**Planning Board March 22, 2017 Regular Meeting Minutes**

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

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

**Absent:** Frank Zimdahl

**Others Present:** Village Clerk Ann Balloni, Village Code Enforcement Officer Patrick Doyle, ZBA Member Laura Holland, and Village Residents Rufus Bates, and Alexis Boyce

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

**Changes to the Agenda:** Application #16-52 is removed due to clarification that there is not a change to the agreed upon project timeline.

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

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

**Announcements:**  Ms. Balloni confirmed attendance at the New York State Planning Federation conference, March 26-28, with Pat Bianconi, Michele Murphy, and Pam Sheradin.

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

**New Business**

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

Mr. Bates consulted with the Village Historian, Dr. Linda Schwab, for documentation of the proposed demolition of a 1986 sunroom addition and submitted Part 1 of the Full Environmental Assessment Form (FEAF) per the State Environmental Quality Review Act (SEQRA).

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to deem Application #17-05 complete.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

Ms. Bianconi noted that the project is an Unlisted Action and, as the Village of Aurora is an Historic District, the project reverts to a Type 1 under SEQRA requiring a full environmental assessment. The Planning Board then proceeded to review Part 1 of the FEAF (attached).

Ms. Bianconi requested that Mr. Bates amend, initial and date the FEAF on section E.1.d. to “YES” and list the Aurora Free Library as a “facility serving children, the elderly, or people with disabilities within 1500 feet of the project site”. Mr. Bates obliged.

On motion by Ms. Murphy, seconded by Ms. Sheradin, the Planning Board voted to declare themselves Lead Agency for the coordinated SEQR of Application #17-05.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to hold a joint public hearing with the Community Preservation Panel for review of Application #17-05 on April 26, 2017 at approximately 7:00 pm.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to hold a Special Use Permit public hearing for Application #17-05 following the joint public hearing on April 26, 2017.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

**PB Resolution #17-04: For Review of Application #17-05 from Rufus Bates for a Partial Demolition at 366 Main St.**

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

**WHEREAS:** The Planning Board has determined that the proposed action is a Type I action as defined under SEQR section 617.4(b)(9), as the Project is located within or contiguous to a historic site/district; declares itself Lead Agency for the coordinated SEQR; and

**WHEREAS:** The Planning Board and Community Preservation Panel will hold a joint public hearing following the State Environmental Quality Review on April 26, 2017 at approximately 7:00 pm; and

**WHEREAS:** The Planning Board will hold an additional Public Hearing for consideration of a Special Use Permit and conduct a Site Plan review for Application #17-05; and

**WHEREAS:** The Planning Board instructs the Village Clerk to notify all involved and interested agencies of the Coordinated Review; and

**WHEREAS:** Application #17-05 does not require Cayuga County Planning Board 239 review per the agreement between the Village of Aurora and Cayuga County Planning Board dated June 25, 2014;

**NOW THEREFORE BE IT RESOLVED:** that the Planning Board deem Application #17-05 complete, declares itself Lead Agency, notifies all involved and interested agencies, schedules a joint Public Hearing with the Community Preservation Panel for SEQRA coordinated review, a public hearing for a Special Use Permit, and conduct a Site Plan review on April 26, 2017 beginning at 7:00 pm.

FIRST: Michele Murphy

SECOND: Pat Foser

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Carried unanimously.

**Application #17-06 from Rufus Bates for two porch additions at 366 Main St (Tax Map #182.13-1-22)**

Ms. Bianconi noted that the application is a Type II action under SEQRA requiring no additional environmental review. Ms. Bianconi further noted that the applicant received a Certificate of Appropriateness from the Community Preservation Panel on March 1, 2017 and an Area Variance from the Zoning Board of Appeals on March 8, 2017.

On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to deem Application #17-06 complete.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

Mr. Bates described adding two porches, one on the NE corner and one on the SE corner, to square off the house and help with drainage issues. The porches will each have one light.

The Planning Board reviewed the Site Plan checklist and had no further questions for Mr. Bates.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to approve Application #17-06 as submitted.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

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

Ms. Bianconi recused herself for the review of Application #17-12 and Ms. Murphy stepped in as chairperson.

Mr. Bianconi submitted a letter (attached) designating Alexis Boyce as his representative. Mr. Bianconi also submitted a letter (attached) from the Inns of Aurora allowing for Mr. Bianconi to use the Inn dock as a pick up and drop off point for his business.

Mr. Bianconi also submitted a business narrative (attached) describing his licensing process, various tours that he will be offering, and hours of operation. Ms. Boyce noted that a freestanding, portable, non-illuminated, temporary sign advertising the boat cruises will be placed outside their residence during business hours.

On motion by Ms. Sheradin, seconded by Ms. Foser, the Planning Board voted to deem Application #17-12 complete.

AYES: Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

Ms. Murphy noted that the project is an Unlisted Action and, as the Village of Aurora is an Historic District, the project reverts to a Type 1 under SEQRA requiring a full environmental assessment. The Planning Board then proceeded to review Part 1 of the FEAF (attached).

Referring to section D.2.d of the FEAF, Ms. Murphy questioned if the project would “generate any liquid waste”. Ms. Boyce replied that there will not be any bathroom facilities on the boat.

Referring to section D.2.l.ii of the FEAF, Ms. Foser questioned the hours of operation noted as “Dawn to Dusk”, but the business proposal mentions occasional special celestial events such as meteor showers. Ms. Murphy instructed Ms. Boyce to amend, initial, and date the FEAF to include special nighttime events and Ms. Boyce complied.

Ms. Murphy also instructed Ms. Boyce to amend, initial and date section E.3.e.ii to denote the Aurora Inn and the Grist Mill as historic landmarks contiguous to the project site. Ms. Boyce complied.

On motion by Ms. Sheradin, seconded by Ms. Foser, the Planning Board voted to declare themselves Lead Agency for the coordinated SEQR of Application #17-12.

AYES: Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to hold a SEQR public hearing for review of Application #17-12 on April 26, 2017 at approximately 7:30 pm.

AYES: Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to hold a Special Use Permit public hearing for Application #17-12 following the SEQR public hearing on April 26, 2017.

AYES: Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to submit Application #17-12 to the Cayuga County Planning Board for mandated GML 239 review as the project is within 500 feet of a public way (Cayuga Lake).

AYES: Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

**PB Resolution #17-05: For Review of Application #17-12 from Matt Bianconi for a Boat Cruise Business at 391 Main St.**

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

**WHEREAS:** The Planning Board has determined that the proposed action is a Type I action as defined under SEQR section 617.4(b)(9), as the Project is located within or contiguous to a historic site/district; declares itself Lead Agency for the coordinated SEQR; and

**WHEREAS:** The Planning Board will hold a public hearing following the State Environmental Quality Review on April 26, 2017 at approximately 7:30 pm; and

**WHEREAS:** The Planning Board will hold an additional Public Hearing for consideration of a Special Use Permit and conduct a Site Plan review for Application #17-12; and

**WHEREAS:** The Planning Board instructs the Village Clerk to notify all involved and interested agencies of the Coordinated Review; and

**WHEREAS:** The Planning Board submits Application #17-12 for mandated Cayuga County Planning Board 239 review;

**NOW THEREFORE BE IT RESOLVED:** that the Planning Board deem Application #17-12 complete, declares itself Lead Agency, notifies all involved and interested agencies, submits for mandated GML 239 review, schedules a Public Hearing for SEQRA coordinated review, a public hearing for a Special Use Permit, and conduct a Site Plan review on April 26, 2017 beginning at approximately 7:30 pm.

FIRST: Pat Foser

SECOND: Pam Sheradin

AYES: Foser, Murphy, and Sheradin

NAYS: None

Motion carried.

Ms. Bianconi returned to the meeting.

**Adjournment:** On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to adjourn the meeting at 7:55 pm.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk