

**DRAFT**

**Planning Board October 27, 2021 Meeting Minutes**

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

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

**Absent:** Frank Zimdahl

**Others Present**

**Village Officials:** Clerk Ann Balloni

**Members of the Public:** Robin Driskel, Brian Fitzgerald (by phone), John & Sara Miller, and Todd Zwigard

**Call to Order:** Ms. Bianconi called the meeting to order at 7:00 p.m.

**Changes to the Agenda:** The Sketch Plan Conference with Laura Holland and Jay O’Hearn is postponed.

**Approval of Minutes:** On motion by Murphy, seconded by Sheradin, the Planning Board voted to approve the August 25, 2021 minutes.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

ABSENT: Zimdahl

Motion carried unanimously.

**Announcements:** Ms. Bianconi read letters and responses (attached) from Inns of Aurora General Manager, Sue Edinger, responding to a request for an update on the Generic Environmental Impact Statement (GEIS), and customers of Jane Morgan’s Little House lamenting the loss of the Aurora business.

Ms. Bianconi noted that the Village Attorney, Tom Blair, recommended that the Mayor, a Village Trustee, and Ms. Bianconi schedule a meeting with Ms. Edinger to discuss the GEIS, as well as Application #20-19 from the Inns of Aurora to construct a permanent tent, expand the kitchen and add bathrooms to the Inns of Aurora, which was recently put on hold by Ms. Edinger.

Ms. Bianconi informed the Planning Board that the Board of Trustees scheduled a public hearing to extend the moratorium law for Thursday, October 28, 2021 at 6:00p.m., via Zoom. The Planning Board authorized Ms. Bianconi to draft a letter in support of extending the moratorium to be read at the public hearing.

Ms. Bianconi noted that the November 24 regular Planning Board meeting is the night before Thanksgiving. All members agreed to move the meeting to Monday, November 29, 2021 at 7:00 p.m.

**Old Business:** No Old Business was discussed

**New Business**

**Sketch Plan Conference: Application #21-32 from Brian Fitzgerald for a new house at 563 Main St (Tax Map #181.08-1-6.1)**

Mr. Fitzgerald joined the meeting via phone and described a single family, 3-bedroom house, barn and garage complex all connected with a u-shape courtyard in the middle. Mr. Fitzgerald remarked that he reviewed other housing styles within the village when designing his home and positioned it on the property to be as unobtrusive as possible. Mr. Fitzgerald confirmed that the former railroad land is part of his property and that he has a sewer connection easement with the property to the south.

Mr. Fitzgerald questioned what is still needed to complete his application. Ms. Bianconi advised referring to the Site Plan Check List in section 903 of the Village Zoning Law, which lists everything that the Planning Board will review, emphasizing that a grading, drainage & stormwater plan is essential. Ms. Bianconi further noted that a Short Environmental Assessment Form is needed for the file for the State Environmental Quality Review (SEQR).

Ms. Sheradin questioned if the height of the barn noted on the drawings is from the original land and Mr. Fitzgerald replied that, yes, it is measured from the existing grade of the property.

Ms. Foser questioned the plan for landscaping and if trees will be removed. Mr. Fitzgerald replied that he is only removing dead trees and his goal is to make it look as if the house has always been there. Ms. Foser recommended consulting the New York State Department of Environmental Conservation website for lakeshore landscaping ideas to help protect the lake from run-off.

Ms. Bianconi referred to a letter (attached) from the Village Historian, Dr. Linda Schwab. Dr. Schwab notes the proximity of the proposed new construction to local archeological sites and requests that the area be staked out and surveyed for potential artifacts, with permission from Mr. Fitzgerald. Ms. Bianconi noted that documentation on archeological sites is included with Mr. Fitzgerald's Short Environmental Assessment Form (SEAF, attached) and Mr. Fitzgerald indicated that he is willing to discuss with Dr. Schwab.

On motion by Murphy, seconded by Sheradin, the Planning Board voted to schedule a public hearing for a Special Use Permit for excavation for Application #21-32 on Monday, November 29, 2021 at 7:00 p.m.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

ABSENT: Zimdahl

Motion carried unanimously.

**Sketch Plan Conference: Application #21-41 from John & Sara Miller for an addition, unattached garage, and a fence at 448 Main St (Tax Map #181.12-1-23)**

Architect, Todd Zwigard, submitted plans on behalf of the owners, John & Sara Miller. Mr. Zwigard emphasized that the project meets all setback and regulation requirements per the Village Zoning Law.

Mr. Miller commented that the addition is for an expanded kitchen and laundry area, noting that the previous owners never had a washer or dryer. A fence and hedge are planned for privacy as the Miller's project includes an outdoor hot tub.

Mr. Miller added that the neighboring houses to the east and south are inches from the property line and that the chimney on the house to the south is actually on the Miller's property. Mr. Miller mentions this to note the care they took in the placement of the proposed garage with respect to the neighbors.

Ms. Bianconi advised Mr. Zwigard to refer to section 903 in the Village Zoning Law, Site Plan Checklist, when filing the final site plan.

Ms. Bianconi noted that the Village Code Enforcement Officer will determine if the amount of excavation required triggers a Special Use Permit and public hearing. Given the upcoming holidays and scheduling conflicts, Ms. Bianconi recommended that the Planning Board schedule a tentative public hearing for Application #21-41.

On motion by Foser, seconded by Murphy, the Planning Board voted to schedule a public hearing for a Special Use Permit for excavation for Application #21-41 on Monday, November 29, 2021 at 7:00 p.m.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

ABSENT: Zimdahl

Motion carried unanimously.

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

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

ABSENT: Zimdahl

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk