VILLAGE OF AURORA

COMMUNITY PRESERVATION PANEL

Minutes of Wednesday, May 2, 2012

CALL TO ORDER: MacCormick called the meeting to order at 7:00 PM.

PRESENT: MacCormick, Morehouse, Blum, DiSanto, Easter

ALSO PRESENT: Deborah Brooks, Dave Brooks, Bonnie Bennett, Nancy Gil, Terry Newcomb (Wells), Kristen Phillips (Wells), Laura Holland, John Place, CJ Koepp

APPROVAL OF MINUTES: Approval of minutes of April 4, 2012, was moved by Blum, seconded by Morehouse, and passed unanimously. Approval of minutes of the joint CPP/Planning Board public hearing of April 25, 2012, was moved by Easter, seconded by Morehouse, and passed unanimously.

ANNOUNCEMENTS: MacCormick welcomed Dan DiSanto and Ed Easter to their new positions on the panel.

CHANGES TO AGENDA: none

OLD BUSINESS

#12-02 from Wells College for a demolition permit for 457 Main St., McMullen House

In the absence of any new information from the applicant, apart from report of a conversation with Attilio Rezzonico detailing more specific concerns in the event of a demolition, MacCormick entertained a motion to close the public hearing so the panel could vote on the question. Motion was made by Easter, seconded by Morehouse, and passed unanimously. Discussion was held with respect to the points of consideration listed in Village Law 704.D.4: present condition of the structure, pertinent historical significance of the structure, the relationship of the affected parcel to its surrounding parcels, economic viability of use alternate to demolition, future plans for the property, public comment and other local factors. The only argument advanced for demolition was that the building was an eyesore and that accessibility was difficult; no evidence of efforts to remedy those conditions was advanced. The code enforcement officer’s report was read, representing the structure to be in good shape. Easter and MacCormick reported on brief research into the historical and architectural interest of the Techbuilt house, of which McMullen House is an early example. Situation of the house along with the two others erected at about the same time was mentioned, as modest-income homes by the lake during a period of growth of the college faculty/village population. It was noted that the only use proposed subsequent to demolition was as a lawn, which the College would still need to maintain and would therefore need to maintain access for—presumably along the right-of-way, which is reportedly overgrown at present. Representatives reiterated that the College would not consider economically viable alternatives to demolition including rental or sale of the property. Motion to grant the application was made by Morehouse, seconded by Easter, and was denied as follows: MacCormick-Nay, Morehouse-Nay, Blum-Nay, DiSanto-Nay, Easter-Nay.

**Application for Certificate of Appropriateness:**

#12-04 from Laura Holland for a Basketball Court, fire pit and hot tub at 323 Main St.

MacCormick reported that Nancy Gil’s research has established that this application does not require a long-form SEQR, and that this panel can therefore take up its share of the question. He repeated his belief that only the pole for the basketball backboard makes it a CPP issue, as that is visible from a public way. Ms. Koepp requested the CPP to deny any consideration of the project until such time as the applicant remedied the various stop-work or need-to-remedy orders issued over the last couple of years with respect to other projects. MacCormick declared that not to be the business of this committee and referred her to Mick Piechuta. Motion to award a Certificate of Appropriateness was made by DiSanto, seconded by Easter, and carried as follows: MacCormick-Aye, Morehouse-Aye, Blum-Aye, DiSanto-Aye, Easter-Aye.

NEW BUSINESS: none

ADJOURNMENT was moved by Morehouse at 8:20 PM, seconded by Blum, and passed unanimously.

Chris MacCormick