**Community Preservation Panel Meeting Minutes July 2, 2014**

**Present:** Chair Chris MacCormick, Jeff Blum, Dan DiSanto, and Claire Morehouse

**Absent:** Ed Easter

**Others Present:** VillageClerk Ann Balloni, Village Trustees Grace Bates and Janet Murphy, Planning Board Chair Nancy Gil, Village Historian Dr. Linda Schwab, Village Zoning Enforcement Officer Patrick Doyle, Peggy Dupee, Beth Estes, Laura Holland, Erin Johnson, Bruce King, Randi and Steve Zabriskie.

**Call to Order:** 7:02pm

**Changes to the Agenda:** None

**Approval of Minutes:** Tabled until the next meeting due to the lack of a quorum of those members present at the June 4, 2014 meeting.

**Announcements:** Clerk Balloni announced that the New York State Office of General Services issued Michael Peter a license for his dock expansion. Chair MacCormick remarked that the CPP review of Mr. Peter’s application is complete, though he does still need approval from the Planning Board.

**Visitor Recognition:** Chair MacCormick welcomed all visitors. Patrick Doyle introduced himself as the new Village Zoning Officer and Beth Estes informed the committee that she is a consultant working with the Inns of Aurora as the Facilities Manager.

**Old Business**

**Village Landmarks**: After much discussion, and consultation with Dr. Schwab, the CPP recommends the following be included on the list of Village historic landmarks:

**Special Sites**

* Chonodote Site (northeast of the firehouse; original site of Peachtown)
* Site of Roswell Franklin’s cabin (next to green barn at 461 Main St)
* Cooper-Cromwell House (257 Main St)
* Marriott-Gifford House (78 Court St)
* Franklin-Richmond Tavern (488 Main St)
* Barn at Phelps-Swan House (21 Cherry Ave)
* Avery-Arms House (358 Main St)
* Chimney Corner (348 Main St)
* Benjamin Ledyard House (334 Main St)
* Stack House, “Paul Jones” – 326 Main St

**200 + Years Old**

* Leddra Wood House (425 Main St)
* Jedediah Morgan House (268 Main St)
* Peter Fort House (268 Main St)
* Richmond House (19 Wells Rd)

**Selected Trees**

* Oak on Franklin Hill (curve on north end of Aurora)
* Council Tree (Chonodote Site)
* Harris-Thompson Ginkoes (418 Main St, 425 Main St, 453 Main St,)

Laura Holland questioned what the criteria is for designating trees and Dr. Schwab replied “age and singularity”.

Chair MacCormick reiterated that it is in the charter of the CPP to continually review and update the list of landmarks and recommended including Wallcourt as it should have been on the initial list. All panel members and Dr. Schwab agreed.

On motion by DiSanto, seconded by Morehouse, the CPP voted to advance the current list of historic landmark recommendations to the Village Board of Trustees.

AYES: MacCormick, Blum, DiSanto, and Morehouse NAYS: None Motion carried unanimously.

**New Business**

**Application #14-19 from the Village of Aurora for new equipment at the Memorial Playground on Court St (Tax Map #181.12-1-17.2)**

Chair MacCormick explained that the Village does not require approval, but welcomes public input for its projects. Trustee Murphy explained that the Village purchased a new climber for the playground and the teeter-totter would be moved to accommodate the new piece. A fundraising campaign is underway for additional equipment, led by Erin Johnson and Cindy Wilcox, and there is an area, 40’ x 60’, available for that. Ms. Johnson explained that they were looking at a smaller version of the picture included in the fundraising letter due to the $2000-$3000 estimate for removal of the current swing set to accommodate the playground equipment. The fundraising committee is also researching alternative pieces, but would prefer to purchase a multi-faceted structure by the August 1, 2014 deadline to secure a 40% discount. When questioned by the panel regarding color and materials, Ms. Johnson replied “hunter green and beige plastic.”

On motion by Blum, seconded by DiSanto, the CPP deemed Application #14-19 appropriate.

AYES: MacCormick, Blum, DiSanto, and Morehouse NAYS: None Motion carried unanimously.

Chair MacCormick issued the applicant a Certificate of Appropriateness.

**Application #14-22 from the Inns of Aurora for a kitchen expansion and remodeling of the Moose Room at the Fargo, 384 Main St (Tax Map #181.16-1-10)**

The architect hired by the Inns of Aurora, Bruce King, explained the planned remodel including:

* Expanding the kitchen to the east
* Moving the condensing units further east
* Removing two trees, leveling the picnic area, and adding additional seating
* Removing steps and paving the south sidewalk
* Add railings and better lighting to south side sidewalk fence
* Add a new women’s bathroom with two stalls
* Add a stall to the men’s bathroom
* Redecorating the Moose Room to look more like the Fargo and reconfigure for added seating.

Chair MacCormick expressed concern over the master plan of the Inns of Aurora with emphasis on the additional application to transform Wallcourt into a hotel and no understanding of what is to become of neighboring properties, Taylor House and Shakelton’s Funeral Home, also purchased by Pleasant Rowland. Though initially skeptical on the insistence of the applicants that no further expansion or reconfiguring of the Fargo, especially in regard to the north side, is forthcoming, the committee decided to consider the Fargo Application as separate and address their concerns during the Wallcourt review.

On motion by DiSanto, seconded by Blum, the CPP approved Application #14-22 as submitted.

AYES: MacCormick, Blum, DiSanto, and Morehouse NAYS: None Motion carried unanimously.

Chair MacCormick issued the applicant a Certificate of Appropriateness.

**Application #14-23 from the Inns of Aurora to convert Wallcourt to a hotel, 38 Lafayette St (Tax Map #181.16-1-7.1)**

Due to several factors not yet realized, including the completion of the traffic and parking study, public hearing, and SEQR, the application cannot be accepted as complete, but the CPP and the applicant agreed to deem this discussion a consultation meeting.

Concerns of the CPP regarding Application #14-23:

* What is the master plan for all the properties purchased by Pleasant Rowland
* Segmenting of projects depending on future plans for Taylor House and Shakeltons Funeral Home
* Plans cannot move forward until the CAP (circulation and parking) study is complete
* The impact on the residential neighborhood and the need for buffers
* The effect on the historical character of the village
* Increased activity in the village
* Consideration of the whole village, not just the center of town

Beth Estes suggested a Memorandum of Understanding between the Inns of Aurora and the Village contingent on the completion of the CAP study. Ms. Estes expects the preliminary findings of the CAP study by July 14th. Ms. Estes explained the goal is not just to explore areas for more parking, but to work towards traffic calming, especially in regard to the increased truck traffic. And, regarding the effect on Court St residents, Ms. Estes informed the committee that outside lighting would be night sky compliant.

Bruce King then presented the proposed changes to the committee including:

South Elevation (main entrance):

* Handicap access
* Raise existing porch 7 inches for level access
* Replicate the exterior for ADA ramp
* Remove the skylight to accommodate for elevator clearance
* Repair deteriorating porch columns
* Retain leaded glass panels

West Elevation:

* Replace fire escapes

North Elevation:

* Create 2 exit doors for interior stairway egress
* Shorten windows and fill in with brick for continuity with new exit doors
* Install Yankee gutters

Interior:

* Replace existing interior staircase with an elevator
* Tentative plans for a geothermal system
* 2 bedrooms in the basement, 2 bedrooms on the first floor, 7 bedrooms on the 2nd floor, and 6 bedrooms on the 3rd floor. All bedrooms will have full bathrooms.

Mr. King commented that the most notable deterioration of the building is the soffits which is more of a concern than the water damage in the basement. The building needs significant concrete and millwork, but very little brick restoration.

Chair MacCormick and Planning Board Chair, Nancy Gil, set the tentative timeline for review as follows:

1. Joint Planning Board and CPP public hearing before the regular Planning Board meeting on August 27th, including SEQR
2. CPP decision at their regular meeting September 3rd.
3. Mandated GML 39 l, m, & n review by the Cayuga County Planning Board
4. Planning Board decision at their regular September 24th meeting

Ms. Estes inquired if removal of the asbestos was allowed to move forward before the boards completed their reviews and was told to check with the code enforcement officer.

**Application #14-24 from Steve and Randi Zabriskie for a new fence at 441 Main St (Tax Map #181.12-1-9)**

The Zabriskies explained the fence is necessary for privacy between their house and Rowland house. Materials and design replicate the fence on the north boundary of Rowland house, will follow the tree line and only be noticeable from the Zabriskie’s property.

On motion by Morehouse, seconded by Blum, the CPP voted to approve Application #14-24 as submitted.

AYES: MacCormick, Blum, DiSanto, and Morehouse NAYS: None Motion carried unanimously.

**Application #14-25 from the Inns of Aurora to expand a fence at Rowland house, 453 Main St (Tax Map #181.12-1-8)**

Beth Estes explained that the neighbor to the north requested the expansion due to headlights shining in his window at night when cars are entering the driveway. Chair MacCormick noted that now setback information was included on the application.

On motion by DiSanto, seconded by Morehouse, the CPP voted to approve application #14-25 with the understanding that the fence will end at least 10 ft from the village sidewalk.

AYES: MacCormick, Blum, DiSanto, and Morehouse NAYS: None Motion carried unanimously.

**Next meeting:** As the majority of the committee is out of town the first week of August, the August CPP meeting is cancelled and the next meeting will be September 3rd.

On motion by Blum, seconded by DiSanto, the CPP voted to adjourn the meeting at 9:15pm.

AYES: MacCormick, Blum, DiSanto, and Morehouse NAYS: None Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk