

Zoning Board of Appeals Public Hearing and
Regular Meeting Minutes (July 23, 2025)

Held in the Aurora Firehouse Meeting Room at 7:00 PM

Present: Chair Karen Hindenlang, Alexis Boyce, Brad Brokaw, Michael Groth, and Laura Holland

Others Present: Clerk Ann Balloni and Aurora Historical Society President Shirley Egan

Call to Order: Ms. Hindenlang called the meeting to order at 7:00 and noted all members present following roll call.

Public Hearing for Application #25-12 from the Aurora Historical Society for Area Variances to Replace a Porch at 302 Main Street (Tax Map #182.17-1-30)

On motion by Boyce, second by Brokaw, the ZBA voted to open the public hearing for Application #25-12 at 7:01 p.m.

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

NAYS:

None

Motion carried unanimously.

Ms. Egan gave a presentation on the porch project, describing the previous porches on the building with the most recent removed in 1995. Noting that the front of the building looks odd with a “front door to nowhere”, several feet off the ground, the AHS sought funding for the replacement project.

The porch is in the New York State Department of Transportation (NYSDOT) right-of-way and required a permit from them and approval from the Village Board of Trustees, as the Village owns the building. (The Village Board voted to approve the NYSDOT permit at a special meeting earlier today.) Additionally, the porch extends 3’ to the center line of Rt 90 (Village regulations require a 30’ setback) and extends 6’ to the center line of Dublin Hill which also requires a 30’ setback because the building is on the corner. The AHS is requesting a 3’ and 6’ variance, respectively, for the project.

Another concern is, does the porch encroach into the corner sightline triangle (see Section 5.06 of the Village Zoning Law, “Traffic Visibility Across Corners”). Initially, the Village Code Enforcement Officer, Bob Rhea, documented that it *does* encroach but, in an email to the Village Planning Board (dated July 7, 2025), he wrote that it *does not* encroach, but “it is close”.

Ms. Hindenlang informed the ZBA that the Village Board, on the advice of the Village Attorney, hired M&P Engineering and Landscaping, PLLC to study the sightline coming off Dublin Hill Road and turning left (south) on Rt 90 to determine if the porch will obstruct the view. M&P submitted a report (attached) determining that it will not obstruct the view but noted that a tree and utility pole do interfere with the view to the south.

Ms. Boyce questioned stormwater runoff from the project, though acknowledged that is the purview of the Planning Board. This information might influence the ZBA’s consideration of adverse impacts to the physical environment. Ms. Egan responded that the Planning Board found no significant stormwater impact when conducting the environmental review (SEQR).

As the Village Code Enforcement Officer, Bob Rhea, was not present, Ms. Hindenlang read Officer Rhea's denial letters for Application #25-12 dated April 14, 2025; July 10, 2025; and July 16, 2025 (attached). Ms. Hindenlang noted that the April 14 letter did not contain any measurements, the July 10 letter included the front (west) setback measurements, but not the side (north) or sightline triangle measurements, and the July 16 letter also did not include the sightline triangle measurements.

Public Comment: No comments.

Adjournment: On motion by Brokaw, second by Holland, the ZBA voted to adjourn the public hearing to a possible later date.

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

NAYS: None

Motion carried unanimously.

Call to Order: Ms. Hindenlang called the regular meeting to order at 7:13 p.m.

Changes to the Agenda: No changes.

Approval of Minutes: On motion by Groth, seconded by Holland, the ZBA voted to approve the minutes of June 26, 2025, as amended.

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

NAYS: None

Motion carried unanimously.

Announcements: Ms. Hindenlang reminded the ZBA to complete their training requirements and recommended a New York Planning Federation "Learn at Lunch" webinar on August 5 entitled "Town Clerks and their Relationship with Planning Boards and ZBAs".

Old Business: No Old Business was discussed.

New Business

Application #25-12 from the Aurora Historical Society for Area Variances to Replace a Porch at 302 Main Street (Tax Map #182.17-1-30)

Ms. Hindenlang explained that the Village Attorney recommended deferring a decision on the appeal for Application #25-12 until Officer Rhea completes the necessary measurements and submits his documentation to the ZBA for their review. Ms. Hindenlang added that at the special Village Board meeting that morning, the mayor was requested to compel Officer Rhea to submit the needed measurements. Additionally, Ms. Hindenlang requested confirmation from the Village Attorney that a variance can be sought from the ZBA for encroachment in the corner sightline triangle, if applicable.

On motion by Boyce, second by Brokaw, the ZBA voted to continue the public hearing for Application #25-12 on July 30, 2025, at 7:00 p.m.

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

NAYS: None

Motion carried unanimously.

Ms. Hindenlang noted that Mr. Brokaw and Ms. Holland will not be available so only the minimum quorum will be present. She thanked Mr. Groth for prioritizing ZBA over another commitment he had scheduled for the evening of July 30.

Adjournment: On motion by Groth, seconded by Brokaw, the ZBA voted to adjourn the meeting at 7:32 p.m.

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

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk