

**DRAFT**  
**Zoning Board of Appeals Public Hearing Continuance and**  
**Special Meeting Minutes (July 30, 2025)**

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

**Present:** Chair Karen Hindenlang, Alexis Boyce, and Michael Groth

**Absent:** Brad Brokaw 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 p.m.

**Public Hearing Continuance 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 Groth, the ZBA voted to continue the public hearing from July 23, 2025, for Application #25-12 at 7:01 p.m.

AYES: Boyce, Groth, and Hindenlang

NAYS: None

ABSENT: Brokaw and Holland

Motion carried.

Ms. Hindenlang referred to a letter from the Village Code Enforcer Officer (attached) dated July 24, 2025, confirming that the porch will not encroach into the corner sightline triangle.

**Public Comment:** No comments.

On motion by Groth, second by Boyce, the ZBA voted to close the public hearing for Application #25-12 at 7:02 p.m.

AYES: Boyce, Groth, and Hindenlang

NAYS: None

ABSENT: Brokaw and Holland

Motion carried.

Ms. Hindenlang called the special meeting to order at 7:03 p.m.

**Approval of Minutes:** On motion by Groth, seconded by Boyce, the ZBA voted to approve the minutes of July 23, 2025, as amended. The second sentence in the second paragraph now reads: "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.

AYES: Boyce, Groth, and Hindenlang

NAYS: None

ABSENT: Brokaw and Holland

Motion carried.

**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 referred to the July 23, 2025, letter from M&P Engineering and Land Surveying (attached) confirming that there is no sight interference from the proposed porch turning south from Dublin Hill Road onto

State Route 90. Ms. Hindenlang reiterated there is no encroachment into the sightline triangle and no need for a third variance.

Ms. Hindenlang noted that there is no documentation from the State Historic Preservation Office (SHPO) in the file but clarified that is under Community Preservation Panel (CPP) purview.

The ZBA discussed the existing incursion on the north side of the building, confirming that the porch extension would be flush with the north side of the building and extend 6'6" to the west.

The ZBA reviewed the five questions in considering area variances and determined the following via resolution:

**Tax Parcel Number: Section: #182.173-1-30**

**Application # 25-12**

#### **RESOLUTION--DECISION ON AREA VARIANCES**

At a regular meeting of the Village Zoning Board of Appeals of the Village of Aurora, in Cayuga County, on the 30 day of July, 2025, at 7:03 P.M., prevailing time, the meeting was called to order by Karen A. Hindenlang, Chair, and upon roll being called, the following were:

PRESENT: Alexis Boyce, Michael Groth, and Karen Hindenlang.

ABSENT: Brad Brokaw and Laura Holland

The following resolution was offered by Board Member Alexis Boyce who moved its adoption, and seconded by Board Member Michael Groth, to wit:

**WHEREAS**, the Zoning Board of Appeals of the Village of Aurora received an application from the Village of Aurora Historical Society, P.O. Box 136, Aurora NY 13026, for two variances of Section 5.01 of the 2024 Village Zoning Law to permit at Patrick Tavern, situated at 302 Main Street on the corner of Dublin Hill Road and owned by the Village of Aurora, to allow the construction of a raised front porch 6' 6" feet deep extending 28' 8" across the front (west) facade of the building, to be set 27 feet from the center line of State Route 90 at 302 Main Street, requiring a front setback area variance of three feet; and to be set 24' from the center line of Dublin Hill Road, requiring a six foot side setback variance on the north along the depth of the proposed porch, which would extend the building's existing incursion of six feet another 6' 6" towards the west.

**WHEREAS**, in connection with such application, the Zoning Board has reviewed the appeal application from the Village of Aurora Historical Society signed April 14, 2025, by Shirley K. Egan, President, which included supporting material and a completed Short Environmental Assessment Form under the SEQRA; conducted individual site visits between June 25, 2025 and July 30, 2025; reviewed the denial letters along with other correspondence and photos from the Code Enforcement Officer; considered an opinion letter from M&P Engineering and Land Surveying of Skaneateles dated July 23, 2025; reviewed a NYS Department of Transportation Office of Right of Way Permit for Temporary Use of State Property (signed by Mayor Orman on July 23, 2025), along with supporting documents; and held a public hearing on July 23, 2025, which was adjourned and continued on July 30, 2025; and received thereat another letter from the Code Enforcement Officer.

**WHEREAS**, after review, the Zoning Board has weighed the effects of the requested variance on the health, safety, and welfare of the neighborhood and community, and made the following findings:

- A. The benefits sought by the applicant cannot be achieved by some other feasible method due to the applicant's desire to achieve a more pleasing "finished" appearance to the structure by the addition of a front porch with stairs which would also provide a second entry / exit to the building.
- B. The requested variances will not create an undesirable change in the character of the neighborhood or detriment to nearby properties in that open front porches are characteristic of buildings on Main Street in the National Historic Register District. By replacing a pre-existing feature, adding an open porch with the proposed

dimensions onto Parick Tavern would be consistent with neighborhood character, which includes comparable setback incursions. The home at 308 Main Street, on the opposite corner of Dublin Hill Road, also encroaches on the setbacks of both streets. The majority of buildings in the Village portion of Dublin Hill Road intrude upon the front setback. (See file # 24-27 for 10 Dublin Hill Road.) And in June of 2002, the Fargo (384 Main Street) received similar variances for encroachment onto the Route 90 setback and the north side lot line setback for the construction of a new front porch.

- C. The requested variances are not substantial in that the front setback variance of 3' would represent 10% of the specified 30' setback from Main Street. The side setback variance of 6' continues an existing incursion of 20% into the 30' setback from Dublin Hill Road along the north side of the building, and that continuance is only 6'6" long, that length being the width of the porch.
- D. The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because it will not affect traffic patterns, congestion or sight lines, as demonstrated by the findings of the opinion letter from M&P Engineering and Land Surveying; it will not produce noise or odor once the construction is complete; it does not impinge on wetlands or waterbodies, as it is across the street and some distance from Cayuga Lake; it is in an archaeologically sensitive area which was considered in the Planning Board's negative declaration on the Short EAF under the SEQRA; and it will produce limited storm water discharge from the roof which will be directed to an established municipal storm drain as detailed in the EAF.
- E. The alleged difficulty was not self-created (which is relevant, but not determinative) due to the removal of a similar front porch about 30 years ago.

**NOW, THEREFORE, BE IT RESOLVED** that the application of the Village of Aurora Historical Society on behalf of the Village of Aurora for approval of a front set back variance and a side set back variance of Section 5.01 of the Zoning Law of the Village of Aurora as described above is hereby granted for the reasons stated in items A through E above subject to the following condition: that the work be completed as described in the application with the understanding that although the variance has been granted by the Village of Aurora, the NYS Department of Transportation Office of Right of Way could require the porch to be removed at any time with 30 days' notice. The question of the foregoing resolution was duly put to a vote as follows:

Alexis Boyce - Aye

Michael Groth - Aye

Karen Hindenlang - Aye

By order of the Zoning Board of Appeals of the Village of Aurora

**Adjournment:** On motion by Groth, seconded by Boyce, the ZBA voted to adjourn the meeting at 7:35 p.m.

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

NAYS: None

ABSENT: Brokaw and Holland

Motion carried.

Respectfully submitted,

Ann Balloni

Village Clerk