

Planning Board March 23, 2022 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, Michele Murphy, and Pam Sheradin

Absent: Frank Zimdahl

Others Present: Clerk Ann Balloni and local resident Martin Wisniewski. Kathy Wray attended via phone.

Public Hearing

Application #22-03 from Kathy & Rick Wray for a Special Use Permit for excavation for a swimming pool at 33 Wells Road (Tax Map #182.17-1-46)

On motion by Foser, seconded by Murphy, the Planning Board voted to open the public hearing for Application #22-03 at 7:01 p.m.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

ABSENT: Zimdahl

Motion carried unanimously.

Public Comment

Ms. Bianconi read a letter from Sharon Wailes expressing no objections to the project.

Martin Wisniewski: Mr. Wisniewski had no objections but questioned what is considered “appropriate objections”. Mr. Wisniewsky also inquired about the setbacks and which neighbors were notified.

On motion by Murphy, seconded by Foser, the Planning Board voted to close the public hearing for Application #22-03 at 7:02 p.m.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

ABSENT: Zimdahl

Motion carried unanimously.

Call to Order: Ms. Bianconi called the regular meeting to order at 7:03 p.m.

Changes to the Agenda: No changes

Approval of Minutes: On motion by Foser, seconded by Sheradin, the Planning Board voted to approve the February 23, 2022 minutes.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

ABSENT: Zimdahl

Motion carried unanimously.

Announcements: The April Planning Board meeting is moved to April 20 to accommodate the Village Board having to reschedule to April 27.

Visitor Welcome: Ms. Bianconi welcomed all visitors and there were no comments.

Old Business: No Old Business was discussed.

New Business

Application #22-03 from Kathy & Rick Wray for a Special Use Permit for excavation for a swimming pool at 33 Wells Road (Tax Map #182.17-1-46)

Ms. Bianconi noted that the project is a Type 2 Action under the New York State Environmental Quality Review Act (SEQRA) requiring no further environmental review.

Ms. Wray described a 12' x 25' "sport pool" with a depth of 4'8". The pool will be enclosed by a secure fence, surrounded by a privet hedge.

Ms. Wray noted that she included a 5' fence with her application, but it did not meet NY State safety code regulations. Ms. Wray submitted an alternate, NY State compliant fence but it is only available in 4' or 4' 6" heights and village code requires 5'. The Planning Board preference is the 4'6" fence, if 5' is not an option, but asked Ms. Wray to consider looking elsewhere for a 5' fence that meets NY State safety requirements.

The Planning Board reviewed Special Use Permit section 405.A.5. and noted that Application #22-03 meets all setback requirements

The Planning Board reviewed section 901, site plan checklist, and confirmed the following:

- The dirt from the excavation will remain on the property, with a silt fence in place
- There is no additional lighting planned for the pool area
- Hours of the excavation are limited to Monday-Friday from 8:00 a.m. to 6:00 p.m.

Ms. Wray was advised to contact the Village DPW when she plans to fill the pool.

On motion by Murphy, seconded by Sheradin, the Planning Board voted to approve Application #22-03 as submitted and issue a Special Use Permit for the excavation.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

ABSENT: Zimdahl

Motion carried unanimously.

The Planning Board authorized Ms. Bianconi to draft a letter to Ms. Wray requesting that she research a 5' high code compliant fence.

Adjournment: On motion by Sheradin, seconded by Foser, the Planning Board voted to adjourn the meeting at 7:55 p.m.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

ABSENT: Zimdahl

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk