

I want to thank the Zoning Committee for their work on the amended Zoning Law. For the most part, I find it a good law.

I am, however, opposed to the Lake Front Residential zone running from Hickey House to the south end of the village. Of particular concern to me is the impact on the land south of Hickey House to the college president's house. This stretch is a defining characteristic of the Village and a big part of what makes Aurora special. It is our collective connection to the lake and probably our most valuable resource. Its preservation is key to realizing the goals of our Comprehensive Plan.

The proposed Lake Front Residential zone allows building lots of 6,000 square feet. Minimum lot width is 60 ft, with 30 ft front yard and 50 ft rear yard setbacks. The parcel from Hickey House to the boat house access road is approximately 540 ft north to south and 150 ft deep. Lot coverage is 40% for residential and 60% for non-residential. This translates to the potential for 8 building lots with 35' tall structures. There goes our most iconic view of the lake.

Following through with the Zoning Committee's Open Space/Outdoor Recreation zone is our opportunity to protect an undeveloped section of lakeshore. Once developed, generations will have to live with that lost open shoreline. Any financial gain for the village or college would not offset the loss of that resource.

I also have a more immediate concern regarding the SEQRA. Parts 2 and 3 were posted to the website yesterday. Part 1 was missing but was provided to me at 12:12 PM today. Part 1 contains errors and, as it is the basis for parts 2 and 3, they need to be revised. Adoption of the revised SEQRA needs to precede consideration of the amended zoning law. The errors in part 1 that I was able to identify in the time I had to review it, were contained in C.3.c where Open Space/Outdoor Recreation is listed as a new Zoning District. This district has been eliminated from the draft Zoning Law. And on C.2.b where the “No” box was checked in answer to whether the Village is within any special planning districts. Aurora is part of the Watershed Preservation and Protection Plan for Cayuga Lake as well as the NYS HABS action plan for Cayuga Lake. Additionally, on page 2 of Part 3 of the FEAF the Town of Scipio is listed as the lead agency for the project. I will not presume to know how this happened, but it will need to be changed.

These are substantial changes. The SEQRA needs to be revised and released for public review and comment before the Trustees can vote on the Zoning Law.

Thank you and please give serious consideration to the comments made here today.

Tee-Ann Hunter