

**Village of Aurora Board of Trustees January 17, 2024, Regular Meeting Minutes**

The meeting was held at the Aurora Firehouse Meeting Room at 6:00 p.m.

**Present:** Mayor James Orman, Trustees Matt Bianconi, L. John Miller, Janet Murphy, and Frank Zimdahl

**Others Present**

**Village Officials:** Clerk Ann Balloni

**Cayuga County:** Kari Terwilliger

**Inns of Aurora:** Jodi Bennett and Corey Guerrette

**Members of the Public:** Grace Bates, Burch Craig, John & Marie Dentes, Shirley Egan, and Jacci & Virgil Farlow

**Call to Order and Pledge of Allegiance:** Mayor Orman called the meeting to order at 6:00 p.m. and all rose for the Pledge of Allegiance

**Changes to the Agenda:** No changes

**Approval of Minutes:** On motion by Trustee Zimdahl, seconded by Trustee Bianconi, the Village Board voted to approve the December 20, 2024, minutes

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

NAYS: None

Motion carried unanimously.

**Announcements**

**Clerk:**

- 2024 Dues for the Cayuga Lake Watershed Inter-Municipal Organization (CWIO) are \$629.00, due by June 30
- David & Yvonne Czekai donated a conference table to the village for use when new offices are acquired
- The village was awarded a FEMA grant for a new generator at the Wastewater Treatment Plant

**Visitor Welcome**

**Cayuga County Planning:** Kari Terwilliger from Cayuga County Department of Planning and Economic Development reviewed the FEAR Part 1 of the SEQR process for the proposed draft zoning law and confirmed with the trustees the Village Boards' intent to serve as Lead Agency for the review.

**Declaration of Intent that the VILLAGE Board of TRUSTEES OF the VILLAGE of AURORA be lead Agency for Environmental Review of ADOPTION OF A NEW ZONING LAW FOR THE VILLAGE OF AURORA, initiation of the SEQR process, and Referral to the CAYUGA County GML 239- I, m & n Review Committee**

**Motion:** Trustee Murphy

**Second:** Trustee Zimdahl

**WHEREAS**, the Village Board of Trustees of the Village of Aurora (“Village”) tasked an Ad-Hoc Committee (“Committee”), with the assistance of the Cayuga County Department of Planning and Economic Development (“CCPED”), to review and prepare amendments to the Village of Aurora Zoning Law (“Law”); and

**WHEREAS**, the proposed amendments to the existing Law include extensive formatting and organizational changes which necessitate the repeal of the existing Law and adoption of a new Law as its replacement; and

**WHEREAS**, this new Law will be adopted by the Village Board of Trustees of the Village of Aurora as a Local Law and the Village wishes to consider adoption of the Local Law; and

**WHEREAS**, the Village, in considering adoption of the Law, is required to comply with the requirements of Article 8 of the New York State Environmental Conservation Law, known as the State Environmental Quality Review Act, and regulations at 6 NYCRR Part 617 adopted thereunder (collectively, “SEQRA”); and

**WHEREAS**, the adoption of this Law is a Type I Action under SEQRA and as provided in 6 NYCRR §617.4(b)(1), which requires the preparation of Part 1 of a Full Environmental Assessment Form (“Full EAF”) and a coordinated environmental review among all Involved Agencies; and

**WHEREAS**, the Village is the only Involved Agency under SEQRA for adoption of the Law; and

**WHEREAS**, SEQRA requires that a Lead Agency be designated to conduct the environmental review for adoption of the Law; and

**WHEREAS**, the Village has prepared a Full EAF Part 1; and

**WHEREAS**, the Village, in adopting the Law, must refer the proposed amendments to Cayuga County for review of countywide or intermunicipal impacts pursuant to §239-l and §239-m of New York State General Municipal Law; now therefore, be it

**RESOLVED**, by the Village Board of Trustees of the Village of Aurora as follows:

1. The Village Board of Trustees declares its intent to be Lead Agency under SEQRA for the purpose of environmental review of adoption of the Law;
2. The Village Mayor is authorized and directed to sign the verification on page 13 of the Full EAF Part 1, thereby completing Part 1;
3. The Village Clerk is authorized and directed to deliver a true copy of the proposed Law to the Cayuga County Department of Planning and Economic Development for referral in accordance with General Municipal Law §239-l, m & n;
4. This resolution shall take effect immediately.

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

**NAYS:** None

Carried unanimously

**Grace Bates:** Ms. Bates submitted a donation agreement for the lakefront property at the south end of the village that she purchased from Wells College and plans to give to the Village. The village attorney will review and advise the Village Board.

**Treasurer’s Report:** On motion by Trustee Murphy, seconded by Trustee Bianconi, the Village Board voted to accept the November and December 2023 Treasurer’s Reports.

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

**NAYS:** None

Motion carried unanimously.

**Budget Modifications**

**GENERAL FUND**

\$ 7,134.50                   FROM A1990.4 Contingent  
  
                                      TO    A5110.2R Street Maintenance-Sidewalks  
  
\$ 188.64                   FROM A7310.2 Youth Program – Per. Serv.  
  
                                      TO    A7180.4 Recreation Facilities - Contractual

On motion by Trustee Murphy, seconded by Trustee Zimdahl, the Village Board voted to accept the Budget Modifications in the General Fund.  
AYES: Bianconi, Miller, Murphy, Orman and Zimdahl  
NAYS: None  
Motion carried unanimously.

**Bills**

**General:** On motion by Trustee Murphy, seconded by Trustee Zimdahl, the Village Board voted to approve the General Fund Abstract #8 for payment.  
Voucher #248-250, 252-268, 270-273, 275-277, and 280  
Total: \$11,352.57  
AYES: Bianconi, Miller, Murphy, Orman and Zimdahl  
NAYS: None  
Motion carried unanimously.

**Water:** On motion by Trustee Murphy, seconded by Trustee Zimdahl, the Village Board voted to approve the Water Fund Abstract #8 for payment.  
Voucher #255 and 278  
Total: \$3,335.16  
AYES: Bianconi, Miller, Murphy, Orman and Zimdahl  
NAYS: None  
Motion carried unanimously.

**Sewer:** On motion by Trustee Murphy, seconded by Trustee Zimdahl, the Village Board voted to approve the Sewer Fund Abstract #8 for payment.  
Voucher #251, 255, 262, 264, 267, 269, 270, 274, 275, and 279  
Total: \$5,841.52  
AYES: Bianconi, Miller, Murphy, Orman and Zimdahl  
NAYS: None  
Motion carried unanimously.

**Reports**

**Code Officer:** No report

**Historian** (see attached): Dr. Schwab reported on a Benjamin Ledyard presentation and recent queries.

**Aurora Historical Society** (see attached): President Leffingwell submitted the annual report and the 2023 financial report.

### **Old Business**

**Ethics Policy:** The Village Board discussed revising the policy to make it less restrictive and Trustee Zimdahl recommended deleting “employee” from 1.(1), adding “that he/she owns 5% or more interest” in item 1.(2) and changing “relatives” to “relatives living in the same household” in item 1.(5) Following the discussion Trustee Zimdahl moved and Trustee Murphy seconded to amend the recommended revision by keeping “employee” in 1.(1)

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

NAYS: None

Motion carried unanimously.

1. **General prohibition.** A municipal officer or employee may not use his or her official position or office, or take or fail to take any action, in a manner which he or she knows or has reason to know may result in a personal financial benefit for any of the following persons:
  - . (1) The municipal officer or employee;
  - . (2) His or her outside employer or business; **that he/she owns 5% or greater interest**
  - . (3) A member of his or her household;
  - . (4) A customer or client;
  - . (5) A relative **living in the same household;** or
  - . (6) A person from whom the officer or employee has received election campaign contributions <sup>(\$)</sup> of more than \$1000 in the aggregate during the past 12 months.

**WHEREAS,** the Village Board finds the 2016 Village Ethics Policy too restrictive;

**NOW THEREFORE BE IT RESOLVED,** that the Village Board revise the Village Ethic’s Policy with Trustee Zimdahl’s recommendations in section 1.(2) and 1.(5)

FIRST: Trustee Zimdahl

SECOND: Mayor Orman

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

NAYS: None

Motion carried unanimously.

**Website:** the clerk was instructed to contact Kieran McManus and inquire on the status of his IT proposal, submitted in June.

**County Planning Zoning Law Contract:** On motion by Trustee Murphy, seconded Trustee Bianconi, the Village Board voted to approve the County’s request for additional funds to complete the zoning law revision process, as the 2023/2024 budget includes funds beyond the initial contract.

AYES: Bianconi, Miller, Murphy, Orman and Zimdahl

NAYS: None

Motion carried unanimously.

**Firehouse Boiler:** Trustee Zimdahl informed the Board that E&V Energy discovered a leak in the boiler during their inspection. Trustee Zimdahl and DPW employee, Mike White, recommend replacing the boiler and submitted two proposals from E&V, one for oil and one for propane. Mr. White will contact two additional companies for proposals.

**New Business**

**Introduction of Local Law #1 of 2024: To Regulate Multi-Family Dwellings in the Village of Aurora**

**VILLAGE OF AURORA BOARD OF TRUSTEES  
RESOLUTION #24-01: INTRODUCING LOCAL LAW #1 OF 2024 ENTITLED  
“A LOCAL LAW TO REGULATE MULTIPLE DWELLINGS  
IN THE VILLAGE OF AURORA”**

Introduced by: Trustee Murphy

Seconded by: Trustee Bianconi

Dated: January 17, 2024

**WHEREAS**, pursuant to the New York State Multiple Dwelling Law enacted in 1929, and all amendments thereto (“Multiple Dwelling Law”), the legislative body of any Village is permitted to adopt provisions of the Multiple Dwelling Law and make the same applicable to dwellings within the limits of said Village by passage of a local law adopting the same; and

**WHEREAS**, the Board of Trustees of the Village of Aurora deems it to be in the best interests of the Village to adopt certain provisions of the Multiple Dwelling Law to protect the public welfare of Village residents by ensuring the establishment and maintenance of proper housing standards to ensure sufficient light, air, sanitation and protection from fire hazards; and

**WHEREAS**, no other agency has the legal authority or jurisdiction to approve or directly undertake the enactment of a Local Law in the Village of Aurora, such that there are no other involved agencies within the meaning of the New York State Environmental Quality Review Act (“SEQRA”) with respect to the enactment of said Local Law, therefore the Village of Aurora Board of Trustees shall act as lead agency in this matter; and

**WHEREAS**, the Local Law is not deemed to have any impact on the environment and thus is not subject to SEQRA pursuant to 6 NYCRR 617.2; and

**WHEREAS**, pursuant an Agreement between the Cayuga County Planning Board and the Village of Aurora adopted on June 25, 2014, the adoption or amendment of a zoning ordinance or local law that does not increase the type or number of uses permitted within a particular zoning district or increase the intensity or density of development permitted within a particular zoning district is not subject to review by the Cayuga County Planning Board pursuant to General Municipal Law § 239(l-m):

**NOW, THEREFORE BE IT RESOLVED**, as follows:

1. The foregoing recitals are hereby incorporated as if set forth herein at length.
2. The Board of Trustees hereby introduces proposed Local Law #1 of 2024 in the form annexed hereto for consideration and adoption.

3. The Board of Trustees deems that the adoption of the proposed Local Law is not an “action” as defined by SEQRA in that it will not have an effect on the environment, and thus, is not subject to SEQRA.
4. As Local Law #1 of 2024 is not an adoption or amendment of a zoning ordinance or local law that increases the type or number of uses permitted within a particular zoning district, nor does it increase the intensity or density of development permitted within a particular zoning district, no referral to the Cayuga County Planning Board pursuant to General Municipal Law § 239(l-m) is required.
5. The Board of Trustees will conduct a Public Hearing at the Village of Aurora Municipal Building on January 31, 2024, at 6:00 p.m., or as soon thereafter as the matter can be heard, for the purpose of taking public comment on, and giving due consideration to, the enactment of proposed Local Law #1 of 2024.

Upon Roll Call Vote:

Trustee Matt Bianconi AYE  
 Trustee John Miller AYE  
 Trustee Janet Murphy AYE  
 Trustee Frank Zimdahl AYE  
 Mayor James Orman AYE  
 Carried unanimously.

**Re-Introduction of Local Law #2 of 2024: To Regulate Short-Term Rentals in the Village of Aurora**

**VILLAGE OF AURORA BOARD OF TRUSTEES  
 RESOLUTION #24-02: INTRODUCING LOCAL LAW #2 OF 2024  
 ENTITLED “TO REGULATE SHORT-TERM RENTALS IN THE VILLAGE OF AURORA”**

Introduced by: Trustee Zimdahl

Seconded by: Trustee Murphy

Dated: January 17, 2024

**WHEREAS**, the Village of Aurora Board of Trustees (the “Board of Trustees”) deems it to be in the best interests of the Village to adopt a Local Law to regulate short term rentals (“STRs) in the Village to balance economic opportunity with protections of community character and availability of housing stock for full-time residents.

**WHEREAS**, no other agency has the legal authority or jurisdiction to approve or directly undertake the enactment of a Local Law in the Village of Aurora, such that there are no other involved agencies within the meaning of the New York State Environmental Quality Review Act (“SEQRA”) with respect to the enactment of said Local Law, therefore the Village of Aurora Board of Trustees shall act as lead agency in this matter; and

**WHEREAS**, the Local Law is not deemed to have any impact on the environment and thus is not subject to SEQRA pursuant to 6 NYCRR 617.2; and

**WHEREAS**, the Cayuga County Planning Board 239 Committee reviewed a previous version, Local Law #5 of 2023, and determined “no inter-municipal concerns and to be of local concern only” and a subsequent review of the revisions is scheduled for January 18, 2024

**NOW, THEREFORE BE IT RESOLVED**, as follows:

1. The foregoing recitals are hereby incorporated as if set forth herein at length.
2. The Board of Trustees hereby introduces proposed Local Law #2 of 2024 in the form annexed hereto for consideration and adoption.
3. The Board of Trustees deems that the adoption of the proposed Local Law is not an “action” as defined by SEQRA in that it will not have an effect on the environment, and thus, is not subject to SEQRA.
4. As Local Law #2 of 2024 does not significantly change the intent of the law as introduced on November 15, 2023 and reviewed by the Cayuga County Planning Board 239 Committee, inter-municipal concerns are not anticipated for their January 18, 2024 review.
5. The Board of Trustees will conduct a Public Hearing at the Village of Aurora Municipal Building on January 31, 2024, at 6:00 p.m., or as soon thereafter as the matter can be heard, for the purpose of taking public comment on, and giving due consideration to, the enactment of proposed Local Law #2 of 2024.

Upon Roll Call Vote:

Trustee Matt Bianconi AYE  
Trustee John Miller AYE  
Trustee Janet Murphy AYE  
Trustee Frank Zimdahl AYE  
Mayor James Orman AYE  
Carried unanimously.

**Utility Easement Agreements:** Village Engineer, Ken Teter, submitted his recommended revisions to the easement agreement form and the Board instructed the clerk to forward it to the village attorney for final approval.

**SAM Grant:** the clerk reminded the Board that they need to identify and decide on specific asks for the SAM grant application.

**Resolution #24-03:**

**VB Resolution #24-03 To Designate the Hours and Polling Place for the March 19, 2024, Village Election**

**WHEREAS:** Village Elections are held on the third Tuesday of March; and

**WHEREAS:** The Village of Aurora Board of Trustees determines the site for the polling place and the voting timeframe provided it is no less than 12:00pm – 9:00 pm;

**NOW THEREFORE BE IT RESOLVED:** that the Village of Aurora Board of Trustees designates Tuesday, March 19, 2024 as Election Day, polls are open from 12:00 p.m.-9:00 p.m., and the location is the Aurora Firehouse meeting room, 456 Main St Aurora.

FIRST: Trustee Murphy

SECOND: Trustee Zimdahl

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

NAYS: None

Carried unanimously.

**Resolution #24-04:**

**Resolution #24-04 – To Appoint Election Inspectors for the March 19, 2024 Village Elections**

**WHEREAS:** The Village of Aurora is holding Village elections on March 19, 2024; and

**WHEREAS:** Bonnie Bennett and Sandra Wendler have expressed interest in being election inspectors; and

**WHEREAS:** Appointing alternate election inspectors is recommended if any inspectors are not able to fulfill the appointment; and

**WHEREAS:** Pat Foser and Anne Reynolds have expressed interest in being alternate election inspectors;

**NOW THEREFORE BE IT RESOLVED:** That the Village of Aurora Board of Trustees appoint Bonnie Bennett and Sandra Wendler as Election Inspectors, and Pat Foser and Anne Reynolds as alternates, for the March 19, 2024 Village elections from a half hour prior to the opening of the polls (Noon – 9:00pm) until the conclusion of the vote count at a rate of \$15/hour.

FIRST: Trustee Bianconi

SECOND: Trustee Murphy

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

NAYS: None

Carried unanimously.

**Adjournment:** On motion by Trustee Murphy, seconded by Trustee Miller, the Village Board voted to adjourn the meeting at 7:00 p.m.

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

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk