**Planning Board Public Hearing & Special Meeting Minutes February 9, 2017**

The meeting was held at the Aurora Firehouse meeting room at 6:00 pm

**Present:** Chairperson Pat Bianconi, Pat Foser, and Michele Murphy

**Absent:** Pam Sheradin and Frank Zimdahl

**Others Present:** Village Clerk Ann Balloni, Village Code Enforcement Officer Patrick Doyle, and Robert Jetty

**Public Hearing**

**Application #17-01 from Robert Jetty for a subdivision at 358 Main St (Tax Map #182.13-1-23.1)**

**Call to Order:** Ms. Bianconi called the Public Hearing for Application #17-01 to order at 6:08 pm. Ms. Bianconi noted that a minimum quorum of the Planning Board is present and that any votes must be unanimous to pass.

**Public Comment:** Ms. Bianconi asked if anyone wished to comment and there were no comments from the public.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to close the public hearing at 6:09 pm.

AYES: Bianconi, Foser, and Murphy

NAYS: None

Motion carried unanimously.

**Special Meeting**

**Application #17-01 from Robert Jetty for a subdivision at 358 Main St (Tax Map #182.13-1-23.1)**

**Call to Order:** Ms. Bianconi called the special meeting for Site Plan review of Application #17-01 to order at 6:10 pm

Ms. Bianconi confirmed with Mr. Jetty that the subdivision of his property is to be merged with his neighbor to the south, Pleasant Rowland. Ms. Rowland also submitted a letter stating that she is purchasing the subdivided lot to merge with her property. Mr. Jetty clarified that the property is being purchased by Ms. Rowland, not her LLC, the Inns of Aurora and, per their agreement, Mr. Jetty may not add on to his apartment building.

Village Code Enforcement Officer, Patrick Doyle, noted that the subdivision and subsequent merge will result in two conforming lots per the village zoning code.

Ms. Foser questioned if there is access to the subdivided lot for lawn maintenance and Mr. Doyle confirmed that there is access.

**Site Plan Review:** Ms. Bianconi referred to section 1003.B.1 of the village zoning law and the Planning Board reviewed the pertinent subsections a-f. No questions or concerns were voiced by the board, though Ms. Murphy instructed Mr. Jetty to note the Town of Ledyard along with the Village of Aurora when filing the original paperwork with Cayuga County.

**PB Resolution #17-03: For A Subdivision at 358 Main Street, Aurora, (conveyance and consolidation with Tax Map Parcel No. 182.13-1-24.113), for application #17-01 from Robert Jetty**

**WHEREAS:** The Village of Aurora Planning Board (Planning Board) deemed Application #17-01 from Robert Jetty to be complete, at their January 25, 2017 meeting; and

**WHEREAS:** The Planning Board, on January 25, 2017, determined that the proposed action is a Type II action requiring no further review per the New York State Environmental Quality Review Act (SEQR); and

**WHEREAS:** The Planning Board scheduled a public hearing for Application # 17-01 for February 9, 2017 at 6:00 p.m. at their January 25, 2017 meeting; and

**WHEREAS:** The Planning Board held a public hearing on February 9, 2017 at 6:00 p.m.;

**NOW THEREFORE BE IT RESOLVED:** that the Planning Board approves Application 17-01 on February 9, 2017 subject to the following conditions:

1. Parcel B noted on Survey Map No. 358 Main Street, Village of Aurora, prepared by T.G. Miller P.C., dated 09/07/2012 and amended 12/20/2016, is to be conveyed to Pleasant T. Rowland, LLC and consolidated with Tax Map Parcel No. 182.13-1-24.113 (as confirmed in letter dated January 19, 2017 from Pleasant T. Rowland, LLC).
2. No new lot is being created by this subdivision.
3. No non-conforming lot is being created by this subdivision (Section 503. Dimensional Table of the Village of Aurora Zoning Law)

FIRST: Michele Murphy

SECOND: Pat Foser

AYES: Bianconi, Foser, and Murphy,

NAYS: None

Carried unanimously.

**Approval of Minutes:** On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to approve the January 25, 2017 meeting minutes.

AYES: Bianconi, Foser, and Murphy

NAYS: None

Motion carried unanimously.

**Adjournment:** On motion by Ms. Murphy, seconded by Ms. Foser, the Planning Board voted to adjourn the meeting at 6:40 pm

AYES: Bianconi, Foser, and Murphy

NAYS: None

Motion carried unanimously.