**Village of Aurora Planning Board Special Meeting Minutes, February 3, 2015**

**Present:** Chair Pat Bianconi, Pat Foser, Michele Murphy, Pam Sheradin, and Frank Zimdahl

**Others Present:** Village Clerk Ann Balloni, Mayor Bonnie Bennett, Village Trustee Grace Bates, Marcia Echelbarger, Sue Edinger, Jacci Farlow, Laura Holland, Ken and Kelley Zabriskie

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

Mayor Bennett addressed the Planning Board requesting that they consider the following regarding potential future development in the village:

* There is the potential for development in Aurora for the first time in nearly 40 years
* The makeup of the village reflects an aging population and affordable housing for employees of the Inns of Aurora, Wells College and Mackenzie Childs
* A lack of demand for single family houses
* What will Aurora look like in 25 years

Discussion focused on a parcel of land off of Sherwood Road owned by Wells College. In 1995 Wells College sold a lot from the parcel to Jeri Vargo who built a home and currently resides there. Recently, Wells College was approached by Ken Zabriskie who is interested in purchasing a lot to build a house for his family.

The lot in question is unique in that there is currently no street access as Cherry Ave dead ends and there are limited options for the entire parcel due to significant gullies north and south of the proposed lot. Possible solutions discussed included:

* Extending Cherry Ave
* Extending Orchard Lane
* Granting an easement to the village for a walkway and utilities
* Possible access from the west via the “Bush farm” property owned by Pleasant Rowland

Mayor Bennett and the Planning Board then discussed that the developer of the property is ultimately the one responsible for securing access. Mayor Bennett explained the concept of conservation subdivision which allows for land to be developed in exchange for a portion of the land designated for parks, playgrounds, etc.

Further discussion revolved around the Village Zoning Law which, currently, allows 1 lot to be divided into 2 lots, but there is confusion resulting from a discussion in Village Planning Board minutes from 1995 that infers Wells College cannot sell off anymore single lots off the Sherwood Road property without a rational plan of development. When it was questioned why the village didn’t file the plan of development from 1995, Mayor Bennett explained that the filing is the responsibility of the developer, not the municipality.

Kelley Zabriskie suggested requesting a lot line adjustment similar to the adjustment made for the Inns of Aurora between the Fargo and Taylor House.

Mr. Zabriskie suggested that he and Kelley would work with the village regarding an easement which would take Wells College out of the equation. Mayor Bennett remarked that that would be a sensible solution.

Chair Bianconi noted that access is needed to the property, but reminded the Planning Board that no applications have been filed. Chair Bianconi then asked for a straw poll of the Planning Board regarding their thoughts on Mayor Bennett requesting an easement for a walkway and utility access from Cherry Ave through the potential lot.

Bianconi: AYE

Foser: AYE

Murphy: AYE

Sheradin: AYE

Zimdahl: AYE

Chair Bianconi then remarked that the Planning Board should review the subdivision section of the zoning law and consult with Cayuga County Planning Board on future development.

On motion by Zimdahl, seconded by Sheradin, the Planning Board voted to adjourn the meeting at 8:20 pm.

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

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk