

**Planning Board February 8, 2023 Meeting Minutes**

The meeting was held at the Aurora Firehouse meeting room at 7:00 p.m.

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

**Absent:** Pam Sheradin

**Others Present:** Clerk Ann Balloni, ZBA member Laura Holland, Inns of Aurora General Manager Sue Edinger, and Members of the Public Jacci & Virgil Farlow

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

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

**Approval of Minutes:** On motion by Murphy, seconded by Foser, the Planning Board voted to approve the November 9, 2022 minutes.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

ABSENT: Sheradin

Motion carried.

**Announcements:** Ms. Balloni reminded the Board of the NY Planning Federation Conference, April 16-18.

**Old Business**

**Zoning Committee Update:** Ms. Bianconi noted discussion on the new zoning districts, Use and Dimensional Tables, and Special Use Permits. Ms. Bianconi added that Kari Terwillager and Evan Tuthill from County Planning are extremely helpful and organized in guiding the committee through the process.

**Short Term Rental Law:** The committee continues to research and is working on a first draft to present to the Board of Trustees and the village attorney.

**GEIS:** Ms. Bianconi expressed the Planning Board’s sincere appreciation for LaBella Planner, Kathy Spencer’s guidance throughout the process. Ms. Balloni echoed their sentiments.

**RESOLUTION #23-01 OF THE PLANNING BOARD OF THE VILLAGE OF AURORA TERMINATING THE SEQR PROCESS AND GEIS REVIEW REGARDING THE PERMIT APPLICATIONS OF THE INNS OF AURORA, LLC**

**WHEREAS**, an original Memorandum of Understanding (MOU) was entered into by the Village Board of the Village of Aurora (“Village Board”) and the Inns of Aurora LLC (“Inns”) on April 3, 2019, setting forth specific obligations on the Village Board and the Inns related to development actions proposed by the Inns and the preparation of a Generic Environmental Impact Statement (“GEIS”);

**WHEREAS**, after execution of the original MOU, a First Amended MOU was executed on September 5, 2019, which updated the obligations set forth in the MOU;

**WHEREAS**, the Planning Board of the Village of Aurora received an Application dated October 30, 2019, from the Inns of Aurora LLC regarding the action of developing an Administration and Maintenance Building at 492 Main Street, Aurora;

**WHEREAS**, on January 29, 2020, the Planning Board declared Lead Agency status and issued a Positive Declaration under the State Environmental Quality Act (SEQR), directing that a GEIS be prepared, in accordance with the original MOU and First Amended MOU, for the development of an Administration and Maintenance Building by the Inns. Following delays resulting from the pandemic referred to as Covid-19, the Village Planning Board conducted a scoping process and a final Scope was issued by the Planning Board on September 24, 2020;

**WHEREAS**, the Inns submitted a preliminary Draft GEIS in January 2021, and informal comments on the preliminary Draft GEIS were provided to the Inns. Based upon the input, the Inns prepared and formally submitted a revised Draft GEIS on April 29, 2022;

**WHEREAS**, the Village Planning Board acknowledges significant changes in the description of the action in the April 2022 Draft GEIS, including the abandonment of any plans by the Inns for the construction of an Administrative and Maintenance building in the Village, which abandonment is fully documented in the Draft GEIS dated April 29, 2022. Moreover, the Village Planning Board notes that the Inns have indicated the abandonment of any plans for construction and/or demolition on properties owned by the Inns within the Village of Aurora for the foreseeable future in the Draft GEIS dated April 29, 2022;

**WHEREAS**, following the withdrawal of a specific action to develop an Administration and Maintenance Building and based upon subsequent discussions, the Village Board reviewed and replaced the First Amended MOU with the adoption of, which resolved the following:

1. There is no need for the Village to prepare a Final Environmental Impact Statement (“FEIS”) since the October 2019 application for the construction of the administrative and maintenance buildings has been formally withdrawn.
2. Since the parties have fulfilled with all the obligations set forth in the MOU and First Amended MOU, the MOUs are hereby concluded and terminated.

The Second Amended Memorandum of Understanding is hereby attached to this Resolution.

**NOW THEREFORE BE IT RESOLVED**, that the Village Planning Board of the Village of Aurora terminates the SEQR review of the GEIS, as the action which was the subject of the GEIS has been formally withdrawn by the Inns.

**FURTHER RESOLVED**, should conditions change, the Village Planning Board will be prepared to initiate a new SEQR process for any Application submitted by the Inns for construction or demolition projects on Inns’ properties, in accordance with NYS regulations and in keeping with standard practice and procedures applied to any Applications received by the Planning Board.

FIRST: Pat Foser

SECOND: Michele Murphy

AYES: Bianconi, Foser, and Murphy

NAYS: None

ABSTAIN: Hunter

ABSENT: Sheradin

Carried.

### **New Business**

**Application #23-02 from Wells College/Aurora Mainstays for a portable dock at 231 Main St (Tax Map #182.17-1-13)**

Ms. Bianconi noted that Application #23-02 received a Certificate of Appropriateness from the Community Preservation Panel at their February 1, 2023 meeting.

On motion by Foser, seconded by Murphy, the Planning Board voted to deem Application #23-02 substantially complete.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

ABSENT: Sheradin

Motion carried.

Ms. Hunter confirmed that Application #23-02 was signed by the owner of the property, Wells College representative Tim Ryan, as well as the applicant, Virgil Farlow.

Mr. Farlow noted that Application #23-02 has received approval from the Army Corps of Engineers.

Mr. Farlow described a portable aluminum dock with stairs leading from the dock, via a connecting ramp, to a platform on the shoreline. Ms. Bianconi read an email from Village Code Enforcement Officer, Dan Green, confirming that the stairs will have railings, as will the west side of the platform. Ms. Hunter confirmed with the Farlows that the railings will include spindles.

Ms. Bianconi instructed Mr. Farlow to make some corrections on the Short Environmental Assessment Form, and initial and date the corrections. Mr. Farlow agreed. Ms. Bianconi noted that the project is a Type 2 Action under the State Environmental Review Act (SEQRA), requiring no further environmental review.

The Board reviewed the regulations for docks (section 405.A.6), as well as Site Plan Review (section 903), in the Village Zoning Law and had no comments or questions. Ms. Bianconi did note that the project meets all setback regulations.

On motion by Murphy, seconded by Hunter, the Planning Board voted to approve Application #23-02 as submitted, conditioned that the railings on the stairs and platform meet New York State building code.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

ABSENT: Sheradin

Motion carried.

**Adjournment:** On motion by Foser, seconded by Murphy, the Planning Board voted to adjourn the meeting at 7:35 p.m.

AYES: Bianconi, Foser, Hunter, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk