

APPENDIX B: STAKEHOLDER SUMMARY

**Village of Aurora Comprehensive Plan
Stakeholder Summary**

1. Current Assets in Aurora?
 - Cayuga Lake
 - Wells College
 - Inns of Aurora
 - Beauty in both the natural and built environment
 - Sense of community, feeling that it is tight-knit.
 - History and historic buildings, places
 - Walkability
 - Public Markets
 - Community buildings such as Patrick Tavern, Morgan Opera House
 - Location in the region
 - Healthy finances
2. Impediments to progress (or redevelopment) in Aurora?
 - Business monoculture and single owner (IOA) controlling most of the property and development. Village becoming a resort.
 - Limited commercial property (C district too small. No available space.)
 - Lack of public access to lake
 - Current moratorium
 - Precarious state of Village water system
 - Lack of communication / transparency from Village
 - Wells College finances / uncertain future
 - Short term rentals / conversion of homes
 - Lack of diversity in demographics / very few children
 - Lack of diversity in available housing and housing types
 - Aurora is in a transitional period and people find it difficult to face/deal with change / define what it wants to become
 - It's boring / you have to make your own fun / nothing to do.
3. If the Village had extra money in its budget, what would you define as the highest priority for spending?
 - Rezoning to be more flexible and allow for additional development (residential, commercial, mixed-use, live-work)
 - Water system
 - Village Hall and community center
 - Public access to Lake, possibly at the south end across from Wells ball fields
 - Recreation opportunities, from expanded sidewalks to youth programming
 - Preserve the natural environment
 - Design guidelines
4. What businesses, amenities, infrastructure, neighborhood improvements would you like to see more of (or less of)?
 - More diversity of businesses and business owners
 - Café, coffee shop, pizza shop, ice cream shop
 - Diner such as Dugan's on 34B.
 - Additional housing that fits into the community: senior housing, condos, townhouses

*Summary for Steering Committee Review
August 2, 2021*

- More start-ups and small retail
 - Home Occupations
 - Gas Station
 - Convenience store
 - Better utilization of existing assets: public buildings, Wells buildings, IOA vacant buildings, lakefront
 - Child care
 - Rethink “downtown”
 - Uses that Aurora could rationally support.
 - Dollar General or Kinney Drug (design would need to fit in.)
5. Who should the village strive to attract?
- Young families or families with kids
 - Year-round residents / people who could work from home
 - A more diverse population (race, economic status, family type)
 - Students (bring into Village)
 - Residents who already work at Wells or IOA
 - Retirees
6. What is the one thing the Village of Aurora could do to help its residents and business owners?
- Communicate/engage with residents more openly
 - Make zoning more flexible. It is too restrictive / onerous.
 - Make the building and permitting process easier and less expensive.
 - Ease the process for Home Occupations, allow them everywhere and drop filing fee
 - Be more business friendly.
 - Collaborate and support IOA and Wells College in different ways.
 - Bring back recreation programs.
 - Resolve water issue.
 - Look forward, rather than trying to create “what used to be.”
 - Support its existing institutions such as Fire Department and Morgan Opera House.
 - Consider capping the number of STR properties.
 - Reassessment of all properties.
 - Be the most environmentally-friendly community on Cayuga Lake.
 - Commit to water quality.
 - Be bold.

APPENDIX C: PUBLIC WORKSHOP PRESENTATION AND SUMMARY

VILLAGE OF AURORA COMPREHENSIVE PLAN UPDATE



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AGENDA

- **Welcome**
- **Comprehensive Plan Overview**
- **Workshop Activities**
- **Schedule and Next Steps**



COMPREHENSIVE PLAN OVERVIEW



WHAT IS IT?

- Adopted **official statement** of a local legislative body for future development and conservation
- **Existing 2008** Comprehensive Plan
- Sets forth a **vision** for the **community**
- **Outlines** guidelines and **policies**
- **Encouraged** through NYS Village Law, Section 7-772
- Not a regulation, and **not zoning**

WHY IS A COMPREHENSIVE PLAN IMPORTANT?

- **Coordinate local decision** making and establish **sound basis** for decisions
- Substantive **legal** back up
- Gives **guidance** to landowners and **developers**
- **Framework** for **land use** regulation and management
- **Prioritizes** community projects for potential **grant funding**





KEY COMPONENTS

- Vision
- Issues and opportunities
- Goals and Strategies
- Future land use
- Mapping
- Implementation

SENSE OF PLACE

**HOUSING AND
NEIGHBORHOODS**

SECTIONS

**ECONOMIC
DEVELOPMENT**

**STREETS AND
UTILITIES**

**PARKS, RECREATION
AND OPEN SPACES**

VISION STATEMENT

The Village of Aurora is a peaceful lakefront community that embraces its historic and more recent development while honoring its natural beauty. Aurora residents value the cooperative spirit, renowned hospitality, the beautiful neighborhoods and welcoming institutions that comprise this special place.

DRAFT: July 2021

- Revise Zoning Ordinance to reflect what currently exists, to allow for more flexibility and to attract appropriate development.
- Improve and expand communications through a reorganized village website, use of social media, community events, and regular meetings between major stakeholders.
- Utilize Patrick Tavern as a community resource – potentially as a Village office, historical society and event space.
- Utilize website and social media to assist with volunteer recruitment. Brainstorm incentives for Aurora VFD with Cayuga County Emergency Management Office.

SENSE OF PLACE

- Encourage a wider range of housing choices; in particular, moderately-priced housing for potential year-round residents including those who currently work in the village.
- Protect natural resources and views, particularly the Cayuga Lake frontage, from inappropriate development.
- Continue to protect historic resources and promote adaptive reuse of existing buildings.
- Strive to have the cleanest water going into Cayuga Lake.

HOUSING AND NEIGHBORHOODS

- Work to utilize vacant or underutilized buildings, particularly those for which long-term development plans do not currently exist.
- Attract additional year-round resources for residents and visitors (particularly, a wider variety of food and drink options.)
- Promote the benefits of Aurora as a remote work location with its broadband, quality of life, and accessibility to other markets.
- Promote the Morgan Opera House as a venue for weddings and other events.
- Work to develop a business incubator.
- Promote the Wells-IOA hospitality training program.

ECONOMIC DEVELOPMENT

**TRACY VERRIER,
CEDA / CAYUGA
COUNTY CHAMBER**

- Extend sidewalks south along Main Street.
- Continue to work with Cayuga County and Wells College on the regionalization of the water district and existing district upgrades.
- Continue to address flooding issues through incremental storm water system improvements.
- Discuss potential impacts of I-81 conversion in Syracuse on Aurora with NYS DOT Region 3 and Cayuga County DOT.
- Expand recreational assets including greater public access to the lake.
- Implement resiliency strategies to address the changing climate.
- Participate in NYS Clean Energy Communities and NYS Climate Smart Communities programs in return for incentives and assistance in achieving resiliency goals.

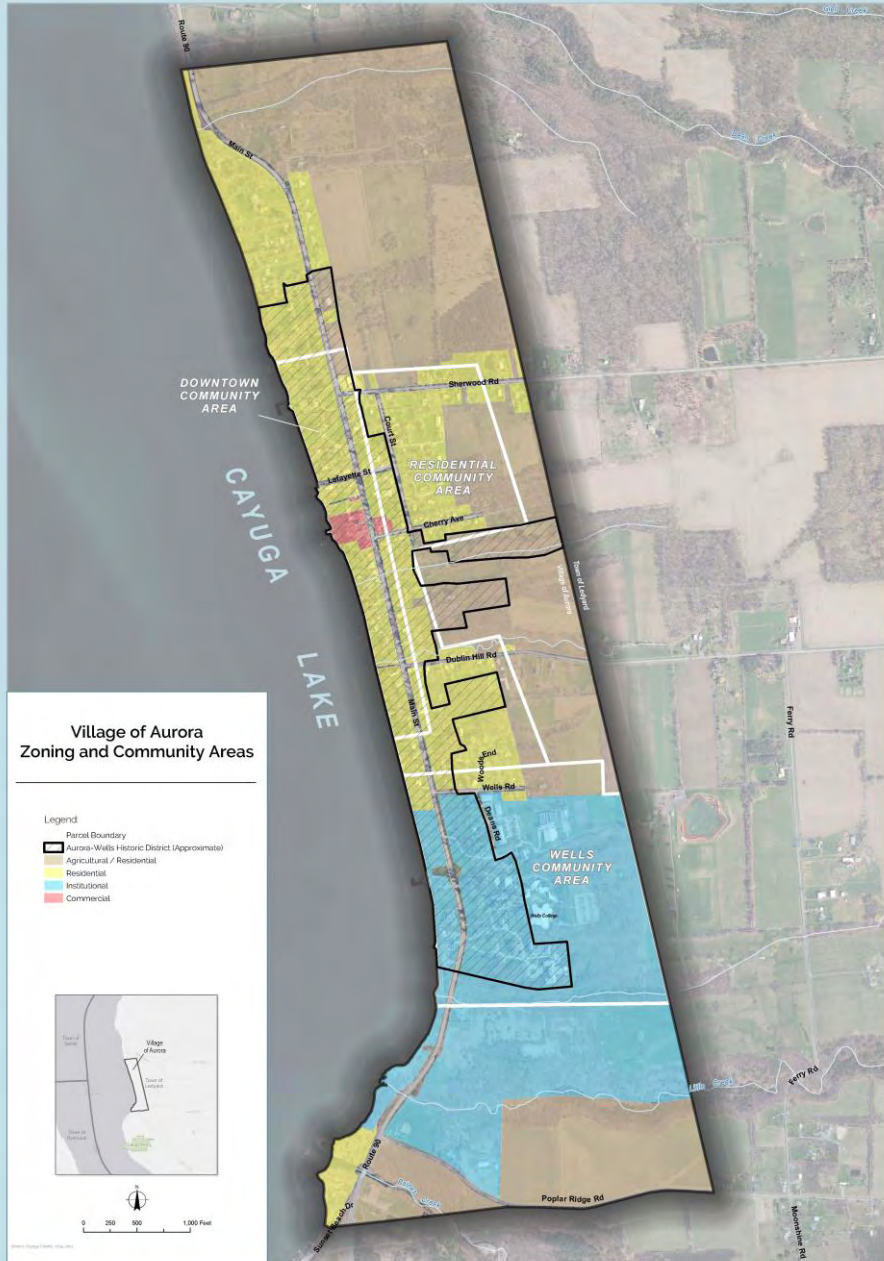
STREETS AND UTILITIES

PARKS, RECREATION AND OPEN SPACE

A dark, blue-tinted photograph of a landscape. In the foreground, there are several large trees with dense foliage. In the middle ground, a building is under construction, with its skeletal frame visible. The background shows a hazy sky and distant hills. The overall mood is serene and quiet.

WORKSHOP ACTIVITIES

VILLAGE OF AURORA
Public Workshop
Zoning and Community Areas

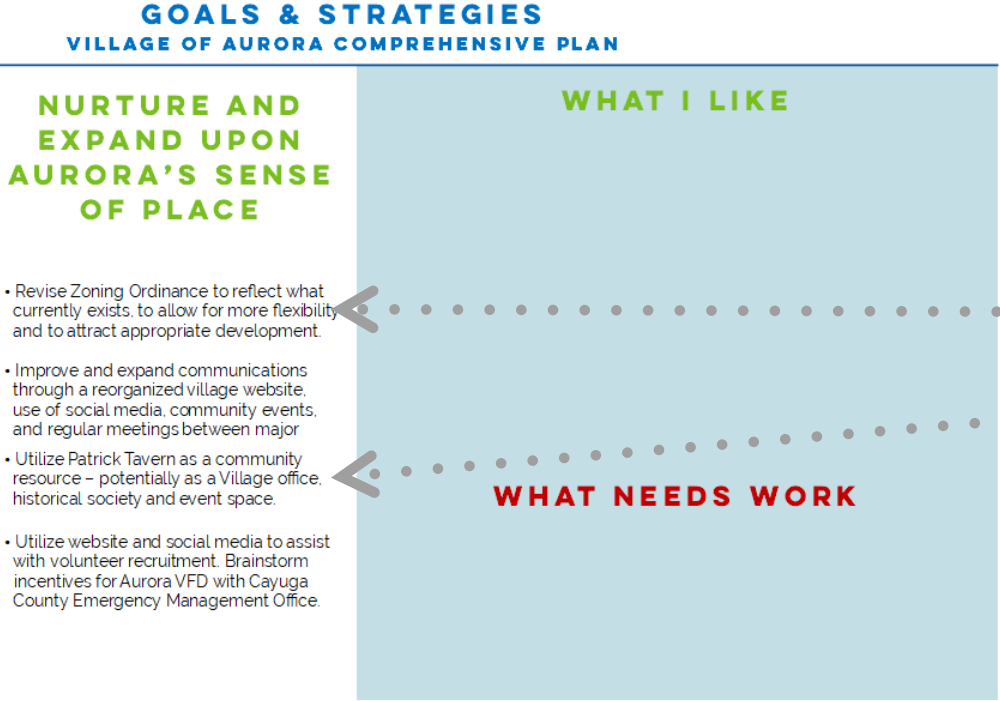


STATIONS EXERCISE

- Review and provide input on Vision Statement
- Identify areas of concern or areas for further focus on base maps
 - Land Use
 - Open Space – New or Improved
 - Sidewalks
 - Agricultural Protection
 - Mixed-use development
 - Other – Views, Residential development

STATIONS EXERCISE

- Stations around the Room
- Add to Goals / Strategies
- Stickers

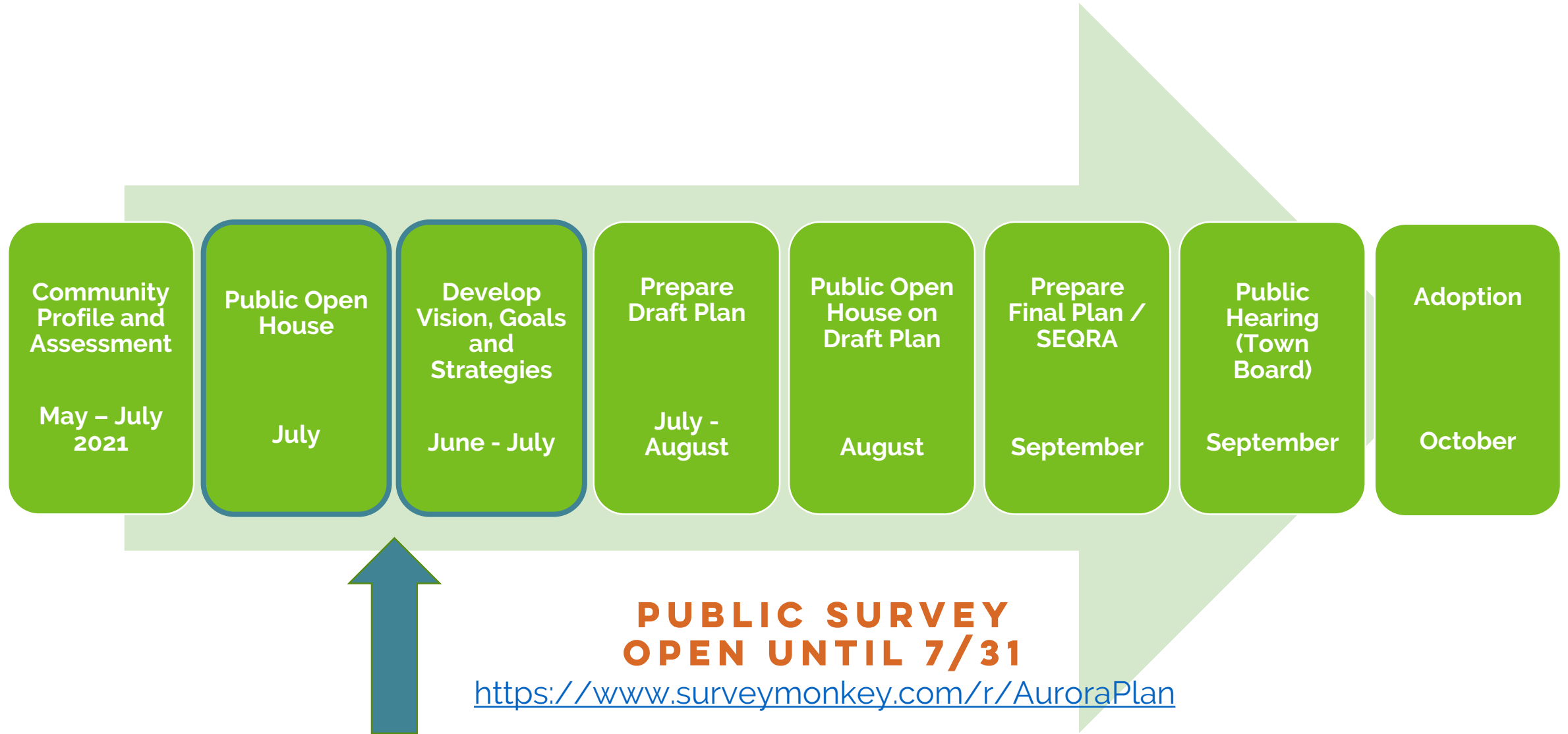


- **HIGH PRIORITIES**
- **LOW PRIORITY**

SCHEDULE AND NEXT STEPS



SCHEDULE



THANK YOU

Mayor Bonnie Bennett
Comprehensive Plan Steering Committee

Nicolette Wagoner, AICP – nwagoner@labellapc.com
Ed Flynn, AICP – eflynn@labellapc.com



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COMMENTS

1. The Steering Committee should have included reps from Wells (reps of Aurora not just members) existing communities.
2. Love the hub of Aurora newsletter, but where does it go after email distribution? We need better consistent info and know where to find transparent information for all – list of all leadership roles and how to contact ex: Tompkins Cty em. Services could not find Fire Chief contact info.
3. Aging in place – design for all ages. Extreme heat – esp affects low income and elderly. Assisted living for seniors. Community of Aurora is “3-legged stool”: Inns, college & Village.
4. Inns should give discounts to residents – I would use svces, room, spas too. \$\$\$
5. Reclaim Village Park from Inn.
6. YES!
7. Buy back entire waterfront path.
8. Great idea to be the cleanest Village on the Lake.
9. Slow down storm water from farms. 20’ buffer along lake. No fertilizer in lake, etc.
10. Advisory Committee should include Inns of Aurora.
11. Advisory Committee is not representative of whole community – mis-opportunity. More clearly identify “who” is part of community – residents and employees/businesses.

COMMENTS

DIVERSIFY HOUSING & PRESERVE NEIGHBORHOODS

1. WATER, WATER, WATER
2. Maybe a Sr. Center
3. Is Aurora dying? Not many families and children or re we a retirement community?
4. Collaborate with college with following development of south end.
5. Expand Village limits.
6. Lake front property taxes are outrageously high!!!!
7. Small businesses! Other options in the Village.
8. "Moderate Housing" is a relative term. Look at surrounding real estate market (Ithaca) and plan accordingly...affordable housing require access to svc's – we do not have that.
9. Keep areas where only housing.
10. Encourage Affordable housing along the lake.
11. The historic designation is an anchor around our next every house is treated like its historic they aren't. It is a dis-incentive today here because Aurora has a reputation of being so difficult.
12. All this is a "green dot" is important.
13. Assure that there are housing options for everyone. AFFORDABILITY!!!
14. Control taxes.
15. Offer opportunities for more housing that fits the needs of the general workforce.
16. Lakefront taxes are becoming ridiculously high, this isn't San Francisco!!
17. Affordable housing for younger workforce. Minimum wage employees.
18. The Inns should contribute to water dev/VFD as they rely on these more than anyone.
19. Require the Inns to STOP spreading chemicals on their lawns!
20. Require Inns to fund Fire Department.
21. How can the Village bring different people to live here?
22. With o affordable housing for recent grads, no student ware going to want or be able to live here.
23. Federally subsidized low cost housing will not work in Aurora.
24. Support small developers with less restrictive land and processes.
25. I agree
26. Agree with all.

COMMENTS

EXISTING CONDITIONS

1. Vote when people are here not in the middle of winter.
2. Ditto that.
3. Attract businesses that would support people living and working in Village and surrounding areas – gas station, convenience store, diner.
4. Put in infrastructures that attracts people and kids.
5. These #'s don't appear correct – please update.
6. Target housing options for incomes in \$60K - \$90K

COMMENTS

FOSTER ECONOMIC DEVELOPMENT

1. The monopoly that is the Inns of Aurora
2. Bring back Dories – “Atmosphere”.
3. Could our Village have WIFI everywhere?
4. We need a place to get coffee and lunch year round like Café 19 in Seneca Falls – they do a booming business.
5. Village Board minutes should be posted within a week – they can be stamped ‘DRAFT’ but otherwise it is not possible to follow what is going on.
6. Encourage a nice diverse population (café, class, race, religion, ethnicity, gender, etc.) by becoming more welcoming- - also offering economic help for new businesses.
7. Add new businesses – retail, -food and drink.
8. Work with the Inns to bring café, coffee shop that will benefit all. Should not all be controlled by Inn.
9. Bring back Dories or a sandwich shop.
10. Yes Please!
11. Use lean start-up principles to effectively build solutions from evidence and testing.
12. Communication (Formac) with stake holders- Inns/College
13. Amen – Get Smart– recruit don’t wait.
14. More retail businesses on Main Street – Less of the Aurora Inn monopoly.
15. Need to be more commercial buildings operated by others.
16. Youth and Senior – Fitness as an opportunity for building community.
17. Where we put new business – all buildings are already in use.
18. Vibrant commercial district! More retail food and drink, e.g. wine bar Enoteca.

COMMENTS

LAND USE MAP

1. Edith Morgan Lane should be maintained by the Village and snow plowed.
2. Beach ++
3. High priority after stabilize water.
4. Protect the Lake from farming waste.

COMMENTS

MAINTAIN AND EXPAND PARKS RECREATION AND OPEN SPACES

1. Permanent structure for Farmer's Market.
2. Wells had allowed use of dock for 50 years. I don't think we need new beach.
3. Move PO grade parking lot down to Village Park.
4. Aurora is too small to take 20 acres of solar.
5. I would like to see more recreation space. Basketball court, volley ball and pickle ball.
6. NO to new waterfront park.
7. Need to allow Wells to have solar panels to help them financially and the environment.
8. Partner with Inn for pickle ball cts.
9. More open space and access to lake.
10. Continue to (maintain/upgrade) playgrounds to retain and attract Families.
11. Yes – How about allowing solar c'mon!
12. Inns/Village renovate Wells tennis courts for all to use.
13. More access to the lake for swimming, canoeing, kayaking, etc.
14. Fitness and Sports activities as a way to attract families and support a healthy community. Attract tournaments, events, etc.
15. Work with Wells for lake access not against!
16. Easier access to lake from Aurora Village Park.
17. Connect County/State resources with IOA to maintain/upgrade trail that is open to entire community.
18. Transparent list of events, ways to volunteer.
19. Lakefront – Prioritize community and public access to the lake and waterfront – build a sense of inclusion, not exclusion.

COMMENTS

MAINTAIN AND UPGRADE STREETS AND UTILITIES

1. Agree – yes to sidewalks – Yes to clean water and better drainage.
2. Critical.
3. Lake and water – address farm runoff and impact on Village storm water mgmt. and lake health (algae, invasive, etc.)
4. Complete streets using age friendly community principles.
5. Homes and buildings “rotting in place” what can Village do?
6. Snow plowing Orchard Street and Woods End – we pay Village taxes too!
7. Can we be more welcoming? Provide info to new residents? Summer residents simple info about garbage – PLU options for example.
8. Repair Main Street – curbs too high; multiple pot holes.
9. Gain control of H₂O runoff from agriculture and lawns. So cleaner H₂O flows into lake less HHB's.
10. Support easy approvals – Solar for individuals and private/public enterprises.
11. Sustainable pocket neighborhoods – work with college on selling plots and developing businesses on the south end.
12. Inns should provide/complete sidewalk all the way up to spa. Dangerous for people walking on road.
13. Water solution critical.
14. Resolve the water issue! What is taking so long?
15. The Village should support short-term rentals which enable people to pay the lake taxes which are high and keep their housing in the family!
16. Develop a long-range infrastructure plan. Don't wait for “IT” to break! The “Wells” water problem could have been foreseen years ago – with any level of planning what-so-ever! Sewers are next!
17. Public water and public sewer. W.C. solar panels will help Wells!!! – and if outage... should nothing suffer.

COMMENTS

MAPPED UTILITIES MAP

1. Bugh North water run off to Main Street. Even when not heavy rains (clean ditches).

COMMENTS

NURTURE & EXPAND UPON SENSE OF PLACE

1. With most of the village becoming second homes, how do we continue to fuel things like Morgan Spers House, Peachtown community – maybe there is an obligatory monetary contribution or something.
2. Village offices need to be n Patrick Tavern not a new building more funding available to restore Patrick Tavern.
3. Destination Funeral Parlor.
4. Agree Patrick Tavern a business not historic dustiness.
5. Revise law to encourage home occupations instead of discouraging them. Currently limited to 1 – what if you are a professional couple?
6. Patrick Tavern as a business (Beer Tasting)
7. Prioritize Grant. Funding Opportunities to improve Patrick Tavern and other commonly-owned properties.
8. Coffee shop/pub – Patrick Tavern. Private commercial.
9. Stop discouraging public input and discourage at Village mtgs. Or hold monthly town Halls. LISTEN!!!!
10. Need more businesses – retail, - Food.
11. The FD has not been out there recruiting new members – they should do a letter or reach out to new residents. Do a newsletter to residents. Keep them informed of what they are doing, what their needs are.
12. Need regular Town Hall Meetings.
13. Village work with/to residents promote business in homes, etc.
14. Implement solar energy on public rooftops and a top most buildings of the Inn.
15. Wonderful commercial district- Really speaking to the Sense of Place.
16. Utilize surrounding business models and infrastructure to capitalize with future vision of Aurora.
17. Reduce wedding noise.
18. Senior housing would stay in Village of care available – what about old school assistant living.
19. Limit large boat noise. Monitor boat safety off Inn dock.
20. Encourage wells to offer courses in community service to support Fire Dept helping seniors etc. More high school too.
21. Foster responsible project for land south of Wells on Rt 90 e.g. a vineyard or sustainable farm.
22. Discontinue the obsolete air raid siren that the fire station has! That alone prevents people from wanting to live here. Including students!
23. Ignore this comment – the FD doesn't need it/use it.
24. More locally owned businesses and opportunities. Not all Inn operated.
25. Mixed Uses! More flexible Zoning Regs to allow for more mixed use areas along Main Street.
26. Make/renovate Patrick Tavern to be year round facility for Village.

COMMENTS

OPEN SPACES PUBLIC ACCESS RECREATION AND TOURIST RESOURCES MAP

1. There are some interesting opportunities for solar farms that want to fuel h Village outside of Village Zoning.
2. Yes to PHO to Viltalc Farm.
3. Do not put solar where houses/taxes make sense.
4. I live 3 doors south of Paine's Creek! Recent heavy rains caused HUGE logs, trees and debris on my lakdshore1 First time in 22 years. I am a 70 year old widow, How do I manage the debris and how can we prevent this from happening again? Sincerely,
Donna A. Cerza – 315-729-4889

COMMENTS

ZONING AND COMMUNITY AREAS MAP

1. Village elections should be held when people are here not in March when many are away!
2. Vote in September.
3. Expand commercial district – rezone to recognize what is commercial.
4. Better listening to residents and stake holders (like today) more town meetings.
5. YES!
6. Offer more opportunities for residents and business to connect and communicate.
7. Decisions in 30 days or less.
8. Expand commercial district and support for new businesses.