

**DRAFT**  
**Zoning Board of Appeals Regular Meeting Minutes May 28, 2025**  
Held in the Aurora Firehouse Meeting Room at 7:00 PM

**Present:** Chair Karen Hindenlang, Alexis Boyce, Brad Brokaw, Laura Holland, and Jeri Vargo

**Others Present:** Clerk Ann Balloni and Jim Orman

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

**Changes to the Agenda:** No changes

**Approval of Minutes:** On motion by Hindenlang, seconded by Brokaw, the ZBA voted to approve the minutes of October 23, 2024 with the following corrections:

- Page 2, remove “Ms” in front of Brokaw under Approval of Minutes
- Page 2, under B., remove duplicate “2024”
- Page 3, under Procedural Posture, Tax Map # should be 182.09-1-15
- Page 3, under background, delete the clause “that are considered Accessory Structures under the Code”

AYES: Boyce, Brokaw, Hindenlang, Holland, and Vargo

NAYS: None

Motion carried.

**Announcements:** Ms. Hindenlang reminded the board to complete their annual training.

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

**New Business**

**Application #25-13 from James Orman for an Area Variance for an addition to a garage at 50 Court Street (Tax Map #182.09-1-25) - Review to determine if the application meets the criteria to set a public hearing date.**

The ZBA reviewed the application for timeliness, completeness, and sufficiency. Ms. Hindenlang informed the Board that the applicant corrected the appeal application this afternoon, and noted the following:

- The appeal application is dated before the denial letter (the denial letter is dated “April” and should be May)
- The Community Preservation Panel flagged the application as needing a variance during their initial review on May 7, 2025
- There is discrepancy on the square footage of the house; Zillow has 2300+ square feet and the code officer measured 3200+.
- Additional information is needed from the code officer to accurately determine the size of the variance; confirm square footage of the house, exact measurements of the addition to the garage and the measurements of the deck, and both the addition and the deck staked out for the site visit

- Advised the Board to look for “larger” accessory structures in the village and mentioned the studio on Wells Road, the barn on Cherry Ave, and the root cellar on Court St as examples

Ms. Hindenlang questioned the applicant if the existing building is a two-car garage. Mr. Orman replied that it has enough room for a car and a golf cart.

Mr. Orman asked if he could explain his intent for the addition and Ms. Hindenlang advised him to wait until the public hearing.

Mr. Orman agreed to instruct the code officer to stake out the addition and deck and agreed to allow the ZBA members to come for a site visit.

On motion by Boyce, second by Brokaw, the ZBA voted to schedule a public hearing for Application #25-13 on June 25, 2025 at 7:00 p.m.

AYES: Boyce, Brokaw, Hindenlang, Holland, and Vargo

NAYS: None

Motion carried unanimously.

**Adjournment:** On motion by Vargo, seconded by Holland, the ZBA voted to adjourn the meeting at 7:30 p.m.

AYES: Boyce, Brokaw, Hindenlang, Holland, and Vargo

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk