

**VILLAGE OF AURORA BOARD OF TRUSTEES
MINUTES OF THE PUBLIC HEARING AND SPECIAL MEETING
JANUARY 31, 2024**

The Meeting of the Board of Trustees of the Village of Aurora, New York was called to order in the Firehouse Meeting Room at 6:00 PM on January 31, 2024 by Mayor James Orman with all standing for the Pledge of Allegiance.

PRESENT: Mayor Orman, Trustees Janet Murphy, John Miller, Matthew Bianconi, and Frank Zimdahl via Zoom.

ALSO PRESENT: Jim Burkett, Chair CPP, John Wendler, CPP, John Wade, PB and Deborah Brooks. Deputy Clerk.

Members of the Public: Jodi Bennett, Sue Edinger & Corey Guerrette (Inns of Aurora), Hancock & Estabrook Attorney Carl Schmidt, (Inns of Aurora); Jacci & Virgil Farlow, Burch Craig, Bond Schoeneck & King Attorney Brody Smith; Robin Driskel and John Haggerty, Kay Burkett, Ginger Johnson, Kevin Fitzgerald, Marie & John Dentes, Grace Bates, Sandra Wendler, and Lindsay Bolton Finger Lakes Premier Properties representative.

Public Hearing for Local Law #1 of 2024: To Regulate Multi-Family Dwellings.

Mayor Orman explained the procedure for the public hearing:

- sign-in on the comment sheet if you would like to speak
- state your name and address • limit of 2-3 minutes for each speaker
- only comments regarding Local Law #1 will be received

On motion by Trustee Murphy, seconded by Trustee Zimdahl, the Village Board voted to open the public hearing for Local Law #1 of 2024 at 6:06 p.m.

AYES: Bianconi, Miller, Murphy, Orman, and Zimdahl

Nayes: None

Motion Carried unanimously.

Public Comment:

Carl Schmidt, ESQ. for the Inns of Aurora presented the Board with a handout reflecting on how the NYS Multiple Dwellings Law pertains to larger cities with a population over 325,000. He further commented that the law proposed by the village would not be consistent with the type of buildings within this community. He encouraged the Board not to adopt Local Law #1 until they further review the needs of the Village.

Robin Driskel noted lack of affordable housing in the community. Restriction should not be made now.

Kevin Fitzgerald noted that the Board needed to look to the future and give this law more thought before adopting it.

Public Hearing Adjournment: On motion by Mayor Orman and seconded by Trustee Murphy, the Village Board voted to close the public hearing for Local Law #1 of 2024 at 6:12 PM.

Mayor Orman motioned that the Board moved forward with Local Law #1 To Regulate Multi-Family Dwellings. Trustee Murphy seconded the motion. Discussion: Trustee Miller commented that after hearing some of the public's views, the Board was not prepared to vote tonight as there were too many questions left on the table which need legal advice on. Trustee Bianconi agreed. After discussion Trustee Miller moved that the Board table LL #1 until the Board had more information on how this law will affect the

Village. Trustee Bianconi seconded the motion.
AYES: Bianconi, Miller, Murphy, Orman, and Zimdahl
NAYS: None
Motion carried unanimously.

Public Hearing for Local Law #5 of 2023: To Regulate Short-Term Rentals

On motion by Trustee Murphy, seconded by Trustee Miller, the Village Board voted to open the public hearing for Local Law #2 of 2024 at 6:18 p.m.

AYES: Bianconi, Miller, Murphy, Orman, and Zimdahl
Nays: None
Motion Carried unanimously.

Public Comment:

Robin Driskel noted that she had spoken on this law at the last public hearing and still felt that it was too much law for such as small village. She asked the Board to meet with the representatives of the homeowners and recraft a law that would work better. She felt this type of law would cause loss of business for the homeowners.

Brody Smith ESQ., representing homeowner Burch Craig and others presented his handout to those present with 3- points which needed to be address (see handout) He noted he felt this law was illegal because it did not properly address non-conforming uses and a ban future short-term rental. He questioned the need to regulate these properties with permits, compliance with NYS building and fire codes, having house rules and contact people. He referenced his second hand out which was his rewrite of the Short-Term Rental Law and asked the Board to consider making changes to their law before adopting it.

Burch Craig noted he sent an email to Trustee Miller outlining various sections of the law which he felt needed to be readdressed. Mr. Craig referred to the why the Village might need to know if the homeowner had insurance, met fire safety codes and parking limits.

Kevin Fitzgerald opposed the proposed law was it is flawed and did not allow for public input which could have been handled better if a STR person was on the committee.

Marie Dentes felt the limit of 16 rentals was unnecessary and should be removed.

Jim Burkett questioned 1] He referred to an article in the LA Times which noted the reduction in value in property assessment if cap was placed on number of rentals in an area. 2] He felt it was important for the Village to do property inspections to make sure visitors had proper building and fire codes in place. He asked the Board to impose fees to make sure the residents were not carrying the burden of cost to regulate the permitting process.

Lindsey Bolton speaking on behalf of several local residents felt that some regulations were okay. She questioned as to what would happen to rentals for 2024 and in the future which have been book.

Public Hearing Adjournment: On motion by Trustee Miller, seconded by Trustee Bianconi, the village board voted to close the public hearing for Local Law #2 of 2024 at 6:40 PM.

Trustee Murphy motioned to discuss Local Law #2 To Regulate Short-Term Rentals. Trustee Zimdahl seconded the motion.

Trustee Miller remarked that in light of the comments he needed further counsel from the Village's attorney on several questions he has before moving to a vote tonight.

Trustee Murphy noted that the committee has taken many of the comments from the first public hearing to heart, made changes in a prudent way by running them by the Village's Attorney and Cayuga County 239 Review two times. She noted that there were pathways to move forward with a vote tonight.

Trustee Zimdahl agreed with Trustee Murphy's remarks and added that this law works with the Comprehensive Plan. He further noted that once in place the Board would be able to tweak it as needed. He asked for a vote tonight.

Mayor Orman thanked the committee for all their time and effort to produce a document which needs to move forward so the village can go on with future projects on the table.

Trustee Miller motioned that the Board table Local Law #2 until they speak with Attorney Blair. He further noted that a vote be taken at their next meeting on February 21, 2024 up or down. Trustee Bianconi seconded the motion. Discussion - Trustee Zimdahl noted that currently the Village could be liable if something happened at one of these rentals and no inspection was on file. Trustee Murphy agreed.

Mayor Orman called the question.

AYES: Bianconi, Miller, Orman,
NAYS: Murphy and Zimdahl
Motion Carried 3:2.

OLD BUSINESS:

Mayor Orman informed the Board that they needed to rescind their vote to hire E & V Energy to maintain the Firehouse Boiler Unit as when they came to inspect it the E & V inspector found more damage and reported that they would not be able to repair it. He further remarked that Mike White, DPW worker, has spoken with Hills A/C and Heating who have been working to keep the unit running. They have offered updated contracts (2/1/2024 to 1/31/2024) for the Post Office \$240.00 and Firehouse \$414.00. The DPW is now looking into replacing the boiler in the Firehouse and will be reporting back to the Board soon.

Trustee Miller moved to rescind the E & V contract and to engage Hills to continue service. Trustee Murphy seconded the motion.

AYES: Bianconi, Miller, Orman, Murphy
NAYS: Zimdahl
Motion Carried 4:1.

With no further business to discuss, Mayor Orman asked a motion to adjourn. Trustee Murphy moved to adjourn the meeting at 7:00 PM. Seconded by Trustee Miller. Motion Carried 5:0.

Respectfully submitted,

Deborah M. Brooks
Deputy Village Clerk