

**Planning Board March 8, 2023 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:** Clerk Ann Balloni, CPP Chairperson Jim Burkett, Historian Dr. Linda Schwab, and members of the public Kevin Fitzgerald and John Wade

**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 Hunter, the Planning Board voted to approve the February 8, 2023 meeting minutes.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

ABSENT: Sheradin

Motion carried.

**Announcements:** There is a county training scheduled on March 22 and NY Planning Federation conference registration deadline is March 17.

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

**New Business**

**Application #23-04 from Wells College/Aurora Rt 90 Group, LLC for a demolition at 110 Main St, McGordon House (Tax Map #193.05-1-4)**

Ms. Bianconi emphasized that Application #23-04 is strictly for demolition. If Application #23-04 is approved, an application to construct two new homes is anticipated.

Ms. Bianconi reviewed the contents of Application #23-04 and questioned the board members if they believe the file is substantially complete.

On motion by Murphy, seconded by Hunter, the Planning Board voted to deem Application #23-04 substantially complete.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

ABSENT: Sheradin

Motion carried.

Ms. Bianconi noted that the project is an unlisted action under the State Environmental Quality Review Act (SEQRA), prompting a coordinated review.

On motion by Foser, seconded by Hunter, the Planning Board voted to designate themselves Lead Agency for the coordinated State Environmental Quality Review (SEQR).

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

ABSENT: Sheradin

Motion carried.

Ms. Bianconi instructed the clerk to circulate a letter to involved and interested agencies notifying them of the Planning Boards intent to act as Lead Agency for the SEQR.

Ms. Bianconi reviewed the demolition process per the Village of Aurora Zoning Law, sections 704.D.3, 803, and 901. Ms. Bianconi noted that section 704.D.3 specifically requires a joint public hearing with the Community Preservation Panel, which is tentatively scheduled for April 5, 2023 at 7:00 p.m. A separate public hearing is required for SEQR and a Special Use Permit, per section 901.

On motion by Hunter, seconded by Murphy, the Planning Board voted to schedule a joint public hearing for Application #23-04 with the Community Preservation Panel on April 5, 2023 at 7:00 p.m. and a SEQR/Special Use Permit public hearing for Application #23-04 on April 12, 2023 at 7:00 p.m.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

ABSENT: Sheradin

Motion carried.

Ms. Bianconi asked the Planning Board members if they had any questions for the applicant.

Ms. Hunter asked for clarification on the discrepancy in the two reports provided of the cost/benefit ratio of renovation to demolition. Ms. Hunter also questioned the financial viability of providing long-term rental "workforce" housing on the property, per the project narrative submitted.

Ms. Foser asked if a site visit is scheduled and Ms. Bianconi read a letter from Wells College President, Jonathan Gibraltar (attached), explaining that, due to the condemnation of the building per Dan Green the Village Code Enforcement Officer, no one is allowed on the property.

Ms. Murphy noted that a "condemned" sign is not visible and the Board instructed the clerk to inform Officer Green that a condemned sign must be placed so that it is visible from Rt 90. Ms. Murphy asked about asbestos removal and Mr. Fitzgerald noted that an asbestos removal plan will be submitted to the Village Code Enforcement Officer, who will not issue a demo permit until the asbestos abatement is complete.

Dr. Schwab questioned access to the building to complete her documentation and Mr. Fitzgerald referred her to Wells College and noted that the Bergmann report contains interior photos of the building.

**Adjournment:** On motion by Hunter, seconded by Foser, the Planning Board voted to adjourn the meeting at 7:30 p.m.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

ABSENT: Sheradin

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk