**Planning Board Public Hearings, Joint Public Hearing with the Community Preservation Panel, Regular Meeting and CPP Special Meeting Minutes April 26, 2017**

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

**Present**

**Planning Board:** Chairperson Pat Bianconi, Pat Foser, Michele Murphy, Pam Sheradin, and Frank Zimdahl

**Community Preservation Panel:** Chairperson Chris MacCormick, Jeff Blum, Dan DiSanto, Ed Easter, and Claire Morehouse

**Others Present**

**Village Officials:** Clerk Ann Balloni, Code Enforcement Officer Patrick Doyle, Trustee Grace Bates, and ZBA member Laura Holland

**Local Residents:** Matt Bianconi, G. Alan Clugston, and Jonathan Richardson

**Call to Order:** Ms. Bianconi called the meeting to order at 7:00 pm

**Changes to the Agenda:** No changes

**Approval of Minutes:** On motion by Ms. Foser, seconded by Ms. Murphy the Planning Board voted to approve the March 22, 2017 meeting minutes.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

**Announcements:** Ms. Balloni reminded the committees of the upcoming training on May 19, 2017.

**Old Business**

**Application #16-51 from Brian Fitzgerald for a modification to a shed at 536 Main St (Tax Map #181.08-1-10.1)**

Code Enforcement Officer, Patrick Doyle explained that the shed that Mr. Fitzgerald built is 16 square feet bigger than the plans submitted and approved at the October 26, 2016 Planning Board meeting. Officer Doyle noted that the shed does comply with village setback requirements and dimensional requirements for an accessory structure, but requested that the Planning Board record a decision on the modified shed.

On motion by Mr. Zimdahl, seconded by Ms. Foser, the Planning Board voted to approve the modification to Application #16-51.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

**New Business**

**Application #17-19 from Brian Fitzgerald for a replacement of a deck at 536 Main St (Tax Map #181.08-1-10.1)**

Mr. Fitzgerald is replacing an existing deck with a slightly larger one.

Ms. Bianconi remarked that the deck cannot be seen from a public way and therefore does not require review by the Community Preservation Panel.

On motion by Ms. Murphy, seconded by Ms. Sheradin, the Planning Board deemed Application #17-19 complete.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

Ms. Bianconi noted that the project is a Type 2 action under the State Environmental Quality Review Act requiring no further environmental review. Ms. Bianconi further noted that during a site visit of the property that the project conforms with all setbacks.

The Planning Board reviewed the Site Plan Review criteria in section 903 of the village zoning law (Local Law #4 of 2016) and found no issues with Application #17-19.

On motion by Ms. Sheradin, seconded by Mr. Zimdahl, the Planning Board voted to approve Application #17-19 as submitted.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

**Application #17-20 from Jonathan Richardson for a new shed at 59 Sherwood Rd (Tax Map #182.13-1-22)**

Mr. Richardson is placing a temporary, portable shed on the site of a former garage that was demolished in the Fall. The shed is 16’ W x 10’ H and meets village setback and accessory structure requirements. The siding on the shed will match the siding on the house.

On motion by Mr. Zimdahl, seconded by Ms. Foser, the Planning Board deemed Application #17-20 complete.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

Ms. Bianconi noted that the project is a Type 2 action under the State Environmental Quality Review Act requiring no further environmental review.

The Planning Board reviewed the Site Plan Review criteria in section 903 of the village zoning law (Local Law #4 of 2016) and found no issues with Application #17-20. Ms. Bianconi noted that any approvals are contingent upon Community Preservation Panel approval and Mr. Richardson was reminded that he will be on the CPP May 3, 2017 agenda.

On motion by Ms. Murphy, seconded by Mr. Zimdahl, the Planning Board voted to approve Application #17-20 as submitted, contingent on Community Preservation Panel approval.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

**Application #17-05 from Rufus Bates for a partial demolition at 366 Main St (Tax Map #182.13-1-22)**

Mr. Bates submitted a letter (attached) designating Grace Bates as his representative for the review process.

**SEQR**

The Planning Board completed part 2 of the Full Environmental Assessment Form (attached) and found no significant environmental impacts with this project.

**Ms. Bianconi called the joint Planning Board/Community Preservation Panel public hearing for Application #17-05 to order at 7:15 pm**

**Public comment:** No comments.

On motion by Ms. Murphy, seconded by Ms. Foser, the Planning Board voted to close the public hearing for Application #17-05 at 7:16 pm.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

On motion by Mr. Zimdahl, seconded by Ms. Foser, the Planning Board voted to issue a negative declaration for Application #17-05 completing the SEQR process.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to temporarily adjourn the Planning Board meeting at 7:17 pm and reconvene following the CPP special meeting.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

**Mr. MacCormick called the special meeting of the Community Preservation Panel to order at 7:18 pm**

Mr. MacCormick referred to documentation by village historian, Dr. Linda Schwab, that the sunroom on the south side of the building is not original to the house, but was added to the house in the mid-1980s.

Mr. Bates currently has permits to build new porches on the east side of the house to help alleviate drainage problems and give the house a more symmetrical aesthetic.

On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to approve Application #17-05 as submitted.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

Mr. MacCormick issued the applicant a Certificate of Appropriateness.

**Adjournment:** On motion by Mr. Easter, seconded by Mr. DiSanto, the CPP voted to adjourn the special meeting at 7:19 pm.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

**Ms. Bianconi reconvened the Planning Board meeting and called to order the Special Use Permit public hearing for Application #17-05 at 7:20 pm.**

**Public Comment:** No comments

On motion by Ms. Foser, seconded by Mr. Zimdahl, the Planning Board voted to close the Special Use Permit public hearing for Application #17-05 at 7:22 pm.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

The Planning Board reviewed the Special Use Permit criteria in section 901 of the village zoning law (Local Law #4 of 2016) and found no issues with Application #17-05. Ms. Bates noted that a temporary dumpster will be on site during the demolition process.

On motion by Ms. Sheradin, seconded by Ms. Murphy, the Planning Board voted to approve a Special Use Permit for Application #17-05.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

**Site Plan Review for Application #17-05**

The Planning Board reviewed the Site Plan Review criteria in section 903 of the village zoning law (Local Law #4 of 2016) and discussed the following:

* The 11’ x 22’ sunroom was added to the south side of the house in the mid-1980s
* Removing the sunroom and constructing porches on the east side of the house will improve drainage
* A garden is planned on the south side of the house once the porch is removed

On motion by Ms. Murphy, seconded by Ms. Foser, the Planning Board voted to approve the site plan for Application #17-05.

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

**PB Resolution #17-06: For a partial demolition at 356 Main Street, Aurora for application #17-05 from Rufus Bates**

**WHEREAS:** The Village of Aurora Planning Board deemed Application #17-05 from Rufus Bates to be complete, at their March 22, 2017 meeting; and

**WHEREAS:** The Planning Board, on March 22, 2017, determined that the proposed action is an Unlisted Action requiring a full review per the New York State Environmental Quality Review Act (SEQRA) as the project is “occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site that is listed on the National Register of Historic Places, or that has been proposed by the New York State Board on Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion in the National Register, or that is listed on the State Register of Historic Places (The National Register of Historic Places is established by 36 Code of Federal Regulations [CFR] parts 60 and 63, 1994 [see section 617.17 of this Part])”; and

**WHEREAS:** The Planning Board held a joint public hearing with the Community Preservation Panel following the SEQR, a Special Use Permit public hearing, and Site Plan Review on April 26, 2017 at approximately 7:00 p.m.; and

**WHEREAS:** the Community Preservation Panel issued a Certificate of Appropriateness at a special meeting following the SEQR and joint public hearing;

**NOW THEREFORE BE IT RESOLVED:** that the Planning Board approves Application 17-05 on April 26, 2017 as submitted.

FIRST: Zimdahl

SECOND: Foser

AYES: Bianconi, Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

**Application #17-12 from Matt Bianconi for a Special Use Permit for a boat cruise operation at 391 Main St (Tax Map #181.16-1-11.1)**

Ms. Bianconi recused herself from the review and Ms. Murphy assumed the chairperson role.

**SEQR**

The Planning Board completed part 2 of the Full Environmental Assessment Form (attached) and found no significant environmental impacts with this project.

**Public Hearing**

Ms. Murphy called the public hearing for Application #17-12 to order at 7:39 pm.

**Public Comment:** No comment

On motion by Mr. Zimdahl, seconded by Ms. Sheradin, the Planning Board voted to close the public hearing for Application #17-12 at 7:40 pm.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

On motion by Ms. Sheradin, seconded by Mr. Zimdahl, the Planning Board voted to issue a negative declaration for Application #17-12 completing the SEQR process.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

**Special Use Permit Public Hearing for Application #17-12**

Ms. Murphy called the Special Use Permit public hearing to order at 7:41 pm

**Public Comment:** No comments

On motion by Mr. Zimdahl, seconded by Ms. Sheradin, the Planning Board voted to close the Special Use Permit public hearing for Application #17-12 at 7:42 pm.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

The Planning Board reviewed the Special Use Permit criteria in section 901 of the village zoning law (Local Law #4 of 2016) and found no issues with Application #17-12. Mr. Bianconi noted that the Inns of Aurora submitted a letter (attached) allowing for parking for the cruise patrons in their parking lot.

On motion by Ms. Zimdahl, seconded by Ms. Sheradin, the Planning Board voted to approve a Special Use Permit for Application #17-12.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

**Site Plan Review for Application #17-12**

The Planning Board reviewed the Site Plan Review criteria in section 903 of the village zoning law (Local Law #4 of 2016) and discussed the following:

* No lighting is proposed for the dock area beyond what is already there
* The sign advertising the cruises will be placed in front of Mr. Bianconi’s house at 403 Main St
* Approval for the sign is contingent on CPP review

On motion by Ms. Foser, seconded by Mr. Zimdahl, the Planning Board voted to approve the site plan for Application #17-12, contingent upon CPP approval.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

**PB Resolution #17-07: For Application #17-12 from Matt Bianconi for a boat cruise operation**

**WHEREAS:** The Village of Aurora Planning Board deemed Application #17-12 from Matt Bianconi to be complete at their March 22, 2017 meeting; and

**WHEREAS:** The Planning Board, on March 22, 2017, determined that the proposed action is an Unlisted Action requiring a full review per the New York State Environmental Quality Review Act (SEQRA) as the project is “occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site that is listed on the National Register of Historic Places, or that has been proposed by the New York State Board on Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion in the National Register, or that is listed on the State Register of Historic Places (The National Register of Historic Places is established by 36 Code of Federal Regulations [CFR] parts 60 and 63, 1994 [see section 617.17 of this Part])”; and

**WHEREAS:** The Planning Board held a public hearing following the SEQR, a Special Use Permit public hearing, and Site Plan Review on April 26, 2017 at approximately 7:30 p.m.; and

**WHEREAS:** the Cayuga County Planning Board GML 239 committee reviewed the application at their April 20, 2017 meeting and found no intermunicipal impacts; and

**WHEREAS:** Site Plan approval for the sign is contingent on Community Preservation Panel approval;

**NOW THEREFORE BE IT RESOLVED:** that the Planning Board approves Application 17-12 on April 26, 2017 as submitted.

FIRST: Zimdahl

SECOND: Sheradin

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

**Adjournment:** On motion by Ms. Sheradin, seconded by Ms. Murphy, the Planning Board voted to adjourn the meeting at 7:50 pm.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk