

Planning Board August 10, 2022 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: Tee-Ann Hunter

Others Present

Village Officials: Clerk Ann Balloni, Code/Zoning Officer Dan Green, and ZBA member Laura Holland

Members of the Public: Kathleen Connelly, Milene & Ron Morfei, and John Wendler

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

Changes to the Agenda: No changes

Approval of Minutes: On motion by Sheradin, seconded by Murphy, the Planning Board voted to approve the May 25, 2022 minutes.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

ABSENT: Hunter

Motion carried.

Announcements: Ms. Bianconi noted that the County Planning August 17 training is full. Anyone who registered and cannot attend, please contact the county as they have a waiting list.

Old Business: No Old Business was discussed

New Business

Application #22-24 from Michael Sonnenstein for renovations at 353 Main St (Tax Map #181.16-1-21)

Mr. Sonnenstein’s architect, Kathleen Connelly, presented plans to bring the cottage up to code, add a patio, and regrade down to the lake for safer access.

Ms. Bianconi noted that the project is a Type 2 Action under the State Environmental Quality Review Act, requiring no further review, but requested a copy of Part 1 of the Short Environmental Assessment Form as part of the record. Ms. Connelly agreed.

On motion by Foser, seconded by Sheradin, the Planning Board voted to deem Application #22-24 substantially complete.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

ABSENT: Hunter

Motion carried.

Ms. Bianconi further noted that Application #22-24 received a Certificate of Appropriateness from the Community Preservation Panel on August 3, 2022.

Ms. Connelly explained that fill will be brought in, less than 25 cubic yards, to create a more “gentle slope” to the lakeshore and smooth out an existing dip in the former railroad bed. Ms. Connelly noted that the Community

Preservation Panel requested that the patio be lowered 7" from the cottage for safer egress. The patio will be constructed of stone pavers or brick to match the north sidewalk.

When questioned by the Planning Board, per the site plan check list, Ms. Connelly confirmed that the grading and drainage will flow to an existing culvert and a silt fence is mandatory during construction. Additionally, any lighting will be night sky compliant, and the new dormers are at the same height as the roof line.

On motion by Murphy, seconded by Sheradin, the Planning Board voted to approve Application #22-24 as submitted.
AYES: Bianconi, Foser, Murphy, and Sheradin
NAYS: None
ABSENT: Hunter
Motion carried.

Application #22-27 from John Wendler for a geothermal system at 270 Main St (Tax Map #182.17-1-41.1)

Ms. Bianconi noted that the project is a Type 2 Action under the State Environmental Quality Review Act, requiring no further review.

On motion by Foser, seconded by Sheradin, the Planning Board voted to deem Application #22-27 substantially complete.
AYES: Bianconi, Foser, Murphy, and Sheradin
NAYS: None
ABSENT: Hunter
Motion carried.

Mr. Wendler submitted a plan for four trenches, approximately 6' deep, for installation of a horizontal, closed loop geothermal system. The Village DPW confirmed that the system will not interfere with village utility lines and advised the applicant to contact Adam Van Horn at the start of the project.

On motion by Murphy, seconded by Sheradin, the Planning Board voted to approve Application #22-27 as submitted.
AYES: Bianconi, Foser, Murphy, and Sheradin
NAYS: None
ABSENT: Hunter
Motion carried.

Adjournment: On motion by Foser, seconded by Sheradin, the Planning Board voted to adjourn the meeting at 7:40 p.m.
AYES: Bianconi, Foser, Murphy, and Sheradin
NAYS: None
ABSENT: Hunter
Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk