

Village of Aurora Board of Trustees March 5, 2019 Special Meeting Minutes

The meeting was held at the Aurora Firehouse meeting room at 2:00 p.m.

Present: Mayor Bonnie Bennett, Trustees Grace Bates, Matt Bianconi, Alan Ominsky and Kit Van Orman

Others Present

Village Officials: Clerk Ann Balloni, Attorney Tom Blair, Planning Board member Pat Foser, ZBA member Laura Holland, and Engineer Ken Teter

Inns of Aurora: General Manager Sue Edinger, Projects Manager Ted Kinder and Attorney Wendy Marsh

Stantec Design: Michael J. Flanigan

Call to Order: Mayor Bennett called the special meeting to order at 2:05 p.m.

GEIS: Mr. Flanigan from Stantec Design, with assistance from Ms. Marsh and Mayor Bennett, explained the Generic Environmental Impact Statement (GEIS) process.

The first step, or action, is for the Village Board to amend the Village Zoning Law to allow conference centers in the Table of Uses. Once that is set, the Inns can submit an application to convert Taylor House to a conference center. During the State Environmental Quality Review (SEQR) process, a Positive Declaration will be made due to the additional projects that the Inns of Aurora have planned in and around the Village. The resulting Positive Declaration from the SEQR will trigger the GEIS.

The purpose of the GEIS is to consider the cumulative impact on one area and identify constraints, projected scenarios, mitigation and the scoping process. The GEIS must conform to all criteria and remain within the threshold of the stated areas.

Ms. Marsh and Ms. Edinger reiterated that the GEIS is related to the Inns planning “concepts” but specific “plans” must be submitted for each individual project with no guarantee of Planning Board/Community Preservation Panel approval.

Mr. Teter confirmed that a supplemental SEQR may be required if projects fall out of the GEIS criteria.

Ms. Edinger and Ms. Marsh confirmed that all Inns of Aurora properties, including those located in the Town of Ledyard will be included on the GEIS. Mr. Bianconi questioned if the properties that Ms. Rowland has right of first refusal are included and Ms. Marsh replied that they would have their own SEQR process.

The Village Board of Trustees or the Village Planning Board will serve as Lead Agency and oversee the GEIS. The Lead Agency will receive the information as it is submitted, review, request any additional material and release to the public once the process is complete. Any amendments to the GEIS will require SEQR, though only if they are deemed significant.

LaBella Associates, contracted by the Village to assist with reviewing the GEIS, will consult with Stantec throughout the process. Ms. Edinger gave a time-frame of 6-8 months for the completion of the process.

Solar Law: Trustee Van Orman recused herself from the discussion. The Board discussed amendments to the Solar Law with Mr. Blair including:

- Decommissioning
- A surety bonds
- Number of allowable acres for large arrays
- Village viewshed
- Appropriateness for Village vs Town

VB Resolution 19-05: To Introduce Local Law #2 of 2019: To Authorize Zoning for Solar Energy as an Amendment to Local Law #1 of 2018: To Regulate Land Use and Provide for Historic Preservation

WHEREAS, it is the purpose and intent of this local law to promote and protect the health, safety and welfare of the residents of and visitors to the Village of Aurora, including:

- . (1) Taking advantage of a safe, abundant, renewable, and non-polluting energy resource;
 - . (2) Decreasing the cost of energy to the owners of commercial and residential properties, including single-family houses;
 - . (3) Providing property owners and business owners/operators with flexibility in satisfying their energy needs;
- (4) Increasing employment and business development in the region by furthering the installation of Solar Energy Systems;
- . (5) Mitigating the impacts of Solar Energy Systems on neighboring properties as well as environmental resources such as important agricultural lands, forests, wildlife and other protected resources;
 - . (6) Reducing overall energy demands within the municipality and to promote clean energy;
 - . (7) Integrating solar energy systems seamlessly into the Village’s neighborhoods and landscapes without diminishing quality of life in the neighborhoods; and

WHEREAS, the Village of Aurora has received information regarding the effective use and regulation of solar electric energy systems from the Central New York Regional Planning and Development Board; and

WHEREAS, the Village of Aurora would benefit from the installation of solar electric energy systems on private property within the community; and

WHEREAS, residents of, and businesses within, the Village of Aurora may wish to install solar electric energy systems on their property; and

WHEREAS, the Village of Aurora can use the proposed Zoning for Solar Energy as an amendment to Local Law #1 of 2018: To Regulate Land Use and Provide for Historic Preservation (Village Zoning Law) to meet the need of residents and businesses and to facilitate the review of installations of solar electric energy systems; and

WHEREAS, the proposed Zoning for Solar Energy as an amendment to the Village Zoning Law of the Village of Aurora will add Section 408 including definitions for solar photovoltaic systems and by amending Section 404 Table of Uses to permit certain solar photovoltaic systems as accessory uses in any zoning district; and

WHEREAS, this is an Unlisted Action pursuant to 6 NYCRR §617.5(c) (20 & 27) requiring the Village Board to complete an environmental review pursuant to the New York State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the Village of Aurora Board of Trustees declares itself Lead Agency for the State Environmental Quality Review;

NOW, THEREFORE, BE IT RESOLVED

1. The Village Board of Trustees hereby introduces Proposed Local Law #2 of 2019 in the form annexed hereto for consideration and adoption.
2. The Board of Trustees hereby determines that the adoption of the aforementioned Local Law #1 of 2019 is an Unlisted Action pursuant to 6 NYCRR §617.5(c) (20 & 27) requiring the Village Board to complete an environmental review pursuant to the New York State Environmental Quality Review Act (“SEQRA”); and
3. The Board of Trustees shall forward a copy of Local Law #2 of 2019 to the Cayuga County GML239-1 m & n Review Committee; and
4. The Board of Trustees shall hold a public hearing on the 20 day of March 2019 at approximately 7:00 P.M., at the Village Office, at 456 Main Street, Aurora, New York, pursuant to Section 20 of the Municipal Home Rule Law, for the purpose of hearing all persons for or against the proposed Local Law which provides for the regulation of Solar Energy Systems through the Village of Aurora.
5. That the Village Clerk is authorized and directed to cause a copy of the proposed Local Law in its final form to be mailed to each of the trustees at least ten (10) days exclusive of Sundays before final action shall be taken thereon; and to cause notice of the public hearing to be published at least five (5) days before the public hearing.

FIRST: Mayor Bennett

SECOND: Trustee Ominsky

AYES: Bennett, Bates, Bianconi, and Ominsky

NAYS: None

Carried unanimously

Mayor Bennett instructed the Trustees to review the final draft of Local Law #2 of 2019 for any additional changes. The Village Board scheduled a tentative meeting for March 8, 2019 at 12:00 p.m., but only if changes are needed.

Miscellaneous: The Board discussed the Village Ethics Policy with Mr. Blair for clarification on recusals.

Adjournment: On motion by Trustee Ominsky, seconded by Trustee Bianconi, the Village Board voted to adjourn the March 5, 2019 meeting at 5:05 p.m.

Respectfully submitted,

Ann Balloni
Village Clerk