

Planning Board October 8, 2025 Meeting Minutes

The meeting was held at the Aurora Firehouse meeting room at 7:00 pm

Present: Chairperson John Wade, Laura Heslop, Michele Murphy, and Frank Zimdahl

Absent: Pam Sheradin

Others Present: Clerk Ann Balloni and Village Engineer Ken Teter

Call to Order: Mr. Wade called the meeting to order at 7:00 pm.

Changes to the Agenda: No changes

Approval of Minutes: On motion by Zimdahl, seconded by Heslop, the Planning Board voted to approve the July 9, 2025 minutes.

AYES: Heslop, Murphy, Wade, and Zimdahl

NAYS: None

ABSENT: Sheradin

Motion carried.

Announcements: No announcements

Old Business: No Old Business was discussed

New Business

Application #25-31 from the Village of Aurora/Wells College for a subdivision at 139 & 170 Main Street

Mr. Teter explained the process for subdividing the Wells campus properties associated with the water plant. A condition of the Purchase and Sale Agreement for the Village to take ownership of the water plant, operator's house and water tank is to subdivide those properties from the campus. Additionally, easements are necessary to access water lines from the water plant to the water tank, and to access the tank itself.

Mr. Teter noted that the final subdivision plans from CT Male have not been received and any approvals are conditional on the plans reflecting the site plan included with Application #25-31.

On motion by Zimdahl, second by Heslop, the Planning Board voted to deem Application #25-31 substantially complete.

AYES: Heslop, Murphy, Wade, and Zimdahl

NAYS: None

ABSENT: Sheradin

Motion carried.

Subdivision Classification: On motion by Zimdahl, second by Murphy, the Planning Board voted to classify Application #25-31 as a Minor Subdivision.

AYES: Heslop, Murphy, Wade, and Zimdahl

NAYS: None

ABSENT: Sheradin

Motion carried.

SEQR: Mr. Wade noted that Application #25-31 is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) requiring completion of the Short Environmental Assessment Form (SEAF). The Planning Board reviewed part 1 of the SEAF, submitted by the applicant, and completed part 2 of the SEAF, finding no significant impacts.

On motion by Heslop, second by Murphy, the Planning Board voted to issue a negative declaration for Application #25-31, completing the SEQR process.

AYES: Heslop, Murphy, Wade, and Zimdahl

NAYS: None

ABSENT: Sheradin

Motion carried.

Planning Board Resolution #25-01: Application #25-31 from Wells College/Village of Aurora to Subdivide Property on the Wells College Campus for the Village of Aurora to Purchase, Own, and Operate the Wells Water Plant and Associated Facilities

WHEREAS, Wells College announced their closure on April 29, 2024; and

WHEREAS, Wells College owned and operated the water plant and sold water to the Village of Aurora, who then distributed the water to village residents and businesses; and

WHEREAS, the Cayuga County Health Department and the New York State Department of Health authorized the Village of Aurora to operate and maintain the Wells Water Plant upon Wells College closing; and

WHEREAS, the Village of Aurora signed a license agreement with Wells College to operate the water plant on October 1, 2024; and

WHEREAS, the Village of Aurora signed a "Purchase and Sale Agreement" with Wells College on July 17, 2025, for the water plant, the water plant operator's house, and the water tank, plus easements for Village access through the campus; and

WHEREAS, the final closing on the property is pending approval from the New York State Attorney General's Office; and

WHEREAS, the Village of Aurora submitted a subdivision application to the Village of Aurora Planning Board on September 29, 2025 to subdivide the campus properties from the properties associated with the water plant; and

WHEREAS, the Village of Aurora Planning Board Chair and Village Code Enforcement Officer held a Sketch Plan Conference with the applicant on October 2, 2025; and

WHEREAS, the Village of Aurora Planning Board SEQR process resulted in a negative declaration at the October 8, 2025 regular meeting;

NOW THEREFORE BE IT RESOLVED, that the Village of Aurora Planning Board approves Application #25-31 on the following conditions:

1. the final subdivision maps from CT Male are reflective of the site plan approval
2. the final maps are signed, stamped, and filed with the Cayuga County Clerk's Office
3. an easement is secured with Aurora Golf, LLC for access through their property to the water tank property.

At a regular meeting of the Village of Aurora Planning Board on October 8, 2025, the question of the adoption of the foregoing resolution was moved by Trustee Murphy and seconded by Trustee Heslop and duly put to a vote as follows:

AYES: Heslop, Murphy, Wade, and Zimdahl

NAYS: None

ABSENT: Sheradin

Carried.

Adjournment: On motion by Zimdahl, seconded by Heslop, the Planning Board voted to adjourn the meeting at 7:40 p.m.

AYES: Heslop, Murphy, Wade, and Zimdahl

NAYS: None

ABSENT: Sheradin

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk