**Planning Board August 29, 2018 Meeting Minutes**

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

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

**Others Present:** Clerk Ann Balloni, Trustee Grace Bates, Planning Board Alternate Thea Miller, and ZBA member Laura Holland

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

**Changes to the Agenda:** On motion by Mr. Zimdahl, seconded by Ms. Foser, the Planning Board voted to remove Application #18-25 from the agenda.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

**Approval of Minutes:** On motion by Ms. Sheradin, seconded by Ms. Foser, the Planning Board voted to approve the July 25, 2018 minutes.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

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

**Public Hearing**

**Application #18-14 from Grace Bates for construction of a garage and root cellar at 78 Court St (Tax Map #182.09-1-16)**

On motion by Ms. Foser, seconded by Mr. Zimdahl, the Planning Board voted to open the Public Hearing for Application #18-14 at 7:02 p.m.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Ms. Bianconi explained that a Special Use Permit is required for the excavation associated with the project, necessitating the Public Hearing.

Ms. Bianconi noted that the garage portion of the application was first approved in July of 2017 and that the Community Preservation Panel issued a Certificate of Appropriateness for Application #18-14 at their June 6, 2018 regular meeting.

**Public Comment:** Ms. Bianconi read an email from Dan DiSanto in support of the project.

On motion by Ms. Murphy, seconded by Mr. Zimdahl, the Planning Board voted to close the Public Hearing for Application #18-14 at 7:03 p.m.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

**Ms. Bianconi called the regular meeting to order at 7:04 p.m.**

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

**New Business**

**Application #18-14 from Grace Bates for construction of a garage and root cellar at 78 Court St (Tax Map #182.09-1-16)**

On motion by Mr. Zimdahl, seconded by Ms. Foser, the Planning Board voted to deem Application #18-14 complete.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Ms. Bianconi commented that the project is a Type 2 Action and no further State Environmental Quality Review (SEQR) is required.

**Special Use Permit:** Ms. Bianconi referenced section 901.A.1-6 of the Village Zoning Law in reviewing the Special Use Permit criteria. Ms. Bianconi questioned the placement of silt dams on the site plan and Ms. Bates confirmed their location.

On motion by Ms. Sheradin, seconded by Ms. Murphy, the Planning Board voted to approve the Special Use Permit for Application #18-14.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

**Site Plan Review:** The Planning Board reviewed the Site Plan criteria and Site Plan Checklist in sections 902.A-J and 903.C.1.a-s, respectively in the Village Zoning Law.

Mr. Zimdahl questioned the storm drains for the project and Ms. Bates replied that they are new French drains that tie into the storm drain at the corner of Court St and Sherwood Rd. Mr. Zimdahl also questioned if the 4” size French drain is large enough for the project. Ms. Bianconi replied that she believes the project was vetted by the Village DPW and the Village Code Enforcement Officer, but she will doublecheck with them.

The Planning Board reviewed section 405.P.1.A.3.a-f of the Village Zoning Law on Accessory Structures and there were no comments or questions.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to approve Application #18-14 as submitted.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

**Miscellaneous Business**

**Application #18-25:** The Planning Board briefly discussed Application #18-25 from the Inns of Aurora for replacement of a garden shed at 396 Main St (Taylor House). It was noted that the location initially approved by the Community Preservation Panel was not ideal and all involved agreed that a more suitable location is preferred. Ms. Bianconi indicated that she is attending a planned site visit of the property with the CPP and the applicant on Wednesday, September 5 at 6:45 p.m.

**Inns of Aurora Spa Project:** Ms. Bianconi informed the Planning Board that the Village Board sent notification to the Town of Ledyard Planning Board, Inns of Aurora, and the New York State Department of Environmental Conservation (NYSDEC) of their intent to be named Lead Agency for the State Environmental Quality Review (SEQR) for the Inns of Aurora spa project in Ledyard, challenging the Ledyard Planning Board for the role. Ms. Bianconi noted that the NYSDEC determines the Lead Agency when there is a dispute.

Ms. Bianconi explained that the Village will still be considered an Involved Agency for the SEQR, with or without Lead Agency status, as the named water/sewer provider for the project on part 1 of the Full Environmental Assessment Form (FEAF), unless the Inns of Aurora opt for an alternative water/sewer source.

**Adjournment:** On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to adjourn the meeting at 7:45 p.m.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk