

## **Planning Board August 26, 2020 Meeting Minutes**

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

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

**Absent:** Frank Zimdahl

**Others Present:** Clerk Ann Balloni, ZBA member Laura Holland, Inns of Aurora General Manager Sue Edinger, and village resident Kurt Quick

### **Public Hearing**

#### **Application #20-10 from Mark Quick for an addition at 540 Main St (Tax Map #181.08-1-9.1)**

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to open the public hearing for Application #20-10 for a Special Use Permit for excavation at 7:00.

**Public Comment:** Ms. Bianconi read an email (attached) from Mr. Quick's neighbor, Brian Fitzgerald, who is in favor of the project but has concerns regarding drainage due to past flooding on the property.

On motion by Ms. Murphy, seconded by Ms. Sheradin, the Planning Board voted to close the public hearing for Application #20-10 at 7:02 pm.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

Ms. Bianconi called the regular meeting to order at 7:03 pm.

**Changes to the Agenda:** No changes.

**Approval of Minutes:** On motion by Ms. Murphy, seconded by Ms. Sheradin, the Planning Board voted to approve the July 29, 2020 minutes.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

**Announcements:** Ms. Bianconi reminded the Board of upcoming training sessions.

### **Old Business**

**Generic Environmental Impact Statement (GEIS):** The Village Board of Trustees submitted a mission statement (attached) explaining their expectations to understand the total effect of Inns of Aurora past and future projects so that they have a clear picture to update the Village Master Plan and Zoning Law.

Ms. Bianconi noted that LaBella Associates submitted their budget for the GEIS and the Planning Board agreed to accept the budget and notify the Inns of Aurora of any cost increases in advance throughout the process.

**PB Resolution #20-03: To Adopt LaBella Budget and Provide Advance Notice of any Budget Increase to the Inns of Aurora, LLC**

**WHEREAS:** the Village of Aurora Planning Board is in receipt of a projected budget, dated July 29, 2020, from LaBella Associates for expenses related to completing the ongoing Generic Environmental Impact Statement (GEIS), initiated by the Inns of Aurora; and

**WHEREAS:** the Village of Aurora Planning Board is intent upon adopting a final budget for the completion of the GEIS with advance notice requirements should the need arise for certain scopes to reasonably exceed the adopted budget; and

**WHEREAS:** the Inns of Aurora, LLC is responsible for village consulting fees related to the GEIS, per Local Law #3 of 2012;

**NOW THEREFORE BE IT RESOLVED:** that the Village of Aurora Planning Board hereby adopts the LaBella GEIS budget dated July 29, 2020, as attached hereto, and shall provide advance notice to the Inns of Aurora of any costs associated with the GEIS which are forecast to exceed the budget being adopted herein, in advance of the additional work being commenced which would cause the budget to be exceeded.

FIRST: Murphy

SECOND: Sheradin

AYES: Bianconi, Foser, Murphy and Sheradin

NAYS: None

ABSENT: Zimdahl

Carried 4-0

**New Business**

**Application #20-10 from Mark Quick for an addition at 540 Main St (Tax Map #181.08-1-9.1)**

Ms. Bianconi remarked that Mr. Quick's brother Kurt is authorized to speak on his behalf.

Ms. Bianconi noted that Application #20-10 is a Type 2 Action under the State Environmental Quality Review Act (SEQRA), requiring no further environmental review. Ms. Bianconi added that Application #20-10 was issued a Certificate of Appropriateness by the Community Preservation Panel at their August 5, 2020 meeting.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to deem Application #20-10 complete.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

Mr. Quick explained that the 20' x 16' addition is on the back of the house and will be attached to the garage by an 18' x 10' breezeway.

The Board discussed Mr. Fitzgerald's drainage concerns. Village Code Enforcement Officer, Patrick Doyle, submitted an email (attached) explaining a site visit made by him and Ms. Bianconi. Officer Doyle is satisfied with the drainage/waterproofing plan and Mr. Quick explained to the Board how he will run the drainage to the west, to everyone's satisfaction.

**Special Use Permit:** The Planning Board reviewed section 803 of the Village Zoning Law and had no questions or concerns.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to approve a Special Use Permit for excavation for Application #20-10.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

**Site Plan Review:** The Planning Board reviewed section 903 of the Village Zoning Law. Ms. Sheradin questioned why the project was initially denied by Officer Doyle. Ms. Bianconi explained that the original site plan did not meet setback requirements between the house and the garage. By adding the breezeway, the setbacks became a non-issue.

On motion by Ms. Foser, seconded by Ms. Murphy, the Planning Board voted to approve the site plan for Application #20-10.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

**Adjournment:** On motion by Ms. Sheradin, seconded by Ms. Murphy, the Planning Board voted to adjourn the meeting at 7:22 pm.

AYES: Bianconi, Foser, Murphy, and Sheradin

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk