

Planning Board January 23, 2019 Meeting Minutes

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

Present: Chairperson Pat Bianconi, Pat Foser, Thea Miller (alternate) and Michele Murphy

Absent: Pam Sheradin and Frank Zimdahl

Others Present: Clerk Ann Balloni, Aurora Free Library representatives Brian Brown & Steve Moolin and Local Resident G. Alan Clugston

Call to Order: Ms. 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 November 28, 2018 minutes.

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Motion carried unanimously.

Announcements: Ms. Balloni read a letter from (former Mayor) Tom Gunderson and his wife, Maralee, thanking the Village Officials for their hard work and dedication.

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

Public Hearing

Application #18-17 from the Aurora Free Library for a Special Use Permit for exterior renovations, including excavation, at 370 Main St (Tax Map #182.13-1-21)

On motion by Ms. Foser, seconded by Ms. Miller, the Planning Board voted to open the public hearing at 7:02 p.m.

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Motion carried unanimously.

Mr. Moolin described tying into the Village storm line, installing a propane tank and backfilling with approximately 40 cubic yards of dirt. The Special Use Permit is due to excavating more than 25 cubic yards, though Mr. Moolin explained that all the dirt will be put back, not trucked away.

Public Comment: No public comments.

On motion by Ms. Foser, seconded by Ms. Miller, the Planning Board voted to close the public hearing at 7:03 p.m.

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Motion carried unanimously.

Old Business: No Old Business was discussed.

New Business

Application #18-01 from Ed and Christine Brennan for an addendum to their renovation project at 359 Main St to include two outside air conditioning units (Tax Map #181.16-1-20)

Ms. Bianconi noted that the application is being reviewed retroactively as the air conditioning units are installed on the north side of the property.

On motion by Ms. Foser, seconded by Ms. Miller, the Planning Board deemed Application #18-01 complete.

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Motion carried unanimously.

Ms. Bianconi read a letter in the file from Bruce & Bonnie Bennett, neighbors to the north, expressing concern about noise from the units and questioning if the units would be screened with landscaping.

Ms. Bianconi noted that the Community Preservation Panel issued a Certificate of Appropriateness, but recommended that the Planning Board consider screening as a condition of the Site Plan approval.

The Planning Board reviewed the Site Plan Checklist in the Village Zoning Law and had no questions or comments.

Village Code Enforcement Officer, Patrick Doyle, requested a narrative from the contractor, Doug Wood, explaining the expected noise of the units and how it would be buffered from view. Mr. Wood, unable to attend the meeting, informed the Village Clerk that the units are “quiet” and expected that the applicants would landscape appropriately, though did not submit any supporting documentation.

On motion by Ms. Murphy, seconded by Ms. Miller, the Planning Board voted to approve Application #18-01 contingent upon the applicant/contractor submitting the requested information regarding noise and screening noted in an email dated January 18, 2019 from Mr. Doyle to Mr. Wood.

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Motion carried unanimously.

Application #18-17 from the Aurora Free Library for a Special Use Permit for exterior renovations, including excavation, at 370 Main St (Tax Map #182.13-1-21)

Mr. Moolin submitted a project narrative, site plan and part 1 of the Environmental Assessment Form (EAF) for the State Environmental Quality Review (SEQR).

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board deemed Application #18-17 complete.

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Motion carried unanimously.

Mr. Moolin noted that the excavation and tying into an existing drainage line located on the neighboring property to the south is to prevent water from leaking into the library basement. Mr. Moolin noted that there is no new grading or paving and he has consulted with the Village DPW Superintendent, Kurt Wilmot, who submitted a letter (attached) indicating that tying into the existing drain pipe is appropriate for the project.

The Planning Board noted that Mr. Moolin responded “Yes” on the EAF that the project is in an archeological sensitive area and that neighboring properties at 283 & 381 Main St were listed as former hazardous waste sites. Mr. Moolin noted that the New York State Department of Environmental Conservation (NYSDEC) closed the file for the waste sites in 2003 and that if any artifacts are discovered during the excavation process, the proper authorities will be notified immediately.

Mr. Moolin also submitted a letter (attached) from the State Historic Preservation Office (SHPO) concluding that the project will have no adverse impact on the property which is listed as a Historic Landmark.

Ms. Bianconi noted that the project is a Type 2 action requiring no further environmental review.

The Planning Board declared that the project meets the relevant Special Use Permit criteria in the Village Zoning Law.

Ms. Murphy questioned when the project will begin, and Mr. Moolin replied “June”.

On motion by Ms. Miller, seconded by Ms. Foser, the Planning Board voted to approve the Special Use Permit for Application #18-17 as submitted.

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Motion carried unanimously.

Inns of Aurora request to convert Taylor House to a conference center

Ms. Bianconi read a letter (attached) from Mayor Bennett explaining her argument that the best path forward for converting Taylor House to a conference center is allowing conference centers in the residential zone per the Table of Uses in the Village Zoning Law.

The Planning Board had previously requested that the Village Board consider re-zoning the area from Cherry Ave east to Court St and north to the Shakelton House (recently re-named Zabriskie House) property as a commercial district. The properties within the area, except one residential home with an adjoining vacant lot, are currently commercial or proposed commercial and owned by the Inns of Aurora.

Mayor Bennett notes in her letter that changing the Table of Uses is the simplest solution, starts the process for the Inns of Aurora to complete a Generic Environmental Impact Study (GEIS) and allows consultation with professional planners to help determine if/how/where to include commercial districts within the Village.

The Planning Board discussed including restrictions to conference centers in the Table of Uses, due to the number of large houses in the Village that could theoretically be converted to conference centers.

Discussion included:

- Minimum lot size
- Lake front properties
- Minimum square footage
- Properties with shared driveways
- New construction
- Parking

Mayor Bennett also noted in her letter that the Village Board of Trustees and the Inns of Aurora are discussing leasing the empty residential houses owned by the Inns of Aurora to interested renters and the Inns selling one of their vacant lots to the Village for a new office/hall.

The Planning Board authorized Ms. Bianconi to draft a letter to Mayor Bennett outlining their discussion of Mayor Bennett's ideas and information.

Adjournment: On motion by Ms. Foser, seconded by Ms. Miller, the Planning Board voted to adjourn the meeting at 8:20 p.m.

AYES: Bianconi, Foser, Miller and Murphy

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk