



THE VILLAGE OF A U R O R A

COMPREHENSIVE PLAN 2021

Prepared for the Village of Aurora
by LaBella Associates

Adopted by the
Aurora Village Board
12/15/2021

DRAFT Amendments
March 16, 2026



Acknowledgements

In 2021, the Aurora Village Board designated a Comprehensive Plan Steering Committee.

The committee and its consultants, with input from the Cayuga County Department of Planning Department and other local and regional stakeholders, prepared this plan. Thank you to the board members, residents, and business owners in Aurora for your assistance.

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Chris MacCormick
Thea Miller
Janet Murphy (alternate)
Pam Sheradin

Land Acknowledgement

The Village of Aurora honors and acknowledges the that the land on which we reside is the traditional territory of the Haudenosaunee and Cayuga Peoples. We honor those past, present and future, and those who have stewarded this land through generations. We also recognize that government, academic and cultural institutions were founded upon and continue to enact exclusions and erasures of Indigenous Peoples. May this acknowledgement demonstrate a commitment to working to dismantle the legacies of oppression and inequities and recognize the current and future contributions of Indigenous communities in Aurora, the region and all of New York State.

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INTRODUCTION



The primary purpose of the Village of Aurora Comprehensive Plan is to guide Village boards and officials in making decisions that will affect the future of the community. Future Village actions to implement the policies and recommendations in the Plan may include land use local laws and regulations, capital budgeting, and providing services to the community. The Comprehensive Plan addresses a range of issues facing the Village of Aurora and balances competing needs and interests in the community.

This document replaces the previous Aurora Comprehensive Plan dated 2008.

1. BACKGROUND

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan serves as an inventory of community assets, articulates the local vision for the future, and provides a strategy towards achieving goals and recommendations. A comprehensive plan also serves as a useful benchmark of where the community is at the time of its adoption, recording assets, the demographic makeup, employment patterns, critical infrastructure, transportation systems, and environmental conditions. A comprehensive plan is a living document, reflecting the issues and ambitions of a community at one point in time. To maintain relevancy, the Village should revisit and revise this comprehensive on a regular basis and rewrite it as needed.

ABOUT AURORA

Aurora is a scenic village on the eastern shore of Cayuga Lake. It is treasured for its relationship to the lake, its lake views, and beautiful buildings. The tree-lined streets are populated by a range of homes, and they are inhabited by people who share at least two ideals—a fondness for the village and affection for the lake on which it resides. Additionally, Aurora has the advantage of two large, nearby employers, the Inns of Aurora and MacKenzie-Childs. and being home to Wells College.

The village last updated its land use plan with the 2008 Master Plan, a concise description of Aurora at that time and a summary of what it held dear. Much of what that plan states remains true; for example, that the general goals were to maintain the quality of life that is inherently part of Aurora’s traditional character while encouraging greater cohesiveness and community spirit among residents. The Planning Board committed to promoting reasonable development and change while safeguarding the community’s access to and enjoyment of the lake, as well as the built and natural environments of the Village.¹

While many things such as the aesthetics and lakefront beauty of Aurora have stayed the same since the last plan, change has naturally occurred as well. Of course, people move in and move away, the composition of boards varies from year to year, and properties change hands. As of this writing in 2021 the village is also facing issues ranging from the COVID-19 pandemic on a large scale, to changes at Wells College, expansion of the Inns of Aurora, questions about the impacts of different types of housing and lodging, the desire for additional lakefront access, and the increase in tourism that has changed the culture and climate of community gathering spaces at the local level.

The Village endeavored to begin this plan as an effort to start a conversation about what residents of Aurora would like to keep or change in the next ten to twenty years. It is the

¹ <https://auroranewyork.us/wp-content/uploads/2010/11/Aurora-Comprehensive-Plan1.pdf>

hope and understanding of the contributors that this plan will be the lens through which the village makes decisions and collaborates with its partners in that timeframe.

2. VILLAGE VISION

During this planning process, the Steering Committee developed the following Vision Statement to guide the plan. This along with the five goals that follow, provide a structure for the plan, as the action items align with the vision and at least one goal each.

The Village of Aurora is a peaceful lakefront community that embraces its properties while honoring its natural beauty.

We value the cooperative spirit, renowned hospitality, the beautiful neighborhoods and welcoming institutions that comprise this special place.

We want to maintain these qualities as we seek to create a more resident-focused, business-friendly, and environmentally conscious community.

We will face the challenges of the future in a responsible and inclusive manner.

GOALS

The Village developed the following goal statements, that when used to guide decisions at the local level will help achieve the vision. They are described in more detail in Section 4:

- Nurture and Expand upon Aurora's Sense of Place
- Preserve the Residential Character and Neighborhoods
- Foster Small Business Development, especially Individually-owned Small Businesses Useful to the Community, and Diversify the Economy,
- Improve Village Infrastructure and Amenities
- Enhance and Expand Parks, Recreation and Open Spaces

3. PLANNING PROCESS



LEGAL BASIS

The Village has prepared this Comprehensive Plan pursuant to NYS Village Law §7-722, which specifies that the Village Board is responsible for preparing and adopting a Comprehensive Plan. As the law also permits the Village Board to delegate this responsibility to an ad hoc committee that it establishes for the express purpose of preparing Comprehensive Plans, the Village Board appointed the Comprehensive Plan Steering Committee to guide the preparation of the Comprehensive Plan, after which the Village Board reviews, amends, and adopts it.

The Comprehensive Plan is a policy document. It will guide changes in Village laws and regulations, funding decisions and other Village actions during the next 10 to 15 years. Local land use regulations must be consistent with the Comprehensive Plan.

STEPS IN THE PROCESS

The Village board appointed a Steering Committee to guide the preparation of the Comprehensive Plan. This committee met regularly throughout the latter half of 2021 to assist with public outreach and coordinate the preparation of the plan.

Members of the Steering Committee included representatives from the Village Board, Village Planning Board, Village Zoning Board of Appeals (ZBA), and Community Preservation Panel (CPP), all of whom are community residents. The following persons participated in the preparation of the Comprehensive Plan:

Name	Affiliation
Ann Balloni	Village Clerk
Bonnie Apgar Bennett	Mayor
Patricia Bianconi	Planning Board
Alexis Boyce	ZBA
Jim Burkett	CPP
Chris MacCormick	CPP
Thea Miller	Village Board
Janet Murphy (alternate)	Village Board
Pam Sheradin	Planning Board

Public involvement included steering committee meetings, dozens of stakeholder interviews, a community survey, and public workshop.

Following the closure of Wells College, the Village of Aurora Board of Trustees voted on November 19, 2025, to enter into a memorializing agreement with the Cayuga County Department of Planning & Economic Development (CCPED) to gather public feedback and

explore potential updates to the Village's Comprehensive Plan and Zoning Code to guide future growth and development. CCPED developed and deployed, with assistance from the village, a community survey to guide updates to this Comprehensive Plan and the Zoning Law related to the future reuse of the former campus. Village residents, nearby property owners, and others directly impacted by future redevelopment of the Wells College campus were encouraged to complete the survey. Survey responses helped identify community priorities, concerns, and desired outcomes, and directly informed future planning policies and the creation of amendments to the Zoning Law including a Planned Development District (PDD) for the former campus.

CCPED staff launched the community survey on February 6, 2026, leaving it open until February 27, 2026. Once the survey closed, CCPED staff collected and analyzed all responses, more detail on which is provided in the community survey section of this Comprehensive Plan. CCPED staff then worked with a small working group to identify necessary updates to this Comprehensive Plan in relation to the closure of Wells College and the results of the community survey, and prepared draft amendments to the Zoning Law. Sections updated in this Comprehensive Plan in 2026 include: Steps in The Process, Existing Conditions, Community Survey, Adoption, Land Use and Zoning, Future Land Use Map Districts, Future Land Use Map, Land Use and Zoning Actions, and the Implementation Matrix.

Existing Conditions

The consultant team prepared an existing conditions analysis with input from Village staff and presented it to the Steering Committee in June 2021. While some of the census data is difficult to parse due to the small sample size—for example, the Wells College students count toward overall population of approximately 700 residents, whereas the actual year-round population is fewer than 300—some of the trends and demographic information is helpful in planning for the future. It is also advantageous to understand how Aurora compares to the wider region when explaining how its issues and opportunities differ from, say, the Town of Ledyard or Cayuga County as a whole.

Housing is an important issue in Aurora, and the existing conditions demonstrate some valuable data. First, the total number of housing units in the Village has decreased by 39 from 234 to 195 between 2000 and today. The number of owner-occupied units is 78% today compared to 65% in 2000. This reflects the decrease in rental units, including several demolitions and conversions of former apartment buildings. Also, since many of these units are occupied only in the summer, or on weekends, or are used as short-term rentals, this statistic is somewhat deceptive and approximately 50% of the units are empty in the winter months. Not surprisingly, rents have increased as the number of rental units has decreased. The average gross rent is now \$1,083 and the median house value is \$231,800, in comparison to the median house value in Cayuga County of \$128,000, reflecting an increased interest in second home purchases in the Village.

Additionally, historical circumstances have resulted in large areas of the Village, and most commercial property, being held by one commercial entity. The Village's sense of community and the availability of locations for small businesses have suffered.

On April 29, 2024, the president of Wells College announced that after 156 years the college, founded in 1868, would close permanently on June 30, 2024. At the time of the college's closing there were about 370 students and 193 employees. Wells College had been experiencing serious financial struggles since at least 2019 when it was placed on probation by its accrediting organization Middle States Commission on Higher Education. The closure of the college has left a huge void in the Village of Aurora with the loss of roughly half the population as well as a major employer.

The Existing Conditions section is included as Appendix A of this document.

Committee Meetings

The Steering Committee met monthly in-person or virtually over the course of the project to discuss first the vision, goals and objectives and then the public outreach strategy. The committee was instrumental in developing the list of stakeholders, in publicizing the public input opportunities and in reviewing the working drafts of the Comprehensive Plan.

Stakeholder Interviews

During the early stages of the project, the consultant team interviewed more than 50 stakeholders that the Steering Committee and others identified as residents, business owners or others who would like to contribute opinions about the future of the village. We asked a series of questions regarding assets in Aurora, impediments to progress, spending priorities, desired amenities, or businesses, and the “target audience” for the village to strive to attract. We also discussed at length what measures the Village could take to help its residents and business owners succeed.

The interviews helped to inform the goals and action items contained within this plan. A summary of stakeholder comments is included as Appendix B of this document.

Community Survey

The Steering Committee assisted with the development of a community survey that the Village posted online (Survey Monkey) and in other locations such as the Village Clerk’s office and the Village Post Office in July 2021. 93 respondents answered the survey, providing useful feedback about Village priorities in the process. Many of the responses echoed the input received during interviews and the public workshop, including the need for more public open space and access to the lake, support for the redevelopment of existing properties, and a desire for more quality housing options; specifically, single-family homes and apartments. Many of the surveys also reflected a desire for more retail and restaurant options in Aurora, which is statement heard often throughout this planning process.

The community survey launched on February 6, 2026, held open until February 27, 2026, focused on the closure of Wells College and the community’s preferences for potential redevelopment of the campus. A total of 167 responses were received and the information gathered has informed amendments to this Comprehensive Plan specifically with regards to potential future uses of the now former college campus.

The overall general consensus from the survey results confirmed that residents in Aurora want the former Wells College campus to be reused in thoughtful ways that maintain access to long established public spaces and uses on and off the main campus such as the athletic fields/facilities, farmers’ market and boat house, golf course, trails, health center, and Peachtown Elementary school.

A summary of the responses received to each of the 12 questions from the survey is provided below. A complete report of the survey results, including all written responses, is available from the Village Clerk.

Q1. Which best describes your relationship with the Village of Aurora? (select all that apply). Choices: Resident of Village; Property Owner Adjacent to Village or Campus; Regular Visitor; Former Wells College Student or Employee; Local Business Owner/Employee; Other.

- A majority of respondents are residents of the Village.
- Q2. *How important is the reuse or redevelopment of the former Wells College campus to the future of the Village of Aurora? Choices: Extremely Important; Somewhat Important; Neutral; Somewhat Unimportant; Extremely Unimportant.*
- An overwhelming majority of respondents selected “extremely important”.
- Q3. *What types of uses would you most like to see considered for the former Wells College campus? (select all that apply). Choices: Educational or Institutional Uses; Cultural, Arts, or Community Facilities; Parks, Open Space, or Recreational Uses; Healthcare or Wellness-related Uses; Housing; Small-scale Commercial or Office Uses; Hospitality or Retreat/Conference Uses; Other.*
- The top 5 choices by total number of responses are: Educational or Institutional Uses; Cultural, Arts, or Community Facilities; Parks, Open Space, or Recreational Uses; Healthcare or Wellness-related Uses; and Housing.
- Q4. *Based on the options listed in question #3, please select your top 3 preferred uses for the former campus, and list them below in order of priority for the community. (1=highest priority).*
- The top 3 preferred uses for the former campus by chosen order of priority are: 1. Educational or Institutional Uses (69 responses); 2. Cultural, Arts, or Community Facilities (32 responses); and 3. Cultural, Arts, or Community Facilities (30 responses) with Parks, Open Space, or Recreational Uses (27 responses) as a close second.
- Q5. *Which statement best reflects your preference for future development on the campus? Choices: A mix of building reuse and limited new construction; Reuse of existing buildings with minimal new construction; No preference; Significant redevelopment, including new buildings; Unsure.*
- Respondents were nearly tied in choosing “A mix of building reuse and limited new construction” and “Reuse of existing buildings with minimal new construction” as their preference for future development of the campus.
- Q6. *What benefits would you most like future development of the campus to provide to the community? (select all that apply). Choices: Job Creation; Public Access to Open Space; Preservation of Historic Resources: Community Gathering Spaces; New Housing Options; Increased Tax Base; Improved Infrastructure or Public Services; Other.*
- The top 5 responses include: Job Creation; Public Access to Open Space; Preservation of Historic Resources; Community Gathering Spaces; and New Housing Options.
- Q7. *Are there any types of development or impacts you would NOT like to see on the former Wells College campus?*

- Themes were identified through thematic analysis of open-ended responses. Individual responses may reference multiple themes. Key themes identified include:
 - Hospitality facilities, resorts, conference centers (28 responses)
 - Casinos, gambling facilities (26 responses)
 - Low-income, high density housing (24 responses)
 - Any type of commercial development that negatively impacts historic character of campus (18 responses)
 - Cannabis dispensaries, tobacco sales (7)
 - Data centers, other energy intensive land uses (6 responses)
 - Prisons, detention facilities (6 responses)
 - Tax exempt operations (3 responses)

Q8. *What concerns, if any, do you have about how future development of the campus could affect Village infrastructure and utilities? (select all that apply). Choices: Water Supply; Sewer or Wastewater Capacity; Energy or Utility Capacity; Traffic & Parking; Public Safety or Emergency Services; Stormwater Management or Drainage; Road Capacity or Access; Solid Waste or Recycling Services; Other.*

- The top 5 choices by total number of responses are: Water Supply; Sewer or Wastewater Capacity; Energy or Utility Capacity; Traffic & Parking; and Public Safety or Emergency Services.

Q9. *How important is pedestrian access and connectivity as part of future redevelopment of the former Wells College campus? Choices: Extremely Important; Somewhat Important; Neutral; Somewhat Unimportant; Extremely Unimportant.*

- An overwhelming majority of respondents selected “extremely important”.

Q10. *How important is it that future uses on the former Wells College campus include facilities or spaces that are open and accessible to the public? Choices: Extremely Important; Somewhat Important; Neutral; Somewhat Unimportant; Extremely Unimportant.*

- An overwhelming majority of respondents selected “extremely important”.

Q11. *Which environmental or open space features should be protected or emphasized as part of future redevelopment? (select all that apply). Protection of Waterfront or Scenic Views; Preservation of Existing Green Space or Natural Areas; Tree Preservation or Landscaping; Public Open Space or Recreational Amenities; Energy-efficient or Sustainable Design; Stormwater and Drainage Improvements; Other.*

- The top 5 choices by total number of responses are: Protection of Waterfront or Scenic Views; Preservation of Existing Green Space or Natural Areas; Tree

Preservation or Landscaping; Public Open Space or Recreational Amenities; and Energy-efficient or Sustainable design.

Q12. Please share any additional thoughts, ideas, or concerns regarding the future of the former Wells College campus.

- Themes were identified through thematic analysis of open-ended responses. Individual responses may reference multiple themes. Key themes identified include:
 - Community integration and collaboration (25 responses)
 - Commercial development and economic revitalization (16 responses)
 - Public access and amenities (15 responses)
 - Historic preservation (12 responses)
 - Environmental stewardship (9 responses)
 - Housing prioritization (5 responses)

Public Workshop

A key element in the public outreach process was a half-day public workshop in July 2021 that covered the following topics:

- Sense of Place
- Housing and Neighborhoods
- Economic Development
- Streets and Utilities
- Parks, Recreation and Open Space

Over 80 people attended the workshop and participated in lively conversations and interactive exercises with boards staffed by the Steering Committee and consultant team.

During the workshop, attendees had an opportunity to comment directly onto maps and boards as well as fill out the community survey. The Village received dozens of comments during and after the workshop ranging from requests for more parks and open space, more varied restaurant and retail options, better communication among all decision-making entities in the Village, and appeals to protect Cayuga Lake and its water quality. The feedback from the public workshop showed that residents care about the future of Aurora and take the time to remain educated about local issues.

A summary of the public workshop is included in this document as Appendix C.



FOSTER ECONOMIC DEVELOPMENT

utilize vacant or underutilized particularly those for which development plans do not exist. *ie Patricia Tavern*

Additional year-round resources and visitors (particularly, a variety of food and drink options.)

to the benefits of Aurora as a re-work location with its broadband, of life, and accessibility to other its.

note the Morgan Opera House as a e for weddings and other events.

ork to develop a business incubator.

WHAT I LIKE

- Vibrant Commercial district!
- More retail/food & drink, e.g. wine bar & cafe
- Where we put new business. All building are already in use.
- ALLEN GET SIMPLY RECRUIT DON'T WANT
- Use lean start-up principles to effectively build solutions from evidence & testing
- Need for coffee!
- Bring Back Dorie's Sandwich Shop
- We need a good top of coffee - lunch restaurant - like Ash 19 in Simons Falls - they also do some business
- Could our village have wifi everywhere?
- Wells study stay after graduation there is NO affordable housing anywhere
- Bring Back
- The monopoly that is the town of Aurora

WHAT NEEDS WORK

- Encourage a cover diverse practitioners - attract, retain, and by becoming more welcoming to new comers - also offering them help for new business
- Work with the Jans to bring coffee shop that will benefit all - should not be controlled by fan
- COMMUNICATION (FORMAL) WITH STAKE-HOLDERS INKS/COLLECT
- Need for more community buildings operated by others
- Add new business - retail - food & drink
- Need for more community buildings operated by others
- COMMUNITY BRAND
- OPTIONAL - GPO SPECTRUM MONOPOLY
- YES YES



Adoption

The Steering Committee conducted a public hearing on November 2, 2021, and referred the draft plan to the Village Board on November 8, 2021. The Village Board held a public hearing on December 15, 2021, prior to adopting the Comprehensive Plan on December 15, 2021.

On March 17, 2026, staff from the Cayuga County Department of Planning & Economic Development presented the results of the community survey, draft amendments to this Comprehensive Plan, and draft amendments to the Zoning Law to the public at the Village Board of Trustees meeting. A Public Hearing was held by the Village Board of Trustees on April 15, 2026, prior to adopting amendments to this Comprehensive Plan and related amendments to the Zoning Law on , 2026.

4. PLAN RECOMMENDATIONS



The following section outlines the recommended programs, policies, and strategies that will further the Village's vision.

Over the course of a six-month planning process, dozens of individuals contributed their ideas and knowledge to develop this Comprehensive Plan. The consultant team and Steering Committee completed a review of demographic, economic, and land use data, upon which the Village was able to refine their vision and identify programs, policies, and strategies that will further the vision.

The Comprehensive Plan recommendations are categorized according to the following areas:

- Land Use and Zoning
- Economic Development
- Community, Housing and Neighborhoods
- Sustainability and Resiliency
- Infrastructure and Transportation

The goals herein are not an all-encompassing list of items that the Village and its residents would like to achieve. Rather, it is a realistic list of what the Village and its partners can achieve in the next ten years given the capacity and budget of local government.

LAND USE AND ZONING

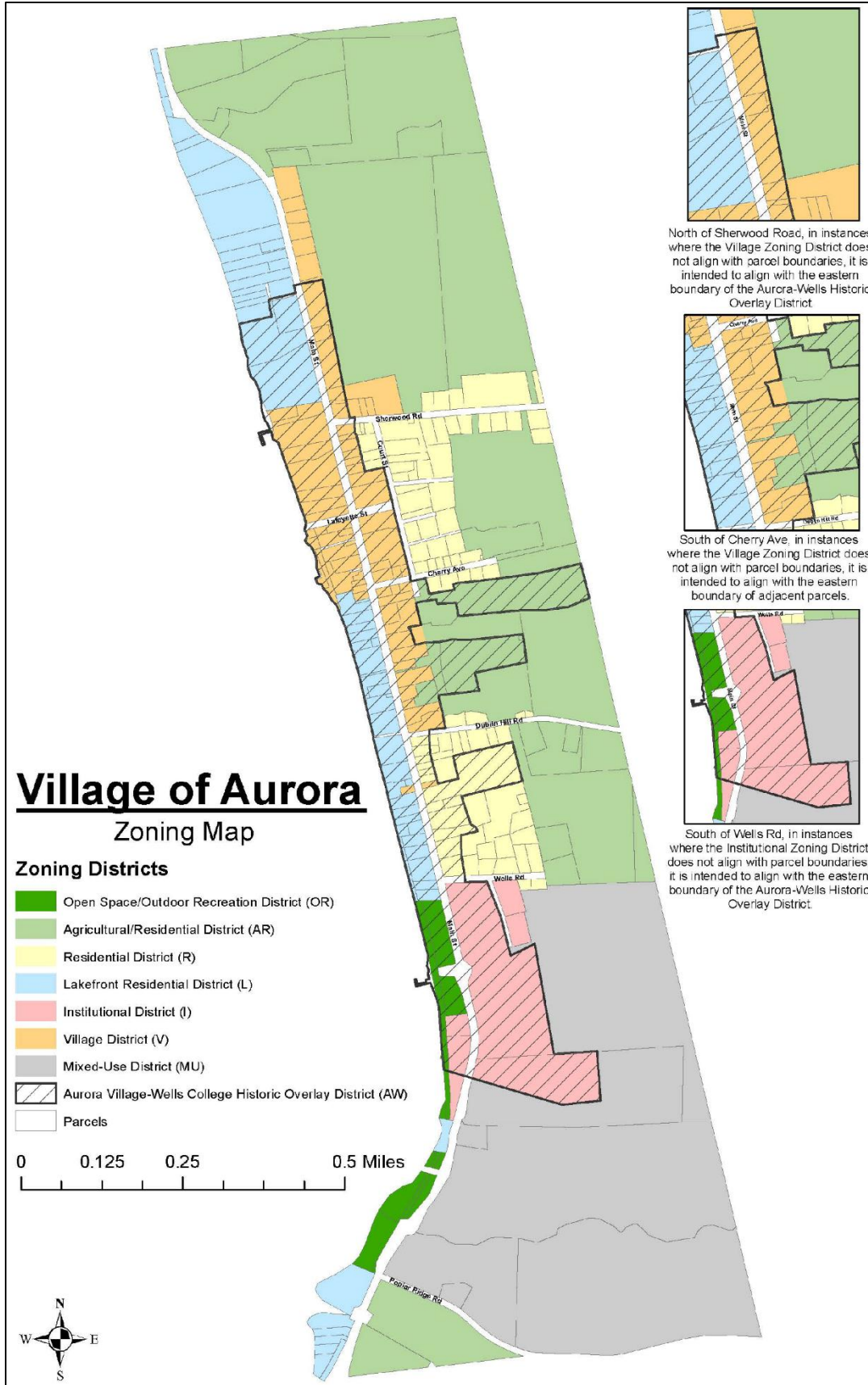
As New York State is a “Home Rule” state, municipalities may regulate land use within their own boundaries. The village has had a zoning law since 1993, and most recently updated its zoning in 2024~~08~~. Zoning has been amended consistently to regulate the type, size, location, and intensity of commercial, residential, agricultural, and other land.

The current zoning map divides the village into ~~seven~~~~approximately three~~ distinct districts with an overlay district as well. The Open Space/Outdoor Recreation District (OR) includes portions of the undeveloped lakefront area in the southern portion of the Village. The Agricultural/Residential District (AR) includes areas of the Village east of Main Street (NYS Route 90) that are either large residential lots, undeveloped, or used for agricultural purposes at the northern, far eastern, and far southeastern portions of the Village. The Residential District (R) is located on the east of Main Street (NYS Route 90) in two areas of existing traditional single-family residential development. The Lakefront Residential District (L) is located on the west side of Main Street (NYS Route 90) along Cayuga Lake in two areas of existing traditional lakefront single-family residential development. This district carries restrictions related to setbacks from and protections of Cayuga Lake. The Institutional District (I) is located on both sides of Main Street (NYS Route 90) over the existing developed area of the now former Wells College campus. The Village District (V) is located on both sides of Main Street (NYS Route 90) where there is an existing mix of residential and commercial uses in the downtown area of Aurora. The Mixed-Use District (MU) is located on the east side of Main Street (NYS Route 90) in the southeastern portion of the village on undeveloped land on and south of the Wells College campus down to Poplar Ridge Road. ~~North of the Wells College campus, the western half of the Village is primarily a Residential district (with a small Commercial district at its center), while the eastern half is Agricultural / Residential (AR). Wells College (and some residential areas that the college previously owned) comprises most of the Institutional district in the Village’s bottom third, with a small Residential lakefront area and another AR district at the southernmost village border.~~ The Aurora Village-Wells College Historic Overlay District (AW) follows the boundaries of the Aurora Village-Wells College Historic District as listed on the New York State and National Register of Historic Places ~~overlaps with much of the lakefront to the neighborhoods east of Route 90~~. Local Landmarks as designated by the Village are in various locations throughout Aurora.

~~Many residents over the course of months of public outreach expressed concern about the zoning law, and there is consensus that it needs an update. However, one important takeaway from this planning process is that zoning is somewhat misunderstood. The existing Residential zoning district is flexible and allows many uses “by right” including two family housing, mixed-use, commercial, retail, home occupations and supplemental dwellings. The~~

~~Institutional district, however, has restrictions that the village may wish to consider modifying.~~

Many of the recommendations within this section focus on changes that the Village may wish to consider when updating its zoning law to reflect the Comprehensive Plan pursuant to NYS General Municipal Law.



Future Land Use Map

A Future Land Use map is a central element of the Comprehensive Plan, it outlines the types and locations of land uses throughout the Village and serves as a guide for local boards as they consider redevelopment or new development. The Village developed this Future Land Use map with careful consideration of existing conditions and residents' input.

While a future land use map can often serve as the basis for new zoning districts and regulations, it is not a zoning map. Instead, a Future Land Use map outlines in general terms the different areas of the Village and the density, type, and situation of development in each. The following district descriptions and map provide the overall intent for future land use in the Village, along with policies and programs that the Village should pursue to realize the Future Land Use plan.

Future Land Use Map Districts

Open Space/Outdoor Recreation District (OR)

The purpose of the Outdoor Recreation/Open Space District is to conserve potentially important community-access/use open spaces including but not limited to those areas along Cayuga Lake and around Paine's Creek, while also providing low-impact outdoor recreation areas for the community. The intent of this Zoning District is to identify and provide for open space areas on lands that the community has determined should remain undeveloped and in a natural state while also accommodating appropriately located low-impact outdoor recreation facilities that serve the public. This Zoning District is also intended to protect and further enhance public access to Cayuga Lake. Development of outdoor recreation facilities will be balanced against the protection of the natural shoreline, preservation of scenic views of the lake and avoiding negative impacts to the water quality of Cayuga Lake to the fullest extent practicable.

Agricultural-Residential District (AR)

The purpose of the Agricultural/Residential District is to accommodate the continued use of farmland for agricultural purposes and to maintain the rural and residential character of this area within the village. The intent of this Zoning District is to promote low-impact farming practices within the village while also allowing low-density residential development in areas of the Village where open space is important. Future residential growth in these areas should be designed with the preservation of open space and quality farmland in mind. The Village may require residential development to be designed as a cluster subdivision as defined in Article II of this Local Law in order to achieve both objectives of maintaining active farmland and providing more housing opportunities for future residents. ~~The boundaries of this district would not change from those that already exist; however, to help improve water quality in Aurora and Cayuga Lake, a concern that rose to the top during the public outreach~~

~~process, additional restrictions on development and removal of trees and the like may be considered. In terms of uses, this district is already somewhat flexible, and the Village should maintain that flexibility. The vision for this district is to remain a low density area with viable and sustainable agricultural and residential uses.~~

~~The current situation of development has created, however, a distinct difference between the northern and southern ends of both the Lakefront and Agricultural and Residential Districts. The northern property is more business-oriented and more developed; the southern end is less developed and would allow for a Village park and public land, as well as the possibility of commercial development with minimal impact on residential properties.~~

Residential District (R)

The purpose of the Residential District is to preserve and enhance the character of existing residential neighborhoods within the Village. The intent of this Zoning District is to accommodate a diversified mix of one- and two-family dwelling units as well as multi-family dwelling units that do not compromise the character of established residential neighborhoods. All future development shall be designed in such a manner as to ensure the continuation of traditional village development patterns. Certain non-residential uses, which are demonstrably compatible with the surrounding neighborhood, such as but not limited to, home occupations, libraries, etc. may be permitted in this Zoning District.

Lakefront Residential District (L)

The purpose of the Lakefront Residential District is to allow appropriate residential development along Cayuga Lake while protecting the water quality of the lake and preserving the existing lakefront neighborhoods and important existing community viewsheds including views of Cayuga Lake from public roads, streets and/or highways. The intent of this Zoning District is to allow for residential development along the Cayuga Lake shore while also protecting the water quality of the lake from nonpoint and point source pollution that can occur when runoff from land flows into the lake, carrying sediment and other pollutants that adversely affect water quality, to minimize excessive and incompatible development in fragile lakefront areas, to protect the natural and aesthetic beauty of the lakeshore in the Village of Aurora for all of the citizens of the community to enjoy, and to enhance the experience provided to those living near, and those who use the resource provided by Cayuga Lake. ~~This is the entirety of the Village between Scenic Route 90 and Cayuga Lake. While uses remain open to what is currently allowed, development in this district may be subject to additional restrictions that protect the water quality of Cayuga Lake, and the views that Aurora's location on the lake affords. The importance of protecting the water going into Cayuga Lake can hardly be overstated, and that is the impetus for the creation of this district. To protect water and preserve lake views, the Village should consider stricter development regulations near the lake shoreline. The vision for this district is a healthy mix of commercial, residential, institutional, and open space areas serving residents~~

~~and visitors. These areas should remain as vegetated as possible to protect the lake's water quality.~~

Wells College Planned Development District (WC PDD)

The purpose of the Wells College Planned Development District is to facilitate the preservation and rehabilitation of historic structures within a cohesive, planned framework, ensuring that adaptive reuse of buildings and new development are harmonious with the established character of the former Wells College campus and the Village's Comprehensive plan. The intent of this Zoning District is to protect, enhance, and perpetuate the former Wells College's cultural, social, and architectural heritage by allowing flexible, coordinated development. It balances preserving historically significant structures with adaptive, sustainable reuse while ensuring new construction is compatible in scale and design with the existing historic character.

Village District (V)

The purpose of the Village District is to support the continued development of a compatible mix of residential and non-residential uses within the traditional historic downtown area of Aurora. The intent of this Zoning District is to promote a walkable, traditional village-scaled mixed-use Main Street corridor by permitting appropriately scaled commercial uses while maintaining and enhancing the historic character and development pattern in downtown without negatively impacting lands or neighborhoods in adjacent Zoning Districts. Commercial uses in this Zoning District should provide goods and services for residents and/or support the local tourism economy. ~~This would encompass the current Residential and Institutional areas to the east of Route 90 and would allow for more innovative uses of the parcels within the Wells College properties. While it would effectively dissolve the Commercial District, the mixed-use spirit of that district would live on in the allowable uses of the new Village District. The vision for this district is an area with similar density as what exists, and an additional variety of commercial and retail businesses providing services for residents.~~

Mixed-Use District (MU)

The purpose of the Mixed-Use District is to promote a greater mix of compatible uses. The intent of this Zoning District is to establish and enhance mixed-use areas that allow for both a vertical and horizontal mix of retail, office, service, institutional, residential and open space opportunities. All future development in this District should adhere to design guidelines and standards and not negatively impact lands or neighborhoods in adjacent Zoning Districts.

Aurora Village-Wells College Historic Overlay District (AW)

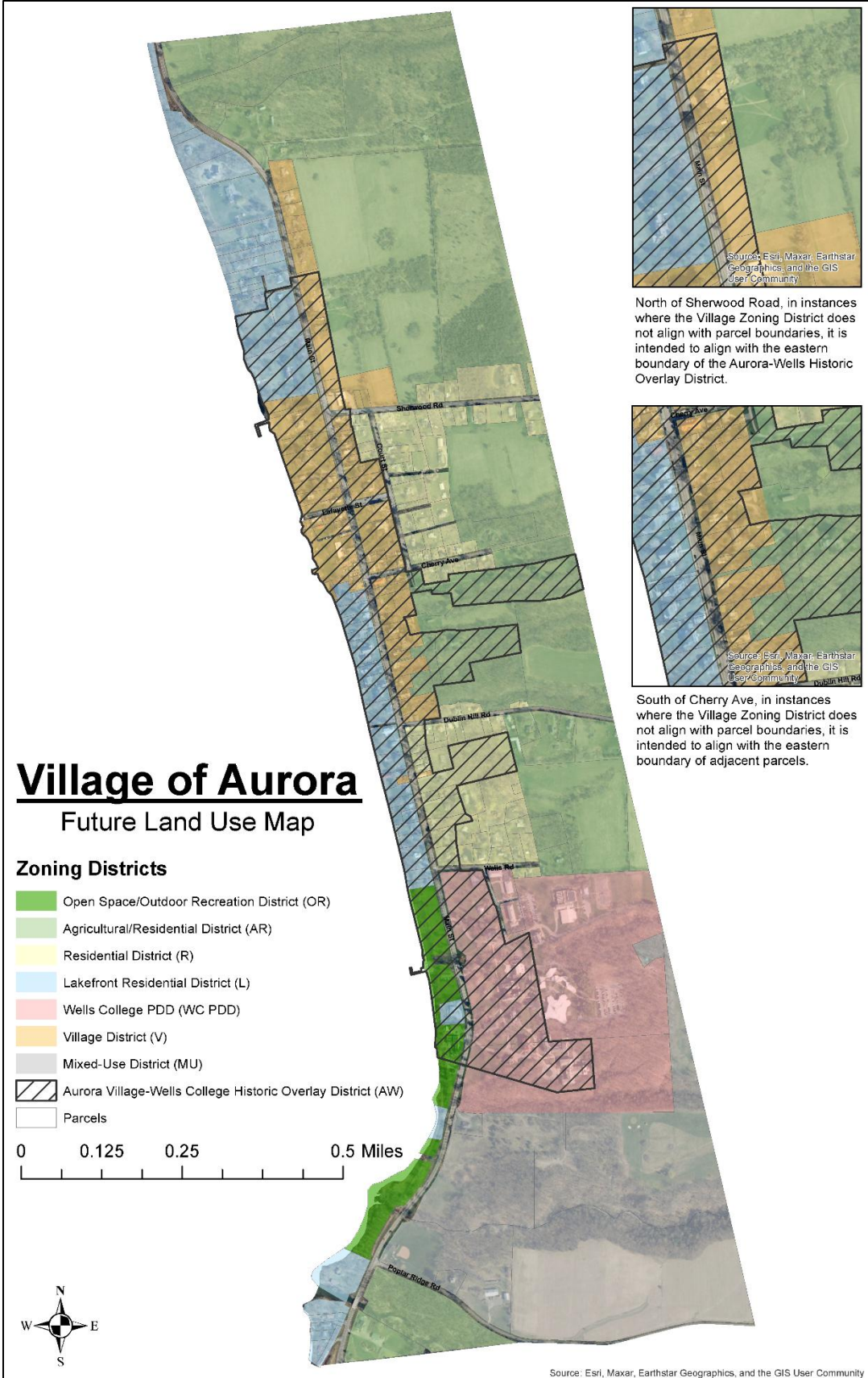
The purpose of the Aurora Village-Wells College Historic Overlay District is to codify the Village of Aurora Community Preservation Panel's (CPP) role in the historic preservation of

landmarks, structures and notable trees within the boundaries of the Aurora Village-Wells College Historic District as listed on the National Register of Historic Places. The intent of this Overlay District is to maintain the integrity of the designated Aurora Village-Wells College Historic District to the fullest extent practical. Overlay Districts do not affect the underlying zoning district with respect to uses and how they are or are not permitted. The regulations of overlay districts are in addition to, not a replacement of, all applicable regulations in the underlying zoning district.

Flood Hazard Overlay District (FH)

The purpose of the Flood Hazard Overlay District is to enforce the Village of Aurora Local Law #2 of 2007: Flood Damage Prevention Law as may be amended from time to time. Additionally, this Overlay District is established to assist in controlling the alteration of natural floodplains and help minimize the potential for public and private losses due to flood conditions that can be attributable to the cumulative effect of obstruction in the floodplain causing increases in flood elevations and velocities, and by the presence of uses, which are inadequately elevated, flood proofed, or otherwise protected. The intent of this Overlay District is to protect the public health, safety, and welfare from damage and other losses, to the extent practicable, from future flooding damage within the flood hazard areas in the Village of Aurora as determined, mapped, and updated by the Federal Emergency Management Agency (FEMA). It is also the intent of the Village to ensure future development in this overlay district adheres to the requirements of the Federal Flood Insurance Program, especially where base flood elevations have been determined, by requiring site plan review for all future development. Overlay Districts do not affect the underlying zoning district with respect to uses and how they are or are not permitted. The regulations of overlay districts are in addition to, not a replacement of, all applicable regulations in the underlying zoning district.

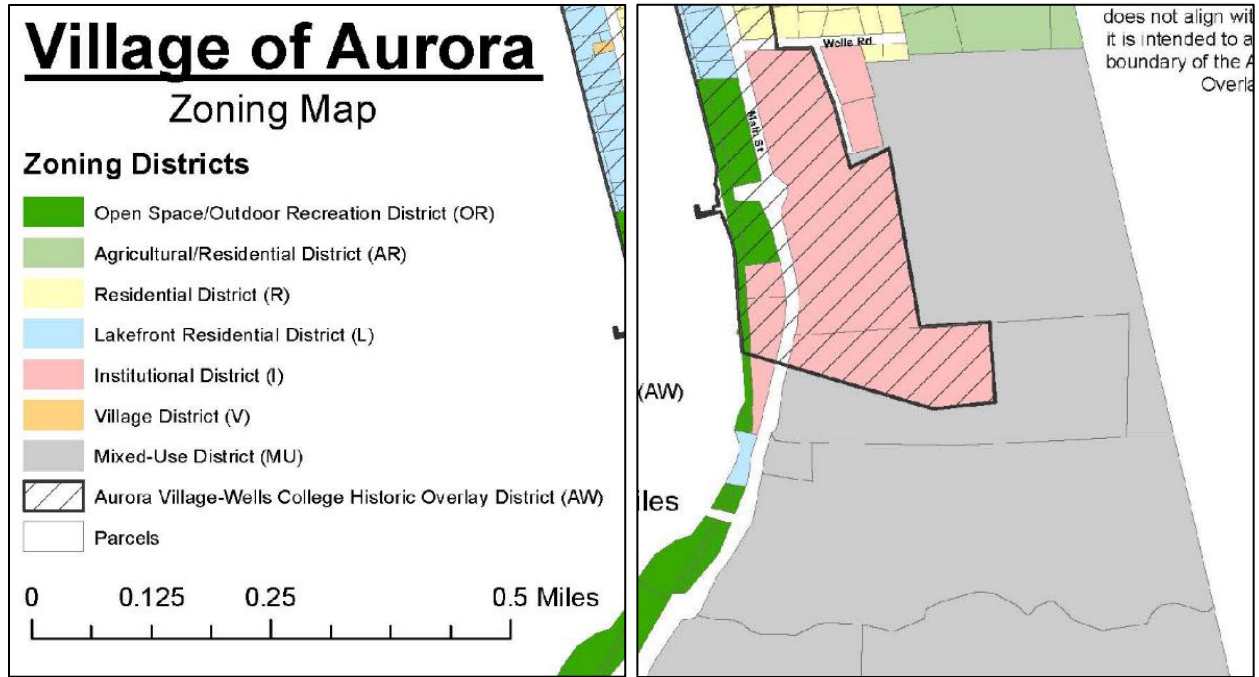
~~*Note that the map on the following page is conceptual in nature and not intended to show zoning changes to specific parcels.*~~



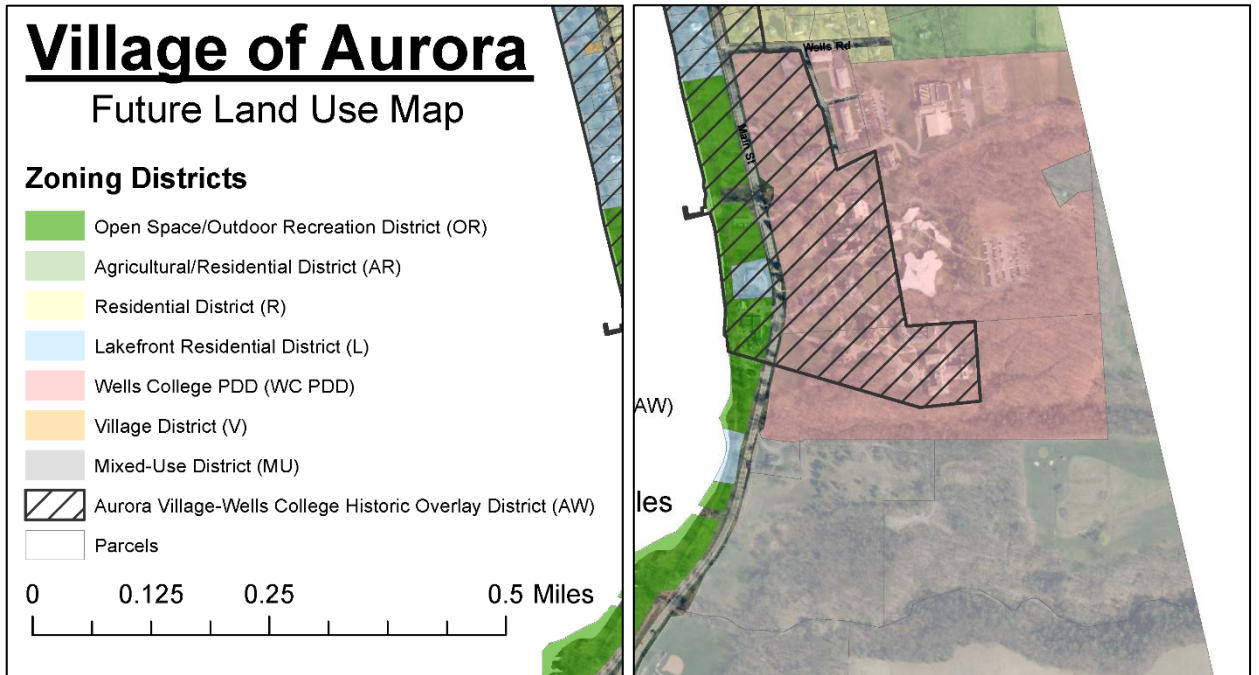
Current Zoning of Former Wells College vs Proposed Future Land Use Change.

The maps below, zoomed in and cropped, are provided for comparison purposes of the current zoning districts on and around the now former Wells College campus alongside the proposed land use and zoning changes for the same area.

Current Zoning Map – Wells College Area



Proposed Future Land Use Map – Wells College Area



Land Use and Zoning Actions

1. Update zoning law for consistency with the Comprehensive Plan.

The Comprehensive Plan represents the Village’s vision for the future, and land use regulations are the most important tool the Village can utilize to implement that vision. The Village should overhaul its zoning regulations and consider including and/or updating provisions for drainage, noise, solar energy, short-term rentals, and cannabis. The Village should also review subdivision regulations as part of this exercise. Land use regulations should reflect what currently exists—for example, residential and commercial uses in the current institutional zone—as well as be more flexible and attract appropriate development.

A major element of the zoning update should be to work with Village boards to ensure that any new regulation is able to be easily administered.

The revised law should support Aurora’s traditional village character in terms of the relationship of the built environment to the natural environment; that is, development standards should protect the lake and other natural surroundings, as those are the elements of the village that set it apart from other communities.

The revised law should also include a Planned Development District (PDD) for the now former Wells College campus for the parcels that are currently zoned Institutional. This zoning district change will provide the Village Board of Trustees more authority and flexibility in reviewing and approving appropriate reuse and redevelopment plans for the campus while ensuring that the priorities of the community are being met to the fullest extent practicable while negotiating all aspects of zoning for the campus including but not limited to: density, setbacks, landscaping, public access, public open space, specific uses located in specific areas, etc. It is important to note that the Wells College PDD regulations and review process does not supersede the designation of the campus as part of the Aurora Village-Wells College Historic District nor the Aurora Village-Wells College Historic Overlay District in the Zoning Law and the Community Preservation Panel will still need to review and approve certificates of appropriateness for reuse and redevelopment of buildings within the boundaries of the historic district.

- a. When coordinated with the comprehensive plan, a Planned Development District can be an effective tool for guiding development in ways that support the community’s goals and priorities.
- b. A Planned Development District provides a means by which different land uses within an area covered by a single development plan may be combined to achieve compatibility among such uses. Unattainable with traditional zoning techniques, a Planned Development District provides flexibility in the regulation of land use development in order to:
 1. encourage innovation in land use variety and design, in the layout and type of new structures, and in their integration with existing structures;
 2. enhance efficiency in the use of land, natural resources, energy, community

services and utilities; 3. encourage open space preservation and protection of natural resources, historic sites and structures; 4. facilitate the provision of housing and improved residential environments; and 5. enhance the ability of the Village to promote business and employment opportunities.

2. Increase the clarity of the development review process.

During the planning process, many residents and stakeholders explained their frustration with the current review process, and the perceived unknowns regarding time and expectations for approval. The Village will continue to improve the permitting procedure, encouraging applicants to consult with village staff before applications begin board reviews to ensure that applications are substantially complete, and the review will move along efficiently.

3. As zoning is updated, engage in conversation with community leaders to provide a dialogue and opportunity for buy-in.

Residents of Aurora desire more variety in retail, dining, and services. For the zoning update to be successful, it will require cooperation from major property owners who can facilitate commercial investment, perhaps from interested developers. This is an important conversation that needs to continue to be had as the Village evolves.

4. Evaluate minimum parking requirements.

The zoning law is reasonable when setting parking standards, as it allows for applicants to propose reasonable proposals during the site plan approval process rather than mandating a set number of spaces. Some municipalities are eliminating parking requirements from the zoning altogether and negotiating the number of parking spaces with applicants based on the type and scale of the project. While Aurora's parking standards do not require an overhaul, the Village may wish to require thresholds or a maximum number of parking spaces in areas near the lake or where erosion and stormwater are a concern.

ECONOMIC DEVELOPMENT

Throughout the planning process, residents expressed a strong desire for diversity in new retail, services, and food options in the Village. We also want to balance the quality of life and existing character with economic development. Aurora's location along Cayuga Lake is an asset; however, it is constrained by its physical size, the number of available buildings and the small year-round population. With that said, diversification of the local economy would be more economically sustainable and healthy for the village, and a first step may be to provide additional housing options that would attract new residents who are interested in opening new businesses. Additional residents would have the benefits from making village maintenance more affordable and adding dollars to the local economy to creating wider social opportunities and new businesses.

For Aurora to achieve its equity, diversity, and inclusion goals, it will need to create an economy that caters to everyone from year-round residents to the Wells community to weekend guests. To create this economy, the Village needs more year-round residents. The set of actions below will push Aurora closer to its vision.

Economic Development: Actions

1. Encourage the use of existing community spaces, especially Patrick Tavern.
 - a. Expand the available uses in Patrick Tavern.
 - b. Link Patrick Tavern to Cayuga Lake and the weekend Farmers' Market with appropriate signage on Dublin Hill Extension.
2. Work with building owners to utilize vacant or underutilized buildings
 - a. Work with property owners whose buildings would be eligible for historic tax credits or other development incentives.
 - b. Encourage the formation of a non-profit or advisory business board
3. Welcome additional year-round resources such as new food, drink, retail and recreational options for residents, visitors, and the Wells community.
4. Promote the benefits of Aurora as a remote work location due to its broadband, quality of life, and accessibility to other markets.
5. When new housing is developed, promote the benefits of Aurora as an in-person work location due to walkability and quality of life.
6. Continue to encourage home occupations.

COMMUNITY, HOUSING AND NEIGHBORHOODS

Aurora's small size allows the Village to provide services and maintain upkeep of its neighborhoods in a responsive manner. As a small community with a limited budget, the Village must continuously explore ways to deliver services effectively and efficiently and progress the goals of this plan in a meaningful way.

Community, Housing & Neighborhoods: Actions

1. Diversify housing while preserving neighborhoods.
 - a. While Aurora residents love their neighborhoods, many agree that a wider range of housing choices is desirable. The Village can encourage this by working with local realtors and the County Economic Development Agency and revising the zoning law to encourage additional housing types throughout the Village.
 - b. Provide quality dwelling units to accommodate members of the local labor force who are interested in living in Aurora. Encourage the development of year-round long-term rentals for these and other potential residents.
 - c. Encourage year-round use of housing stock by incentivizing single-family usage through actions such as passing a local law to provide incentives such as rebates or tax breaks for first-time home buyers
2. Improve and expand communication between the Village, its residents, business owners, the Wells community and other people who care about Aurora.
 - a. Expand website and explore additional communication options.
3. Encourage community involvement that is natural to life in a rural village.
 - a. Create opportunities for in-person interaction.
 - b. Support non-profits such as Patrick Tavern, the Mobile Farmers' Market, summer recreation programs, and others with indoor and outdoor facilities as needed and appropriate.
4. Continue to support and diversify the historic district, contributing buildings and features and/or Local Landmarks.
 - a. Ensure the representation of landmarks significant to the history of all inhabitants of the Village, past and present.
 - b. Continue to support the adaptive reuse of existing buildings.
5. Support the Southern Cayuga School District by emphasizing its strengths and promoting housing that is attractive to young families.

SUSTAINABILITY AND RESILIENCY

Aurora faces challenges from flooding caused by stormwater runoff, and the likelihood of storms increasing in number and severity will increase over time. The Village should strive to ensure that it along with property owners design and develop residences, transportation systems, infrastructure, and businesses to withstand future flooding events caused by increasingly intense weather events.

Sustainability & Resiliency: Actions

1. Address the impacts of climate change through the implementation of suitable design standards for land development, the handling of storm water, and lakeshore preservation.
 - a. Work with the Town of Ledyard, Cayuga County Soil and Water Conservation District and DEC to support efforts to control runoff into Cayuga Lake (through retaining and restoring hedgerows and riparian buffers, and other strategies).
2. Support clean energy alternatives through:
 - a. Adoption of solar energy laws, and
 - b. Development of potential opportunities for renewable energy development and use while protecting open space, scenic views, and historic buildings and sites, as well as residential character and growth potential.
3. Embrace the lake. Recognize its importance to Wells College, the Inns of Aurora and tourism, recognize its importance to village residents for their quality of life, and recognize its importance for water and the need for protection.
 - a. Zoning regulations and development standards—both lakefront and on the hills leading down to the water—should prioritize the protection of Cayuga Lake.
 - b. Balance the natural and built environment and protect natural resources and views of Cayuga Lake.
 - c. Encourage residents and property owners to install green infrastructure solutions on their property to prevent runoff into Cayuga Lake. The benefits range from the prevention of algal blooms to the conservation of water and money.
4. Participate in NYS smart growth programs.
 - a. Take the Climate Smart Communities pledge.
 - b. Join the Clean Energy Communities program.

INFRASTRUCTURE AND TRANSPORTATION

The Village has some unique infrastructure and transportation issues and opportunities. First, its water system is privately-owned (by Wells College) and needs automation and an intake pipe deep enough to handle the challenges posed by global warming and climate change. The sewer system is adequate for the Village but faces challenges as Cayuga County is proposing a regionalization that could benefit the Village from a cost and maintenance perspective. As reported in Appendix A, Aurora does not have a Village Hall, which is a barrier to productivity and interaction between local government and the population that it serves.

Transportation is an asset in that the highway network through and around Aurora provides easy access to cities (and airports) in the region including Ithaca, Auburn, Syracuse, and Rochester. For many people, Main Street or Route 90 is their first impression of Aurora, and the corridor's beauty—along with the tree-lined streets beyond—typically results in positive perceptions of the Village. Aurora has invested in walkability along Main Street, with bump-outs, pedestrian crossings, and sidewalks, although additional pedestrian connections are needed to safely connect the center of the Village to Wells College.

Infrastructure & Transportation: Actions

1. Continue to work with Cayuga County, state and federal agencies, and Wells College to find a long-term solution for a sustainable water source for Aurora and support the proposed regionalization of water and sewer infrastructure.
2. For the Village of Aurora government to implement this plan, it needs a functioning office/meeting space. The Village should acquire land and construct a facility to:
 - a. Provide an appropriate work environment for village staff and boards.
 - b. Provide appropriate space to house village records and archives.
 - c. Provide indoor space to accommodate meetings, gatherings, and historical displays.
 - d. Provide outdoor space to encourage youth and adult programs; and,
 - e. Provide parking to accommodate community activities.
3. Upgrade and expand the sidewalk and pedestrian network.
 - a. Extend sidewalks south along Main Street to increase safety for those walking between the Village Center and Wells College.
 - b. Provide a better link from residential areas to the “green streets” leading to Cayuga Lake.
4. Expand recreational assets by working with partners, including the Inns of Aurora, Wells College, and the Finger Lakes Land Trust, on acquisition of lakefront property and formalizing the sharing of resources.
 - a. Continue to improve all parks and acquire new sites, demonstrating the commitment to provide quality open space.

- b. Work toward conservation of the lakefront opposite Wells College, through acquisition or regulation, to preserve iconic views of the lake and maintain the natural beauty and ecology of that section of lakefront. The area is a natural transition from the built environment to the lake, serving both as a filter for water from Paine’s Creek and as a home to wildlife. This land is ideal as a low-impact park for educational and recreational activities.
5. Promote Route 90 as a Scenic Byway.
6. Continue working to solve traffic, parking and drainage issues connected with Main Street.

5. PLAN IMPLEMENTATION



HOW TO USE THIS PLAN

The Village of Aurora Comprehensive Plan Update represents the policy of the Village for decisions relating to land use and zoning, infrastructure investment, housing policy, economic development, parks and recreation, government services, farmland protection and the conservation of natural resources.

This document can be used in several ways, including:

- As a reference document.
- To understand the community's priorities.
- To guide decisions of Town government officials; and,
- To support grant applications.
- To direct and guide the drafting and amending of Village Zoning Laws

As a Reference

The Comprehensive Plan includes statistics, maps, and general information about the community. The data and maps document the current conditions of the village, based on available data.

To Better Understand Community Priorities

The planning process helped to inform the issues and recommendations for the Plan. Analysis of the issues and opportunities identified during the planning process form the basis for the recommended actions in the Plan.

To Guide Village Government Decisions

The recommended actions and implementation strategy identify specific steps that Village officials and their partners can take to implement the policies in the Plan. The Implementation Strategy identifies the entity responsible for each recommended action, as well as the relative priority or time frame. This table should be used by the Village Board and other boards, committees or officials assigned the responsibility to guide implementation at least annually to review which actions have been accomplished, which should be pursued in the next few years, which need to be modified, and which are no longer needed.

To Support Grant Applications

Grantors are more likely to fund projects that are recognized as priorities for the community, identified following an inclusive and deliberative process. As the Comprehensive Plan represents the official, adopted policy of the Village, projects and activities specifically recommended in the Plan have a better chance of being funded than other projects. Some grant programs award more points in the competitive evaluation of applications to projects that are recommended in adopted Comprehensive Plans.

To Direct and Guide the Drafting and Amending of Village Zoning Laws

The combination of a greater understanding of community priorities and the in-depth analysis of existing conditions provided by the comprehensive plan provides a strong basis for the reconsideration of the village zoning law in the light of current conditions and the needs of the future.

MONITORING AND UPDATING THE PLAN

Over time, changes that occur in the community may require updates to the Comprehensive Plan to reflect and address these changes. Accordingly, it is essential for the Village Board to monitor changes in the community and to reevaluate the relevance of the goals set forth in

the Plan as well as the actions recommended to achieve the goals. The Plan should then be updated, as necessary, to appropriately revise the goals and recommended actions so that the Plan may continue to serve as a useful and relevant guide for Village officials.

The Village Board may enlist members of local boards and other community representatives to assist with reviewing and updating the Plan, as they may have information and insight to assist in determining how the Plan should be revised. As with the initial adoption of the Comprehensive Plan, future amendments to the Plan will require both environmental reviews to evaluate potential adverse impacts and public hearings to provide members of the public to comment on the proposed amendments.

PLAN IMPLEMENTATION

The Village will continue to collaborate in maintaining, implementing, and making future updates to the Comprehensive Plan. At least once per year, the Village Board should review the implementation strategy, document the status, and determine:

- Actions that have been accomplished
- Actions that are no longer required or relevant
- Actions that should be a priority during the upcoming year

For each of the priority actions, the Village Board should assign a person or board to be responsible for timely completion. To assist in monitoring implementation, the Village Board may use a Progress Worksheet to periodically track the status of each action. Maps should be periodically reviewed for accuracy; each new dated version should accompany the plan but not replace the original map.

The following table summarizes the goals and recommended actions, as well as the entity responsible, partners and timeframes. The following abbreviations refer to responsible entities and partners:

<i>AFPB</i>	<i>Cayuga County Agricultural & Farmland Protection Board</i>
<i>CCE</i>	<i>Cornell Cooperative Extension</i>
<i>CEDA</i>	<i>Cayuga Economic Development Agency</i>
<i>CEO</i>	<i>Village of Aurora Code Enforcement Officer</i>
<i>LWRP</i>	<i>Local Waterfront Revitalization Program</i>
<i>NYS DEC</i>	<i>NYS Department of Environmental Conservation</i>
<i>NYS DAM</i>	<i>NYS Department of Agriculture & Markets</i>
<i>NYS DOT</i>	<i>NYS Department of Transportation</i>
<i>NYSERDA</i>	<i>NYS Energy Research & Development Authority</i>
<i>NYS OPRHP</i>	<i>NYS Office of Parks, Recreation & Historic Preservation</i>
<i>NYS PSC</i>	<i>NYS Public Service Commission</i>
<i>NYS ESD</i>	<i>NYS Empire State Development</i>
<i>REDC</i>	<i>Central NY Regional Economic Development Council</i>
<i>SWCD</i>	<i>Cayuga County Soil & Water Conservation District</i>

IMPLEMENTATION MATRIX

Land Use and Zoning

Action Goal	Responsible Party(ies)	Potential Partner(s)	Potential Funding Source(s)	Priority Level
Update zoning for consistency with the Comprehensive Plan.	Village Board	Planning Board, ZBA, CPP	General Fund, Clean Energy Communities	High
As zoning is updated, engage in conversation with community leaders to provide a dialogue and opportunity for buy-in	Village Board	Planning Board, ZBA, CPP, property owners	N/A	High
Continue to support and diversify the historic district, contributing buildings and features and/or Local Landmarks.	Village Historian, Community Preservation Panel (CPP)		N/A	Medium
Expand recreational assets by working with partners, including the Inns of Aurora, Wells College, and the Finger Lakes Land Trust, on acquisition of lakefront property and formalizing the sharing of resources.	Ad Hoc Committee	IOA, Wells, Finger Lakes Land Trust, NYS OPRHP	NYS OPRHP, Finger Lakes Land Trust	Medium

Economic Development

Action Goal	Responsible Party(ies)	Potential Partner(s)	Potential Funding Source(s)	Priority Level
Increase the clarity of the development review process.	Village Board	Planning Board, ZBA, CPP	Combine with Zoning	High
Encourage home occupations.	Village Board	Planning Board, ZBA	Combine with Zoning	High
Promote the benefits of Aurora as a remote work location due to its broadband, quality of life, and accessibility to other markets.	Village Board, Ad Hoc committee	CCE, Cayuga County CVB, area realtors	N/A	Medium
Welcome additional year-round resources such as new food, drink, retail and recreational options for residents, visitors, and the Wells community.	Village Board, Ad Hoc committee	CCE, Cayuga County CVB,	ESD, other CFA grant opportunities	Low

Community, Housing and Neighborhoods

Action Goal	Responsible Party(ies)	Potential Partner(s)	Potential Funding Source(s)	Priority Level
Diversify housing while preserving neighborhoods.	Village Board, Ad Hoc committee	Code Enforcement, Developer community, short-term rental owners	N/A	High
Encourage the use of existing community spaces, especially Patrick Tavern.	Village Board, Ad Hoc committee	CEDA, CCE	Clean Energy Communities, LWRP	Medium
Encourage community involvement that is natural to life in a rural village.	Village Board, Ad Hoc committee	Residents, Village Historian, CCE, NYS Parks	CFA various grants	Medium
Support the Southern Cayuga School District by emphasizing its strengths and promoting housing that is attractive to young families.	Village Board	Southern Cayuga School District	N/A	Medium
When new housing is developed, promote the benefits of Aurora as an in-person work location due to walkability and quality of life.	Village Board, Ad Hoc committee	CCE, Cayuga County CVB, area realtors	N/A	Low

Sustainability and Resiliency

Action Goal	Responsible Party(ies)	Potential Partner(s)	Potential Funding Source(s)	Priority Level
Improve and expand communication between the Village, its residents, business owners, the Wells community and other people who care about Aurora.	Village Board, Ad Hoc committee	All residents, business owners, Wells faculty & staff	Website - General Fund	High
Address the impacts of climate change through the implementation of suitable design standards for land development, the handling of storm water, and lakeshore preservation.	Village Board	Planning Board, ZBA, CCP, NYS DEC, Cayuga Co Soil & Water	Combine with Zoning	High
Support clean energy alternatives.	Village Board	Planning Board, ZBA, CCP,	Combine with Zoning	High
Embrace the lake.	Village Board	Planning Board, ZBA, CCP,	Combine with Zoning	High
Participate in NYS smart growth programs.	Village Board	CCE, County Planning	N/A	Md
Work with building owners to utilize vacant or underutilized buildings.	Village Board, Ad Hoc committee	CEDA / IDA	ESD	Medium

Infrastructure and Transportation

Action Goal	Responsible Party(ies)	Potential Partner(s)	Potential Funding Source(s)	Priority Level
Continue to work with partners to find a long-term solution for a sustainable water source for Aurora and support the proposed regionalization of water and sewer infrastructure.	Village Board, water operator	Cayuga County, NYS EFC, Wells College, other state & federal agencies	State, Federal programs	High
The Village should acquire land and construct a functioning office/meeting space.	Village Board, Ad Hoc committee	Local businesses	General fund, SAM grant, CFA, bond initiative	High
Evaluate minimum parking requirements.	Village Board	Planning Board, ZBA	Combine with Zoning	High
Upgrade and expand the sidewalk and pedestrian network.	Village Board	NYS DOT, Cayuga County	NYS DOT – TAP grants	Low
Promote Route 90 as a Scenic Byway.	Village Board	NYS DOT, Cayuga County	N/A	Low

APPENDIX A: EXISTING CONDITIONS

APPENDIX B: STAKEHOLDER SUMMARY

APPENDIX C: PUBLIC WORKSHOP PRESENTATION AND SUMMARY