

Planning Board February 11, 2026 Regular 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

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 Murphy, seconded by Heslop, the Planning Board voted to approve the January 15, 2026 regular meeting minutes.

AYES: Heslop, Murphy, Wade, and Zimdahl

NAYS: None

ABSENT: Sheradin

Motion carried.

Announcements: Last chance for NY Planning Federation conference April 19-21. Michele Murphy requested attendance.

Old Business: No Old Business was discussed

New Business

Application #26-01 from Melzar Richards for a subdivision at 267 Main Street (Tax Map #182.17-1-8.22)

Mr. Richards would like to subdivide the old railroad bed behind 255 Main Street from his property and sell it to the owners of 255 Main Street.

The Planning Board determined that the subdivision falls under Village Zoning Law section 14.07.3.a "Simple Subdivision, Lot-Line Adjustment", which does not require a public hearing.

Mr. Wade and Village Code Enforcement Officer held a sketch plan conference with Mr. Richards on January 15, 2026 and Mr. Richards was instructed to provide a letter from the owners of 255 Main Street confirming their plan to purchase the parcel and merge it with their property. To date, a letter has not been received.

On motion by Wade, second by Zimdahl, the Planning Board voted to approve Application #26-01, contingent upon receipt of a letter from the owners of 255 Main Street confirming purchase and merger.

AYES: Heslop, Murphy, Wade, and Zimdahl

NAYS: None

ABSENT: Sheradin

Motion carried.

Adjournment: On motion by Zimdahl, seconded by Heslop, the Planning Board voted to adjourn the meeting at 7:10 p.m.

AYES: Heslop, Murphy, Wade, and Zimdahl

NAYS: None

ABSENT: Sheradin

Motion carried.

Respectfully submitted,

Ann Balloni
Village Clerk