**Planning Board April 25, 2018 Meeting Minutes**

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

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

**Absent:** Pat Foser

**Others Present:** Clerk Ann Balloni, ZBA member Laura Holland and members of the public Earl Carpenter, G. Alan Clugston, and Tom Nederynen

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

**Changes to the Agenda:** APC Towers informed the village code enforcement officer, via email, that they are commencing their project ahead of May 20, 2018 and are no longer requesting an extension of their permit.

On motion by Mr. Zimdahl, seconded by Ms. Sheradin, the planning board voted to remove Application #17-52 from the agenda.

AYES: Bianconi, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

**Approval of Minutes:** On motion by Ms. Murphy, seconded by Ms. Sheradin, the planning board voted to approve the January 24, 2018 minutes.

AYES: Bianconi, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

**Announcements:** Ms. Balloni reminded the members of the upcoming training in Pittsford, NY.

**Visitor Welcome:** No comments

**Old Business:** No old business was discussed

**New Business**

**Application #18-09 from Brian Fitzgerald for replacement of a porch at 536 Main St (Tax Map #181.08-1-10.1)**

As Mr. Fitzgerald was not able to attend the meeting, Ms. Bianconi explained that Application #18-09 is to replace an existing porch with a larger porch. Ms. Bianconi noted that Application #18-09 meets the code enforcement officer’s requirements, but that the Community Preservation Panel, at their April 4, 2018 meeting, requested additional information regarding north and south elevations, as well as clarification of the measurements, and tabled their discussion to their May 2, 2018 meeting. Mr. Fitzgerald submitted all materials requested.

On motion by Ms. Sheradin, seconded by Mr. Zimdahl, the planning board voted to deem Application #18-09 complete.

AYES: Bianconi, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Ms. Bianconi noted that the project is a Type II action under the State Environmental Quality Review Act (SEQRA), requiring no further environmental review.

The new 19’ 6” x 12’ porch replaces the current 10’ x 12’ porch, increasing the footprint which triggered the site plan review. The planning board reviewed the site plan check list per section 903.C. of the village zoning law and had no comments or questions.

On motion by Ms. Murphy, seconded by Ms. Sheradin, the planning Board voted to approve Application #18-09 as submitted, contingent upon Community Preservation Panel Approval.

AYES: Bianconi, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

**Application #18-12 from Carl Carpenter to rebuild a garage at 35 Main St (Tax Map #193.09-1-6.11)**

Mr. Carpenter was represented by his son who explained that the garage was destroyed by a fire on November 20, 2017. The Carpenters plan to rebuild the same size structure in the same place as the pre-existing building.

Ms. Bianconi noted that, per section 603 of the village zoning law, the applicants are allowed to restore a building that has been destroyed by fire as long as a permit is issued within one year of the damage/destruction. Ms. Bianconi further added that section 603 is particularly pertinent due to the property being a pre-existing non-conformity. The garage has an upstairs apartment resulting in two residences on one lot and the property is in the flood plain.

On motion by Mr. Zimdahl, seconded by Ms. Murphy, the planning board voted to deem Application #18-09 complete.

AYES: Bianconi, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Ms. Bianconi noted that the applicant completed a Short Environmental Assessment Form (SEAF) and, as the project is a Type II action under SEQRA, no further environmental review is required.

The planning board discussed that restoration is allowed per New York State and the village zoning law, that the project meets all setback requirements and utilities are already on the property.

On motion by Ms. Murphy, seconded by Mr. Zimdahl, the planning board voted to approve Application #18-09 as submitted.

AYES: Bianconi, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Ms. Bianconi reminded the applicant that they are on the agenda for the Community Preservation Panel meeting on May 2, 2018

**Adjournment:** on motion by Ms. Murphy, seconded by Ms. Sheradin, the planning board voted to adjourn the meeting at 7:20 pm.

AYES: Bianconi, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk