**Planning Board Regular Meeting, Public Hearing, Joint Public Hearing with Community Preservation Panel, and Community Preservation Panel Special Meeting Minutes January 27, 2016**

The meeting was held at the Aurora Firehouse meeting room at 7:00 pm.

**Present (Planning Board):** Chair Pat Bianconi, Pat Foser, Michele Murphy, and Pam Sheradin

**Absent:** Frank Zimdahl

**Present (Community Preservation Panel):** Chair Chris MacCormick, Jeff Blum, Dan DiSanto, Ed Easter, and Claire Morehouse

**Others Present:** Village Clerk Ann Balloni, Village Trustee Kit Van Orman, Zoning Board of Appeals Alternate Laura Holland, Village Historian Dr. Linda Schwab, Village Attorney Tom Blair (7:20), Village Engineer Ken Teter, Village Code Enforcement Officer Patrick Doyle, Inns of Aurora General Manager Sue Edinger, Inns of Aurora Project Manager Ted Kinder, Inns of Aurora Attorney Wendy Marsh, Inns of Aurora Project Engineer Rob Seeley, Wells College Facilities and Operations Manager Brian Brown, Local residents Barbara Dugan, Peggy Dupee, Steve Hansen, Silas MacCormick, and John Marshall, and Beverly Abulanalp

**Call to Order:** Chair 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 December 30, 2015 minutes.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

**Visitor Welcome:** Chair Bianconi welcomed all visitors and there were no comments.

**Old Business:** No Old Business was discussed.

**New Business**

**Application #15-40 from Barbara Dugan for construction of a pole barn at 42 Dublin Hill Road (Tax Map #182.17-1-58.3)**

Chair Bianconi confirmed with the village Code Enforcement Officer, Patrick Doyle, that the application is complete for a 24’ x 30’ pole barn located in the residential/agricultural zone Ms. Bianconi noted that the applicant received an area variance from the Village Zoning Board of Appeals, but was denied a height variance. The application was amended on January 15, 2016 to reflect the change in height to 16’ which is within village code specifications for an accessory structure. The application was also amended on January 27, 2016 to designate that the location for the structure is now 20’ to the south.

Chair Bianconi also noted that members of the Planning Board and Community Preservation Panel conducted a site visit of the property on January 23, 2016 and that the application is a Type 2 Action under the State Environmental Quality Review Act (SEQRA) requiring no further environmental review.

On motion by Ms. Murphy, seconded by Ms. Sheradin, the Planning Board voted to approve Application #15-40, conditioned on receiving a Certificate of Appropriateness from the Community Preservation Panel.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

The applicant was reminded of the Community Preservation Panel meeting scheduled for February 3, 2016.

**Application #15-42 from the Inns of Aurora/Village of Aurora for the Renovation of Lafayette St/Demolition of the South Stone Wall at 418 Main St (Tax Map #181.12-1-13)**

Inns of Aurora General Manager, Sue Edinger, described the progression of various parking ideas for the Inns new 17 room facility, Wallcourt, at 38 Lafayette St. The initial parking plan for Wallcourt included a parking lot on Sherwood Road whereby guests would be shuttled to and from the hotel. In subsequent discussions with the Village Board of Trustees, the renovation of Lafayette St was determined to be a more logical solution than the Sherwood Road parking plan.

Renovations of Lafayette St include:

* Widening Lafayette St 9’ which provides 12 additional parking spaces on Lafayette St as well as 4 additional spaces on Court St
* Removal of the north side sidewalk and creating a sidewalk on the south side
* Partial demolition (approximately 30%) of the stone wall that runs along the south boundary of 418 Main St (Shakelton’s Funeral Home)
* Constructing a retaining wall on the Wallcourt property utilizing material from the demo portion of the stone wall
* New crosswalks
* New piping and catch basins
* Improve drainage by replacing an 18” pipe with a 36” pipe and repair the catch basin on the SE corner of Lafayette St and Main St
* Neckdowns placed on the west end of Lafayette, as well as Cherry Ave, to enhance traffic calming effects along Main St
* New sanitary sewer for the Shakelton property

When questioned by Community Preservation Panel (CPP) chair, Chris MacCormick, regarding placement of the cornerstones, Inns of Aurora Project Manager, Ted Kinder, explained that the pilasters and wall sections will be moved 15’ to allow for the extension of the village right-of-way, placing it entirely on Inns of Aurora property. When questioned by Planning Board member, Pat Foser regarding the west stone wall, Mr. Kinder explained that the west wall is not in the village right-of-way.

Ms. Foser then questioned the capacity of the 30” catch basin at the intersection of State Route 90 due to the increase of the current 18” pipe to a 36” pipe. Village Engineer, Ken Teter, explained that the catch basin is owned by the New York State Department of Transportation (NYSDOT) and it is their decision to determine if upgrades are needed.

Mr. Kinder added that the proposed neckdowns for traffic calming purposes at both Lafayette and Cherry Ave require NYSDOT approval as they connect to State Route 90.

**SEQR**

Village Historian, Dr. Linda Schwab, submitted a letter to the Planning Board recommending the applicant amend part 1 of the full Environmental Assessment Form (EAF), Section E.3.f., and answer “Yes” noting that the project is in an archeological sensitive area.

Per Dr. Schwab’s recommendations, Ms. Edinger amended Part 1 of the EAF and changed the answer to “Yes” on Section E.3.f: “Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory.”

On motion by Ms. Murphy, seconded by Ms. Sheradin, the Planning Board voted to accept the amendment to part 1 of the full EAF for Application #15-42.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

Per correspondence received from Cayuga County to Village Attorney, Tom Blair, the amendment does not require any further review from the Cayuga County 239 l, m, and n Review committee. (see attached)

While completing Part 2 of the full EAF (see attached), the Planning Board answered “No” to questions 2-9 and 11-18.

The Planning Board answered “Yes” to question 1 regarding “Impact on Land” but noted “no to small impact may occur” in subsections a-h.

The Planning Board answered “Yes” to question 10 regarding “Impact on Historic and Archeological Resources”. The Board then consulted with Mr. Blair and the SEQR Workbook for discussion of subsections a-e to identify impacts and determine the scale and context of each impact. As the applicant is demolishing a 30% section of the south stone wall, is using materials from the demolished portion to repair/construct the west wall and retaining wall, and is widening an already existing street by 4’ the Planning Board determined that the project will not drastically change the character of the area and answered “No, or small impact” on subsections a-e.

Mr. Blair then reviewed a draft SEQR Resolution with the Planning Board. Inns of Aurora Attorney, Wendy Marsh, requested that under the conditions section 5.b., “with regards to the site of the Action being located within an area designated by SHPO as an archeologically sensitive area, that the Sponsor has agreed to mitigate any potentially adverse impacts”, the term “mitigate” be changed to “attempt to undertake efforts to minimize”.

Mr. Kinder suggested designating Dr. Schwab as the point person if any artifacts are uncovered during excavation and all agreed.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to amend Resolution #16-02 as requested and issue a Negative Declaration for the SEQR.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

**PB Resolution #16-02: SEQR Application #15-42** (see attached)

The question of the foregoing Resolution was duly put to a vote and upon roll call was as follows:

Pat Bianconi Chair Voted YES

Pat Foser Member Voted YES

Michele Murphy Member Voted YES

Pam Sheradin Member Voted YES

Frank Zimdahl Member ABSENT

The foregoing Resolution was thereupon declared duly adopted.

Dated: January 27, 2016

**Demolition Joint Public Hearing**

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to open the joint public hearing with the Community Preservation Panel at 8:40 pm.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

**Public Comment:**

* Letter from the Maloney family (attached) dated October 13, 2015, requesting assurance that the west stone wall will be preserved and commending Pat Bianconi and Linda Schwab for their dedication to the history of Aurora and to Pleasant Rowland for her improvements.
* Letter from Karen Hindenlang (attached) dated January 26, 2016, noting the historical significance of the green fence located on the east side of the Shakelton Funeral Home property and requesting that it be preserved if there is any plan for demolition.
* Letter from the State Historic Preservation Office (attached) dated January 22, 2016 noting the property’s historical significance.
* Cayuga County 239 l, m, and n Review committee determination (attached) approving the project, but recommending consulting the NY State 2015 Stormwater Management Design Manual for adherence to stormwater infrastructure improvements.
* Village Historian, Dr. Linda Schwab, referenced her letter and documentation (attached) of the stone wall noting the connection of Irish stonemasonry dating back to the Erie Canal and requesting preservation of the west wall, the cornerstones, and the east wooden green fence.

On motion by Ms. Murphy, seconded by Ms. Sheradin, the Planning Board voted to close the joint public hearing at 8:55 pm.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

**Special Use Permit Public Hearing**

On motion by Ms. Murphy, seconded by Ms. Sheradin, the Planning Board voted to open the Special Use Permit public hearing at 8:56 pm.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

Chair Bianconi requested that Ms. Edinger amend Application #15-42 to note that the existing street will be excavated a maximum of 36” to a depth of 9’. Ms. Edinger initialed and dated the changes.

Chair Bianconi asked if there was any public comment and there was none.

On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to close the Special Use Permit public hearing at 9:00 pm.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

On motion by Ms. Murphy, seconded by Ms. Sheradin, the Planning Board voted to temporarily adjourn the regular meeting to allow for a special meeting of the CPP.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

**Community Preservation Panel Special Meeting**

On motion by Mr. DiSanto, seconded by Mr. Easter, the CPP voted to open the special meeting at 9:01 pm.

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

NAYS: None

Motion carried unanimously.

**Application #15-42 from the Inns of Aurora/Village of Aurora for the Renovation of Lafayette St/Demolition of the South Stone Wall at 418 Main St (Tax Map #181.12-1-13)**

Mr. DiSanto questioned if the applicant had explored moving the south wall instead of applying for a partial demolition. Mr. Kinder explained that moving the wall and repairing the section set for demolition is very expensive and they are committed to using the stone appropriately by photo documenting the demolition and numbering the stones for reconstruction of the south wall. Mr. Kinder added that, aesthetically, moving the wall would work against the plan to connect all the properties owned by the Inns of Aurora from Cherry Ave to Lafayette St. via walkways and open space.

Chair MacCormick remarked that the duty of the committee is to determine if the project detracts or enhances the character of the village.

On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to approve Application #15-42 for a demolition permit.

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

NAYS: None

Motion carried unanimously.

Mr. MacCormick issued the applicant a Certificate of Appropriateness.

On motion by Mr. DiSanto, seconded by Mr. Easter, the CPP voted to adjourn the special meeting at 9:15 pm.

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

NAYS: None

Motion carried unanimously.

**Call to Order:** On motion by Ms. Murphy, seconded by Ms. Sheradin, the Planning Board voted to resume their regular meeting at 9:16 pm.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

**Site Plan Review**

Village Engineer, Ken Teter, reviewed the revised site plan for Application #15-42 from Keplinger, Freeman Associates, numbered L 1.0 and dated January 20, 2016 and Environmental Design & Research, numbered S-102 and dated January 27, 2016 and determined that there was no functional change with the revisions. The revised plan included:

* 4 crosswalks instead of 6
* A retaining wall on the south side of Lafayette St
* New Trees
* New streetlight
* Lateral sanitary sewer line to 418 Main St (Shakelton’s Funeral Home)
* Neckdowns at Lafayette St and Cherry Ave at the intersection of Main St

Ms. Murphy questioned access by school buses, firetrucks, plows, etc noting that the width of Lafayette St where it intersects with State Route 90 is decreasing from 26’ to 22’. Mr. Teter remarked that he will continue to consult with the applicant through the project.

Mr. Blair then reviewed a draft site plan resolution and noted that, as part of the conditions, the Aurora Volunteer Fire Department has to sign off on the project.

Under the conditions of the Site Plan approval, the Planning Board added to A. #9 A photo log be prepared as documentation of the demolition of the south stone wall.

Mr. Blair noted that a subdivision plan and temporary easement will have to be arranged with the Village of Aurora for the extension of Lafayette St and the location of the village right-of-way.

Ms. Marsh explained that an agreement for an extension of the deadline for the project may be necessary due to required approvals from NYSDOT and NYSEG THAT THE Inns of Aurora have no control over their timeline.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to accept the amendments to the site plan resolution and accept the revised site plan for application #15-42, dated January 27, 2016 from EDR #S-102 and January 20, 2016 from KFA #L1.0.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

**PB Resolution #16-03: Site Plan Determination for Application #15-42** (see attached)

The adoption of the foregoing resolution was moved by Pat Foser and seconded by Michele Murphy, and duly put to vote, which resulted as follows:

Record of Roll Call Vote Yes/No

Chair Patricia Bianconi Present YES

Member Frank Zimdahl Absent \_\_\_\_

Member Pat Foser Present YES

Member Michele Murphy Present YES

Member Pam Sheridan Present YES

The Resolution was thereupon duly adopted.

On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to approve a Special Use Permit for Application #15-42.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

**Adjournment:** On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to adjourn the meeting at 10:05 pm.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk