

VILLAGE OF AURORA
APPLICATION FOR ZONING PERMIT

DATE: 12/10/2024

APPLICATION # _____ TAX MAP # 181.16-1-11.1

ZONE: (please circle) Residential – Commercial – Agricultural/Residential – Institutional – Flood Hazard

THIS SECTION TO BE COMPLETED BY ZONING OFFICER OR PLANNING BOARD CHAIR

The applicant needs the following:

_____ Building Permit	_____ Special Permit
_____ Certificate of Appropriateness	_____ Specs for various code compliance
_____ Certificate of Occupancy	_____ Variance from Zoning Board of Appeals
_____ Public Hearing (Date _____)	_____ Zoning Permit Application
_____ SEQRA (long form) _____ SEQRA (short form)	_____ Planning Board Approval

Applicant's name Inns of Aurora, LLC Phone 315-364-8814
Address P.O. Box 272, Aurora, NY 13026
E-mail sedinger@innsofaurora.com Cell Ph. _____
Property owner's name if not applicant _____ Phone _____
Address _____
Contractor's name _____ Phone _____
Site location 391 Main Street, Aurora, NY 13026
Estimated cost of project _____

1. The property for which the application is made is bounded by these neighbors:

On the north by (property owner) Inns of Aurora, LLC
On the east by (property owner) NYS DOT (Main St.)
On the south by (property owner) Inns of Aurora, LLC
On the west by (property owner) Inns of Aurora, LLC

2. Nature of proposed work. Check all that apply:

_____ Addition _____ Alteration _____ Demolition _____ Earth filling
_____ Excavation _____ New building _____ New sign _____ Removal
_____ Repair _____ Shed under 80 sq. ft. _____ Shed 80 sq. ft. or larger
 Subdivision _____ Wood stove and/or chimney
 Other: See attached project description.

3. Proposed USE of structure or property.
 Residential: One-family dwelling Two-family Multi-family (# of units _____)
 Commercial (state nature) _____
 Home occupation (state nature) _____
 Accessory building (state nature) _____
 Mixed use (state nature) _____
 Subdivision (state total number of parcels that will result) _____
 Other (state nature) See attached project description.

4. Existing use and occupancy of structure or property Hotel

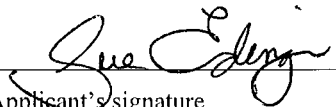
5. Complete this section if proposing a multi-family dwelling. N/A

- a) Number of dwelling units proposed for each floor: First floor Second floor
- b) Size of each unit in square feet _____
- c) # of existing off-street parking spaces _____ Proposed off-street parking spaces _____
- d) # of parking spaces in existing garage _____ Proposed parking spaces in garage _____

6. If this project will involve excavation or earth filling, please indicate how much.

7. Signs. Please indicate all information. N/A
- a) Location: on-premises off-premises cross-highway (needs DOT permit)
 - b) Type: attached freestanding portable projecting
 representational (i.e. tooth = dentist) window double-sided
 - c) Type of supports _____
 - d) Permanence: permanent temporary
 - e) Purpose: commercial directional historical or reproduction of original pre-1950 sign
 - f) Sign area: square feet (Double sided-signs are considered two signs, so double the area.)
 - g) Illumination: yes no

8. Each application for a Zoning Permit shall be accompanied by:
 a) plans and specifications for any construction, demolition or excavation
 b) either a plot plan drawn to scale on the next page or a surveyor's plot plan.
 All plans must include property dimensions, building or excavation dimensions, and distances of all construction from the property lines and other structures. In addition, for Special Use or Site Plan Review, or when filing an appeal for a variance from the ZBA see Sections 901 – 903 of the Village Zoning Law, and for Subdivisions, see Article X.


 Applicant's signature

12/10/2024
 Date

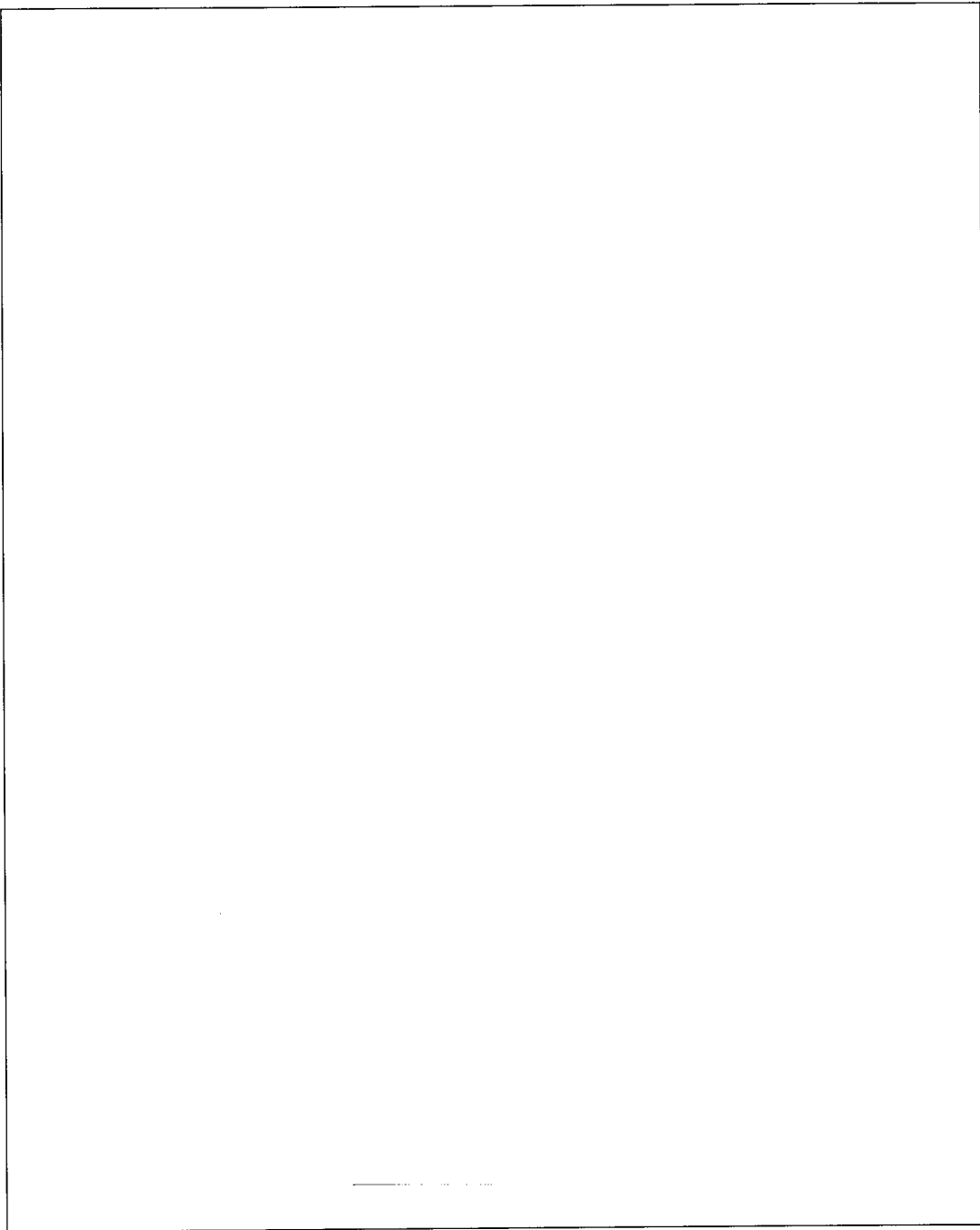
 Owner's signature if not the applicant

 Date

VILLAGE OF AURORA

CODE AND ZONING ENFORCEMENT

Please provide a drawing of the proposed construction, including the existing structure if applicable.



Applicants DO NOT write in this section.

1. Community Preservation Panel Signature of Chair _____
Requirements: _____ Certificate of Appropriateness
_____ Approved on _____ (date)
_____ Deferred on _____ (date)
_____ Denied on _____ (date) because _____

2. Planning Board Signature of Chair _____
Requirements: _____ Site Plan _____ Special Permit _____ Subdivision
_____ Approved on _____ (date)
_____ Deferred on _____ (date)
_____ Denied on _____ (date) because _____

3. Zoning Board of Appeals Signature of Chair _____
Requirements: _____ Area Variance _____ Use Variance
_____ Approved on _____ (date)
_____ Deferred on _____ (date)
_____ Denied on _____ (date) because _____

4. Code and Zoning Enforcement Officer Signature _____
Requirements: _____ Building Permit _____ Certificate of Occupancy
_____ Approved on _____ (date)
_____ Deferred on _____ (date)
_____ Denied on _____ (date) because _____

PROJECT DESCRIPTION
AURORA INN – TENT STRUCTURE

The Inns of Aurora (“IOA”) is requesting approval to allow the existing wood tent frame attached to the Inn to remain erected year-round. The frame is secured to the ground by posts slipped into a concrete pad bolted to the blue stone patio. The cloth covering will be removed from the frame and stored in the fall (from November – April). When the cloth covering is off, the lake can easily be viewed. Photos showing the frame structure are attached as Exhibit A.

As requested by the Planning Board, the IOA contracted with T.G. Miller to prepare a subdivision map consolidating the parcels surrounding the Aurora Inn with the Aurora Inn parcel. All properties are currently owned by IOA. The resubdivision map dated November 20, 2020, is attached as Exhibit B. We show the tent structure on the sketch map attached as Exhibit C.

Other Exhibits:

Exhibit D – Larger reference map to show parcel split 181.16-1-7.1

Exhibit E – Filed Subdivision Map

Exhibit F – Marked previously filed subdivision map with handwritten tax map numbers per request of codes enforcement officer

Exhibit G – Legal descriptions for parcels resulting from resubdivision

Exhibit A – Tent Structure Photos



Exhibit B - Color Coded Survey Map

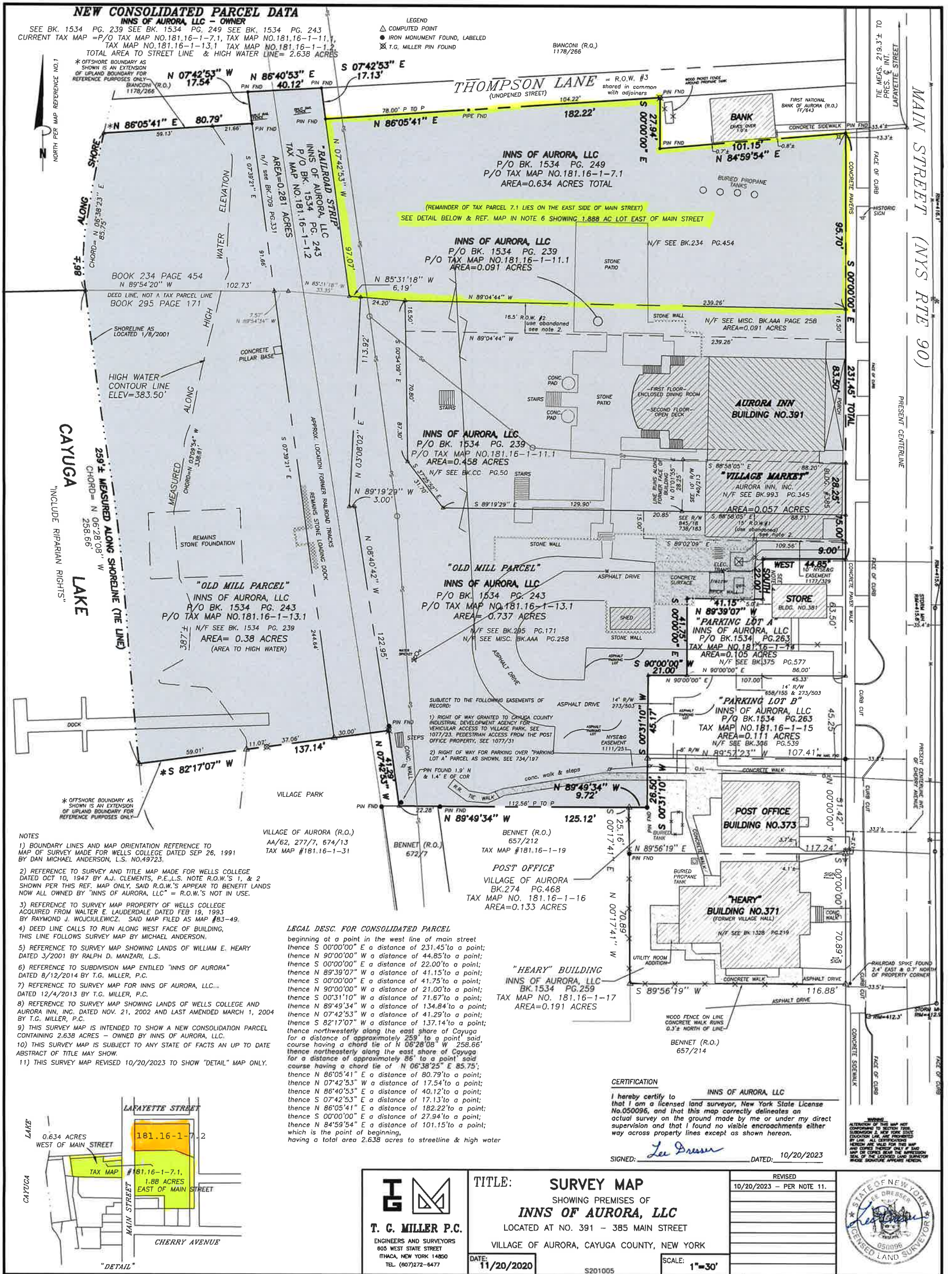


Exhibit B - Zoomed in view of "DETAIL"

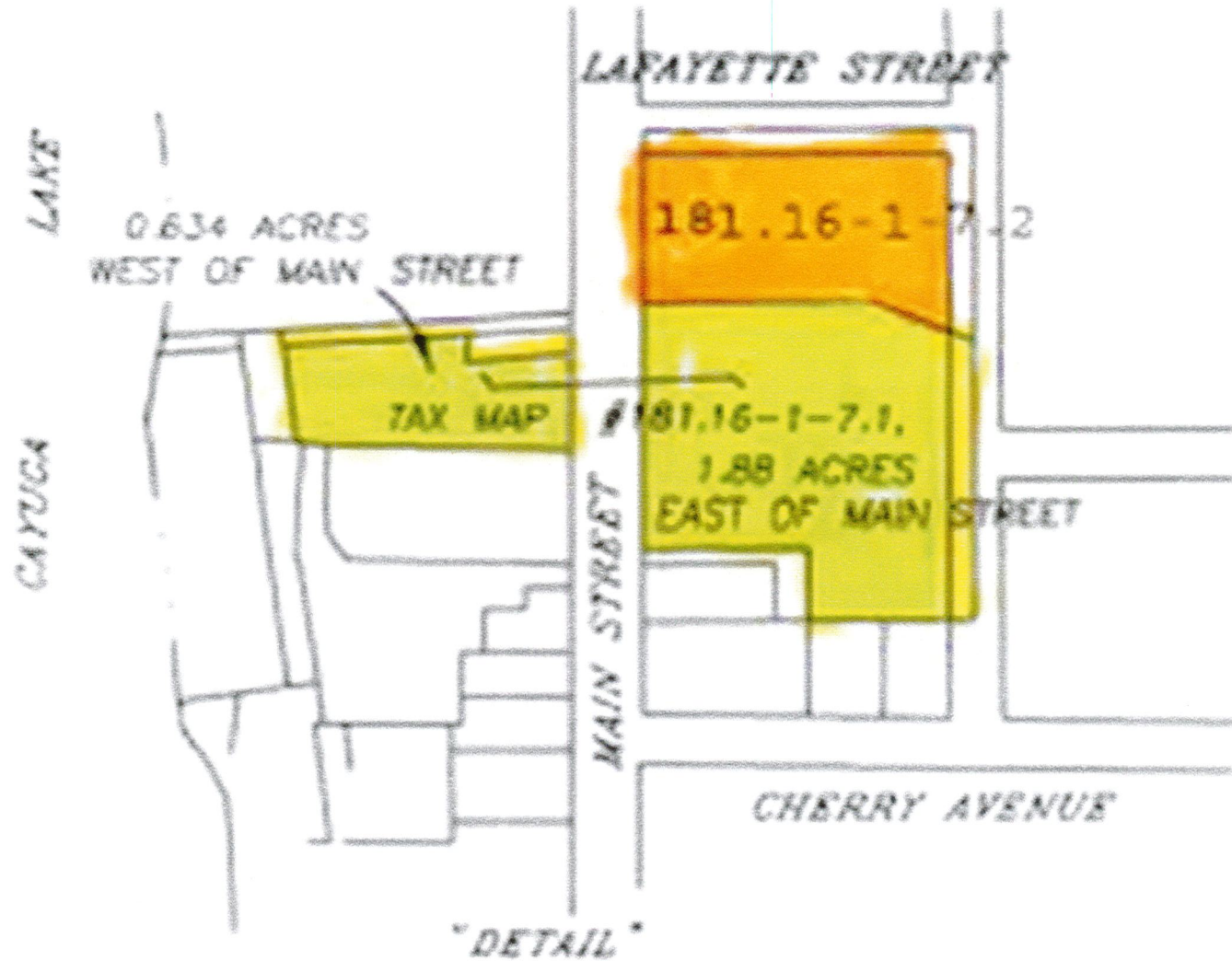
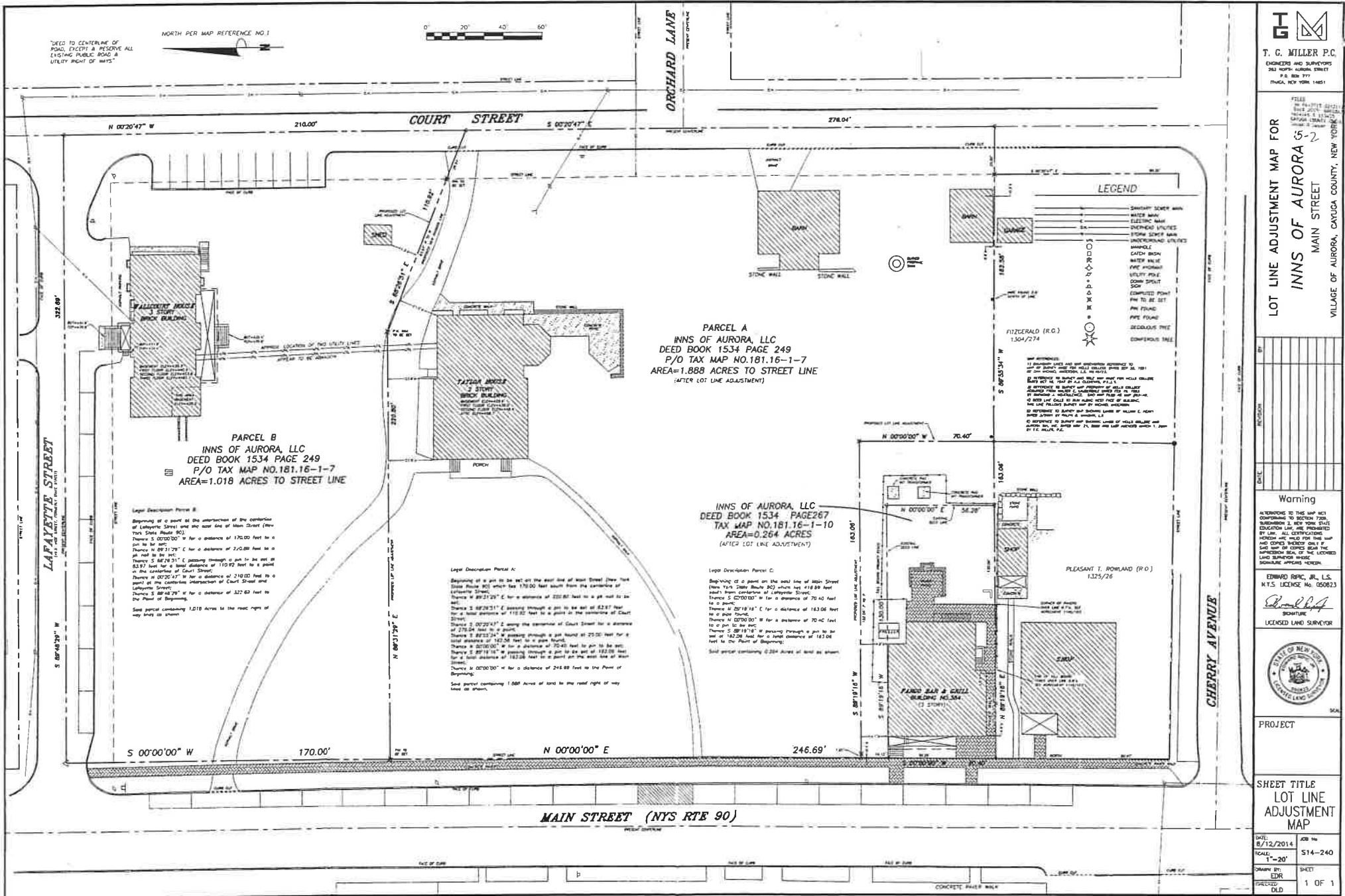



Exhibit E - Filed Subdivision Map - Taylor House





T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
263 NORTH AURORA STREET
P.O. BOX 771
AURORA, NEW YORK 14851


LOT LINE ADJUSTMENT MAP FOR
INNS OF AURORA
MAIN STREET
VILLAGE OF AURORA, CAYUGA COUNTY, NEW YORK

FILED IN PLAT 181.16-1-10
AUG 12 2014
CAYUGA COUNTY, NEW YORK

DATE	DESCRIPTION

Warning
ATTENTION: TO THE MAP ACT
CONFORMING TO SECTION 170-1
EDUCATION LAW, THE PROPOSED
ADJUSTMENT MAP HAS BEEN
FILED FOR RECORD IN THE
OFFICE OF THE CLERK OF THE
CAYUGA COUNTY CLERK'S OFFICE
AND THE SURVEYOR HAS
SIGNATURE: EDWARD RICE, JR., L.S.
N.Y.S. LICENSE NO. 050823

Edward Rice, Jr.
EDWARD RICE, JR.
LICENSED LAND SURVEYOR

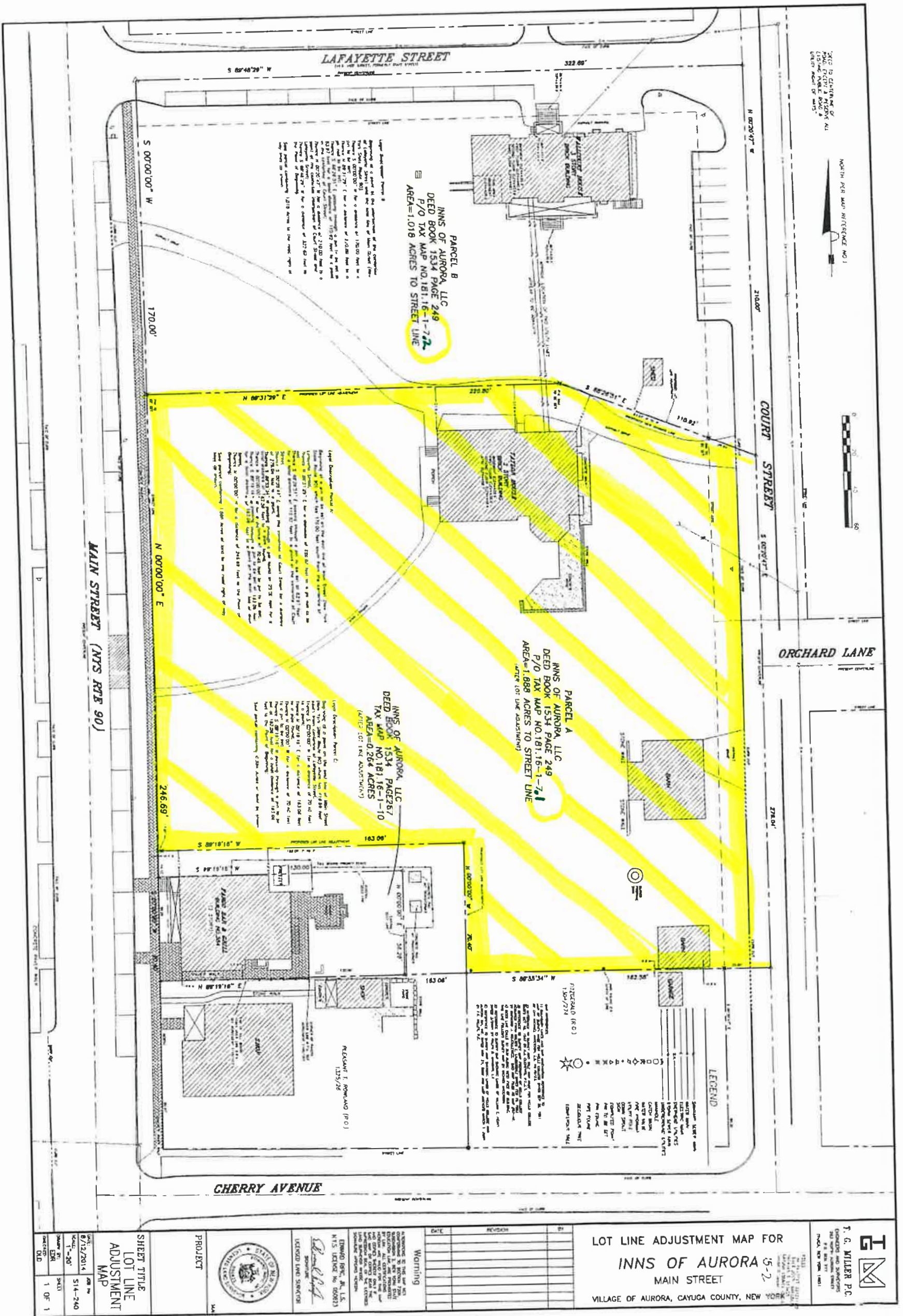


PROJECT
SHEET TITLE
LOT LINE ADJUSTMENT MAP

DATE: 8/12/2014	JOB No: S14-240
SCALE: 1"=20'	
DRAWN BY: EDR	SHEET
PREPARED BY: EDR	1 OF 1

Exhibit F

*Changes reflect tax parcel numbers assigned after filing of this subdivision map.
 Yellow highlighted "Parcel A" (181.16-1-7.1) to be split from remaining land to the West of Main Street. See marked Exhibit C for reference.



SHEET TITLE
 LOT LINE
 ADJUSTMENT
 MAP
 MAP NO. 514-240
 DATE 8/12/2014
 SCALE 1"=20'
 SHEETS 1 OF 1

PROJECT
 MA

DESIGNED BY: J.L. L.S.
 N.Y.S. LICENSE NO. 008623
 SURVEYOR
 LICENSED LAND SURVEYOR

NO.	DATE	REVISION

LOT LINE ADJUSTMENT MAP FOR
INNS OF AURORA
 MAIN STREET
 VILLAGE OF AURORA, CAYUGA COUNTY, NEW YORK
 5-2
 1-2

F. G. MILLER P.C.
 ENGINEERING AND SURVEYING
 250 WEST LAMAR STREET
 PO BOX 1008
 AURORA, NY 13021

Exhibit G - Parcel Legal Descriptions

Legal Description – Schedule “A”
“Consolidated Parcel”

Beginning at a point in the west line of Main Street, said point being located 33.4’ westerly of the centerline of Main Street, said centerline point being further located approximately 219.3’ south of the centerline intersection with Lafayette Street
thence S 00°00’00" E along the west line of Main Street for a distance of 231.45’ to a point;
thence N 90°00’00" W for a distance of 44.85’ to a point;
thence S 00°00’00" E for a distance of 22.00’ to a point;
thence N 89°39’07" W for a distance of 41.15’ to a point;
thence S 00°00’00" E for a distance of 41.75’ to a point;
thence N 90°00’00" W for a distance of 21.00’ to a point;
thence S 00°31’10" W for a distance of 71.67’ to a point;
thence N 89°49’34" W for a distance of 134.84’ to a point;
thence N 07°42’53" W for a distance of 41.29’ to a point;
thence S 82°17’07" W for a distance of 137.14’ to a point;
thence northwesterly along the east shore of Cayuga Lake for a distance of approximately 259.0’ to a point, said course having a chord tie of N 06°28’08" W for a distance of 258.66’;
thence northeasterly along the east shore of Cayuga Lake for a distance of approximately 86’ to a point, said course having a chord tie of N 06°38’25" E for a distance of 85.75’;
thence N 86°05’41" E for a distance of 80.79’ to a point;
thence N 07°42’53" W a distance of 17.54’ to a point;
thence N 86°40’53" E a distance of 40.12’ to a point;
thence S 07°42’53" E a distance of 17.13’ to a point;
thence N 86°05’41" E a distance of 182.22’ to a point;
thence S 00°00’00" E a distance of 27.94’ to a point;
thence N 84°59’54" E a distance of 101.15’ to a point;
which is the point of beginning,
having a total area 2.638 acres net to street line and high water line.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

For a more particular description thereof, reference is hereby made to a survey map entitled “Survey Map showing premises of Inns of Aurora, LLC., Located at No. 391 – 385 Main Street, Village of Aurora, Cayuga County, New York”, dated 11/20/2020 and revised 10/20/2023, prepared by T.G. Miller, P.C., Engineers and Surveyors, Ithaca, New York, filed concurrently herewith and incorporated herein by reference.

Legal Description – Schedule “A”
“Parcel a – 1.888 acres”

Beginning at a pin to be set on the east line of Main Street (New York State Route 90) which lies 170.00 feet south from the centerline of Lafayette Street;

Thence N 89°31'29" E for a distance of 220.80 feet to a pk nail to be set;

Thence S 68°26'51" E passing through a pin to be set at 63.97 feet for a total distance of 110.92 feet to a point in the centerline of Court Street;

Thence S 00°20'47" E along the centerline of Court Street for a distance of 276.04 feet to a point;

Thence S 89°55'34" W passing through a pin found at 25.00 feet for a total distance of 162.58 feet to a pipe found;

Thence N 00°00'00" W for a distance of 70.40 feet to pin to be set;

Thence S 89°19'16" W passing through a pin to be set at 162.06 feet for a total distance of 163.06 feet to a point on the east line of Main Street;

Thence N 00°00'00" W for a distance of 246.69 feet to the Point of Beginning;

Said parcel containing 1.888 Acres of land to the road right of way .

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

For a more particular description thereof, reference is hereby made to a survey map entitled “Subdivision Map Inns of Aurora, Main Street, Village of Aurora, Cayuga County, New York”, dated 8/12/2014, prepared by T.G. Miller, P.C., Engineers and Surveyors, Ithaca, New York, filed concurrently herewith and incorporated herein by reference.