under SEQRA, requiring no further environmental review.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to deem Application #20-26 complete.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Mr. Clark has a 4' wide dock and is proposing adding 2' on either side at the terminus for safety reasons. The project meets the dock requirements in the Village Zoning Law and the Planning Board members did not have any questions or concerns.

On motion by Ms. Murphy, seconded by Mr. Zimdahl, the Planning Board voted to approve Application #20-26 as submitted.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Adjournment: On motion by Ms. Sheradin, seconded by Ms. Foser, the Planning Board voted to adjourn the meeting at 8:25 pm.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk

