

### **Planning Board September 14, 2022, Meeting Minutes**

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

**Present:** Chairperson Pat Bianconi, Pat Foser, Tee-Ann Hunter, and Michele Murphy

**Absent:** Pam Sheradin

#### **Others Present**

**Village Officials:** Clerk Ann Balloni and ZBA member Laura Holland,

**Members of the public:** Jaci & Virgil Farlow and Michael Sonnenstein (via phone)

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

**Changes to the Agenda:** No changes.

**Approval of Minutes:** On motion by Foser, seconded by Murphy, the Planning Board voted to approve the August 10, 2022, minutes.

AYES: Bianconi, Foser, and Murphy

NAYS: None

ABSTAIN: Hunter

ABSENT: Sheradin

Motion carried.

#### **Announcements**

- Dan Green resigned as the zoning enforcement officer but will continue as the code enforcement officer, for now
- The zoning Committee will resume revisions to the Village Zoning Law on October 11, under the guidance of the Cayuga County Department of Planning & Economic Development
- A public hearing for information on the Village application for a NY Forward grant is scheduled on September 19, 2022, from 4-6 p.m.

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

#### **New Business**

##### **Application #22-15 from Michael Sonnenstein for a permanent dock at 353-355 Main St (Tax Map #181.16-1-21)**

Ms. Bianconi noted that Application #22-15 received a Certificate of Appropriateness from the Community Preservation Panel (CPP), an area variance from the Zoning Board of Appeals (ZBA), and approval from the NY State DEC and the Army Corps of Engineers. Ms. Bianconi further noted that the project is a Type 2 Action under the State Environmental Quality Review Act (SEQRA), requiring no further environmental review.

On motion by Murphy, seconded by Foser, the Planning Board voted to deem Application #22-15 substantially complete.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

ABSENT: Sheradin

Motion carried.

The proposed dock will have the same footprint as the current, temporary dock and connect to an existing platform on shore.

Reviewing the Village Zoning Law section 903, Site Plan Checklist, the Planning Board noted that the project meets side setbacks, rear setbacks are waived for docks, and questioned Mr. Sonnenstein on lighting. Mr. Sonnenstein replied that the dock will have low impact, night sky compliant lighting, for safety.

On motion by Foser, seconded by Murphy, the Planning Board voted to approve Application #22-15 as submitted.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

ABSENT: Sheradin

**Application #22-31 from Wells College and Aurora Mainstays, Inc. for a new driveway, deck, stairs, and platform at 231 Main St (Tax Map #182.17-1-13)**

Wells College CFO, Robert Cree, submitted a letter authorizing Jaci & Virgil Farlow, owners of Aurora Mainstays Inc., to be their representatives for the application review.

Ms. Bianconi noted that Application #22-31 received a Certificate of Appropriateness from the Community Preservation Panel (CPP), and that the project is a Type 2 Action under the State Environmental Quality Review Act (SEQRA), requiring no further environmental review.

On motion by Murphy, seconded by Hunter, the Planning Board voted to deem Application #22-31 substantially complete.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

ABSENT: Sheradin

Motion carried.

Mr. Farlow read his project narrative, describing the following:

- a new 23' X 12' deck, that meets village setback requirements
- inground, terraced steps leading down to the lake with a pipe handrail
- an 8' X 10' pressure treated wood platform with a west side railing
- new driveway and parking area located on the project property, 231 Main St, and the neighboring property to the north, 237 Main St, both owned by Wells College

Mr. Farlow confirmed that the driveway requires NY State Department of Transportation (NYSDOT) approval for a curb cut and that an easement is required for driveway access as the plan is to locate it on two properties, Tax Map #s 182.17-1-12 and 182.17-1-13. The easement is filed with the Cayuga County Clerk's Office once the properties are surveyed. Ms. Murphy suggested that the applicant file a copy of the survey map along with the easement agreement. Ms. Bianconi noted that she confirmed with the Village DPW that the project does not interfere with any utility lines.

The Planning Board reviewed the Site Plan Checklist with the applicant, section 903 of the Village Zoning Law.

Ms. Bianconi referred to an email from Village Engineer, Ken Teter, (attached) expressing concern regarding drainage and erosion issues to the lake for the proposed driveway and Parking area. Mr. Farlow explained that the topography of the property serves as a barrier to the lake via the former railroad bed. The runoff is caught before getting to the lake and heads north to a catch basin. (clerk's note: Mr. Teter reviewed the property the following day with the applicant and was satisfied with the runoff explanation.)

When questioned about any new lighting, Ms. Farlow replied that there will be a motion light on the back deck coming in from the parking area and battery powered, low light, night sky compliant lighting along the stairway from the lake. All new lighting is installed for safety.

**VILLAGE OF AURORA  
SITE PLAN RESOLUTION  
FOR THE PROPOSED RENOVATIONS OF 231 Main St**

**September 14, 2022**

**WHEREAS**, an application was made by Wells College/Aurora Mainstays, Inc. ("Applicant") to the Planning Board of the Village of Aurora ("Planning Board") for approval of plans for the renovations of 231 Main St, with a new back deck, terraced steps, an 8 X 10 platform on the former railroad bed bank, and a driveway with a 3-car parking area, located on 231 and 237 Main St, both owned by Wells College.

**WHEREAS**, the Project's application materials include a Site Plan application, a project narrative, and a Short Environmental Assessment Form ("SEAF") pursuant to the New York State Environmental Quality Review Act (SEQRA)(collectively, the "Application"); and

**WHEREAS**, the Planning Board on September 14, 2022, deemed the Application to be substantially complete for review and determined that the proposed Action is a Type 2 as defined under SEQRA §617; and

**WHEREAS**, the project is exempt from Cayuga County Planning and Economic Development General Municipal Law 239 (l), (m), and (n) review per an agreement with the Village of Aurora dated June 25, 2014; and

**WHEREAS**, the project received a Certificate of Appropriateness from the Village of Aurora Community Preservation Panel on September 7, 2022; and

**WHEREAS**, the Applicant has submitted modified and amended site plans dated August 1, 2022, August 25, 2022 and September 14, 2022; and

**WHEREAS**, during its regular meeting on September 14, 2022, the Planning Board conducted an extensive and careful study and review of the Applicant's Submitted Site Plans and accompanying site plan materials, for the Project;

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board of the Village of Aurora hereby approves the Applicant's Site Plan, subject to the following conditions:

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

1. That construction sequencing, scope, hours of construction, planned construction activities and stormwater plans be submitted to and approved by the Planning Board Chair and Village Engineer, as applicable.

2. The Applicant shall have complied with any/all conditions contained within the CPP's Certificate of Appropriateness, if any.

3. The Site Plan Permit, if approved, shall be issued and become effective on such date as the Planning Board and Village Code/Zoning Office receives affirmative proof that all conditions have been satisfactorily completed, and issues confirmation of the same via issuance of a Site Plan Permit.

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

1. That the Final Site Plan having a last revision(s) date of September 14, 2022, together with the project narrative dated September 12, 2022 and supporting materials attached hereto be complied with in all respects.

2. 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.

3. All applicable permits and approvals must be obtained from the New York State Department of Transportation prior to the commencement of construction activities within the respective right-of-ways, as may be applicable.

4. An easement filed with the Cayuga County Clerk's Office for the driveway/parking area, located on separate parcels.

5. Building design and finished construction must meet the requirements stated in the latest version of the Uniform Fire Prevention and Building Code (Uniform Code) and State Energy Conservation Construction Code (Energy Code) and receive building permit approval and inspection from the Village of Aurora Department of Building and Fire Code Enforcement.

6. Applicant, if deemed applicable by Village Engineer, shall obtain coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity and develop a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the requirements in the General Permit for Stormwater Discharges from Construction Activity to be approved by the Village Engineer prior to and as a condition to any and all building permit(s).

7. The Applicant shall obtain any other necessary permits or approvals required by local, state or federal law.

8. That the Site Plan Permit issued shall expire and terminate twelve (12) months from the date of issuance so long as authorized work is commenced within six (6) months from the date of issuance. If Applicant fails to comply with conditions stated herein or fails to commence authorized work within six (6) months of the issuance of the Site Plan Permit, said Site Plan Permit shall expire upon five (5) days written notice to Applicant.

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

**IT IS HEREBY FURTHER RESOLVED**, that this Resolution will be filed in the Office of the Village Clerk in files that are readily accessible to the public and made available upon request, subject only to the limitations established by New York's Freedom of Information Law.

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.

Now upon the Motion of Murphy, seconded by Foser, a roll-call vote is tallied by the Village Clerk as follows:

Pat Foser: NAY

Tee-Ann Hunter: AYE

Michele Murphy: AYE

Pam Sheradin: ABSENT

Patricia Bianconi, Chair: AYE

Vote: 3-1

The Resolution was thereupon duly adopted.

**Adjournment:** On motion by Hunter, seconded by Foser, the Planning Board voted to adjourn the meeting at 8:00 p.m.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

ABSENT: Sheradin

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk