

### **Planning Board March 13, 2024 Meeting Minutes**

The meeting was held at the Aurora Firehouse meeting room at 7:00 pm

**Present:** Chairperson Pat Bianconi, Laura Heslop, Michele Murphy, Pam Sheradin (7:02), and John Wade

**Others Present:** Clerk Ann Balloni and Grace Bates

**Call to Order:** Ms. Bianconi called the meeting to order at 7:00 p.m.

**Changes to the Agenda:** No changes

**Approval of Minutes:** On motion by Murphy, seconded by Heslop, the Planning Board voted to approve the February 14, 2024 meeting minutes.

AYES: Bianconi, Heslop, Murphy, and Wade

NAYS: None

ABSENT: Sheradin

Motion carried.

**Announcements:** No announcements

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

#### **New Business**

##### **Application #24-04 from Wells College for a subdivision at 185 Main Street**

Ms. Bianconi explained the subdivision for Wells College property at the south end of the village, located on both sides of Rt 90 and including the former railroad bed (3 tax parcels). Grace Bates submitted a purchase offer to Wells College for the lakeside property, which includes 2 parcels of the former railroad bed. For the sale of the properties to move forward a subdivision is required, per Village of Aurora attorney, Tom Blair.

The Planning Board requested a revised survey map from the applicant at their February 14, 2024 meeting, to include the entire property on both the west and east sides of Rt 90. A revised survey was received on March 1, 2024.

The Planning Board requested a letter of authorization from Wells College designating David Sliski from C.T. Male Associates as their representative for the project. An authorization letter signed by Robert Cree, Vice President and CFO for Wells College, was received on February 28, 2024.

On motion by Wade, seconded by Heslop, the Planning Board voted to deem Application #24-04 substantially complete.

AYES: Bianconi, Heslop, Murphy, Sheradin, and Wade

NAYS: None

Motion carried unanimously.

The Planning Board reviewed Part 1 of the Short Environmental Assessment Form (SEAF) and noted that the project is a Type 2 Action requiring no further environmental review. The members did remark that the description of the project on the SEAF was more detailed than the description on the application and discussed that the application be amended to better depict the project.

On motion by Wade, seconded by Murphy, the Planning Board voted to schedule the public hearing for Application #24-04 for April 10, 2024 at 7:00 p.m.

AYES: Bianconi, Heslop, Murphy, Sheradin, and Wade

NAYS: None

Motion carried unanimously.

Ms. Bianconi noted that a second subdivision application was received from Wells College to merge the two Hickey house properties and Wavebank with their respective railroad parcels. The application requires only an administrative review from the Planning Board Chair and the Village Code Enforcement Officer, Bob Rhea. Ms. Bianconi will meet with Mr. Rhea and notify Wells College of their decision.

**Adjournment:** On motion by Murphy, seconded by Heslop, the Planning Board voted to adjourn the meeting at 7:25 p.m.

AYES: Bianconi, Heslop, Murphy, Sheradin, and Wade

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk