

**DRAFT**

**Planning Board December 19, 2019 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 (7:05) and Frank Zimdahl

**Others Present:** Clerk Ann Balloni, Planning Board Alternate Thea Miller, Wells College Representatives Brian Brown and Jordan Kearns

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

**Changes to the Agenda:** No changes

**Approval of Minutes:** Ms. Bianconi informed the Planning Board that the Village Board requested an amendment to Resolution #19-08, approving Application #19-10, converting Taylor House to a conference center. Per the Village Board, Section B.14 of the Resolution implies that outdoor music is allowed on the patio which the Village Zoning Law prohibits. The amended wording, upon consultation with the Village Attorney, is: "There shall be no outdoor music played at the Project. Any music/PA system to be utilized at the Project, if any, shall emanate from inside the conference center building as such levels to be heard only by guests inside the building or located upon the adjoining patio without being audible at adjacent properties."

On motion by Ms. Murphy, seconded by Mr. Zimdahl, the Planning Board voted to amend Resolution #19-08 with the wording recommended by the Village Attorney.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

On motion by Ms. Murphy, seconded by Ms. Foser, the Planning Board voted to approve the November 25, 2019 minutes, as amended.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

**Announcements:** Ms. Bianconi read a letter from Court St residents, Jim & Julie Orman, expressing their concern over the proposed parking lot at Taylor House. Ms. Bianconi noted that the Orman's concerns were voiced by other Court St/Orchard Lane residents at the November 25, 2019 public hearing. Ms. Bianconi further noted that the Village Board is working with the Village DPW on possible signage, crosswalks and speed bumps on Court St to help alleviate residents' dismay over expected, increased traffic.

Ms. Bianconi informed the Board that LaBella Planner, Kathy Spencer, is not available for the January 22, 2020 Planning Board meeting for review of Application #19-36 from the Inns of Aurora. Ms. Spencer, as well as the Village Attorney and the Village Engineer, are available on January 29, 2020.

On motion by Ms. Murphy, seconded by Ms. Foser, the Planning Board voted to review application #19-36 from the Inns of Aurora on January 29, 2020 at 6:00 p.m., to accommodate Ms. Spencer, the Village Attorney and the Village Engineer.

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

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

## New Business

### **Application #19-37 from Wells College for an addition to the service building at 170 Main St (Tax Map #193.5-1-1)**

Mr. Brown described a 9'x38'x12'H addition to the service building in the same footprint as the demolished coal storage building. The addition will house a hybrid-steam boiler which will be the primary heat source, the current propane tank will become supplementary. The boiler makes steam during off-hour rates and Mr. Brown noted that Medley Thermal is fronting the money for the project, with Wells paying them through the reduced costs incurred. Expected reimbursement could take 7-10 years. All assets associated with the equipment are the property of Medley Thermal until the full cost is reimbursed by Wells, who then retain ownership.

Mr. Zimdahl questioned the kilowatts and the voltage and Mr. Brown responded that the kilowatts are 1280 and the voltage is 450-600.

Ms. Bianconi noted that the project is a Type 2 Action under the State Environmental Quality Review Act (SEQRA) requiring no further environmental review.

On motion by Mr. Zimdahl, seconded by Ms. Foser, the Planning Board voted to deem Application #19-37 complete.

The Planning Board reviewed the Site Plan Checklist in Section 903.C. of the Village Zoning Law and had no questions or comments.

On motion by Mr. Zimdahl, seconded by Ms. Foser, the Planning Board voted to approve Application #19-37 as submitted.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

**Adjournment:** On motion by Mr. Zimdahl, seconded by Ms. Foser, the Planning Board voted to adjourn the meeting at 7:35 pm.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk