

Planning Board April 12, 2023, 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, Tee-Ann Hunter, Michele Murphy, and Pam Sheradin

Others Present

Village Officials: Clerk Ann Balloni, Attorney Tom Blair, CPP Chairperson Jim Burkett, ZBA member Laura Holland, Trustee Janet Murphy, Historian Dr. Linda Schwab, and CPP alternate Erin Weber

Members of the Public: Jodi Baldwin, Robin Driskel, Kevin Fitzgerald, Sandy Groth, Alyssa Gunderson, and Julie Orman

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

Planning Board member, Pam Sheradin, recused herself from the meeting as she is an employee of Wells College and both applications on the agenda are on the campus.

Changes to the Agenda: The Public Hearing for Application #23-04 will come before New Business

Approval of Minutes: On motion by Murphy, seconded by Hunter, the Planning Board voted to approve the March 8, 2023, minutes.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

RECUSED: Sheradin

Motion carried unanimously.

Announcements: No announcements

Old Business: No Old Business was discussed

Public Hearing: Application #23-04 from Wells College/Kevin Fitzgerald for a demolition at 110 Main St, McGordon House (Tax Map #193.05-1-4)

On motion by Hunter, seconded by Murphy, the Planning Board voted to open the public hearing for Application #23-04 at 7:07 p.m.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

RECUSED: Sheradin

Motion carried unanimously.

Ms. Bianconi explained the public hearing procedure:

- The hearing will be recorded
- Three-minute time limit for public comment
- Comment limited to only the demolition of the building

- Written comments were distributed to the board members for consideration, and are part of the public record, but will not be read aloud. Anyone who would like a copy of the written comments should contact the village clerk.

Public Comment

Kristopher LaGreca: Mr. LaGreca identified himself as a Wells College employee and announced that the Glen Park bridge is re-opened.

Linda Schwab (written comments attached): Dr. Schwab remarked on the State Environmental Quality Review.

Robin Driskel: Ms. Driskel informed the Board that she submitted comments via email (attached).

Erin Weber (written comments attached): Ms. Weber advised the Village to finish the revisions of the zoning law, given its limitations regarding demolition.

Public Hearing Adjournment: On motion by Hunter, seconded by Murphy, the Planning Board voted to close the public hearing at 7:15 p.m.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

RECUSED: Sheradin

Motion carried unanimously.

Ms. Bianconi recommended that the Planning Board thoughtfully consider all comments received and schedule a special meeting for their discussion. Ms. Bianconi reiterated that determination for the application must be based on the village law and not emotion.

On motion by Hunter, seconded by Foser, the Planning Board voted to schedule a special meeting to review Application #23-04 on May 2, 2023, at 7:00 p.m.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

RECUSED: Sheradin

Motion carried unanimously.

New Business

Application #23-09 from Wells College for a Pheasant Pen at 170 Main St (Tax Map #193.05-1-5)

On motion by Hunter, seconded by Murphy, the Planning Board voted to deem Application #23-09 substantially complete.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

RECUSED: Sheradin

Motion carried unanimously.

Ms. Bianconi noted that the project is a Type 2 action under the State Environmental Quality Review Act (SEQRA), 617.5, requiring no further environmental review.

Mr. Ryan explained that the pen is part of an educational program within the biology department. NY State Department of Environmental Conservation (NYSDEC) supplies the pheasants and tracks them when they are released to State hunting land. Mr. Ryan noted that a bevy of exotic pheasants will remain in the enclosure and will not be released into the wild. The pheasants will arrive in March of 2024 and the enclosure will be in the woods by MacMillan Hall.

Ms. Foser questioned if unwanted creatures will be able to burrow under the pen. Mr. Ryan explained that the pen will be dug 3'-4' below ground preventing access to outside animals. Ms. Bianconi noted that the application was reviewed with the Village Code Enforcement Officer who suggested the 3'-4' excavation.

The Planning Board reviewed Accessory Structures regulations and the Site Plan Checklist, sections 405.3.a-f and 903 respectively and had no concerns. Ms. Bianconi confirmed with the applicant that there will not be new lighting or signs for the project.

On motion by Foser, seconded by Hunter, the Planning Board voted to approve Application #23-04 as submitted.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

RECUSED: Sheradin

Motion carried unanimously.

Adjournment: On motion by Hunter, seconded by Foser, the Planning Board voted to adjourn the meeting at 7:32 p.m.

AYES: Bianconi, Foser, Hunter, and Murphy

NAYS: None

RECUSED: Sheradin

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk