**Community Preservation Panel Meeting Minutes September 3, 2014**

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

**Others Present:** VillageClerk Ann Balloni, Village Trustee Grace Bates, Zoning Board Chair John Dentes, Gene Clements, Marie Dentes, Robin Driskel, Peggy Dupee, Sue Edinger, Robert Fitzgerald, Lydie Haenlin, Laura Holland, Bruce King, Wendy Marsh, and Jim Orman.

 **Call to Order:** 7:00pm

**Changes to the Agenda:** Application #14-28 will be reviewed first.

**Approval of Minutes:** On motion by Easter, seconded by Blum, the CPP voted to approve the August 6, 2014 minutes.

AYES: Blum, DiSanto, and Easter

NAYS: None

ABSTAIN: MacCormick and Morehouse

**Announcements:** Chair MacCormick referred to a Letter of Consent designating the CPP’s agreement that the Village Planning Board be the Lead Agency for the SEQR review of Application #14-23 from the Inns of Aurora to convert Wallcourt to a hotel.

Steve Taylor submitted a letter to the CPP inquiring about the installation of solar panels on an historic building. Mr. MacCormick deferred the discussion to after the review of the applications.

**Visitor Recognition:** Chair MacCormick welcomed all visitors and there were no comments.

**Old Business**

No Old Business was discussed.

**New Business**

**Application #14-28 from Jim Orman for a driveway extension at 50 Court St (Tax Map #182.09-1-25)**

Mr. Orman presented plans for straightening the current driveway to allow for more parking space. Mr. Orman has received permission from the Village Department of Public Works for the required curb cut.

On motion by Morehouse, seconded by DiSanto, the CPP approved Application #14-28 as submitted.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

Chair MacCormick issued the applicant a Certificate of Appropriateness.

**Application #14-06 from John and Marie Dentes for a new garage and barn alteration at 425 Main St (Tax Map #181.16-1-7.1)**

Referring to both Application #14-06 and #14-23, Chair MacCormick addressed the potential difficulty of having full comprehension of an application when additional materials are added to the file a day or two before the scheduled review. Per the Village Zoning Law, the completed application should be in the clerk’s office 10 days prior to the board’s meeting date. Receiving revised plans after members have already reviewed the file should result in the review being delayed to the next board meeting. Mr. Dentes apologized for the late submission of the addendum to his plans and the CPP agreed to review Application #14-06.

Mr. Dentes explained that the view looking west down his driveway will now include the new garage where, previously, the view was of the barn. Mr. Dentes explained that they are replicating the Italianate addition of their house and the Victorian arches of their barn for a blended style for the garage.

Chair MacCormick and Ms. Morehouse questioned why the Federal Style of the original house wasn’t considered for the garage. Mrs. Dentes replied that they considered both the straight lines of the Federal style and the Victorian arches and decided, since the arches of the barn were also visible from the street, that was the best design choice.

 Chair MacCormick remarked that the house is a striking example of Federal Greek revival and the new garage is a very different look from the house, but the decision should be made by the applicants.

Mrs. Dentes then explained that the renovations to the barn would retain the post and beam construction and the iron detailing on the doors and Mr. Dentes added that it would be used as an art studio as well as extra space for family visits.

On motion by DiSanto, seconded by Easter, the CPP voted to approve Application #14-06 as submitted.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously

Chair MacCormick issued the applicants 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)**

Inns of Aurora General manager, Sue Edinger, explained the ongoing parking discussions with the Village Planning Board. Plans reviewed at the August 27, 2014 Planning Board meeting included eight parking spaces along Court St, including one handicap, with entrance and exit from Court St and an exit only onto Main St via the Taylor House driveway, and thirty-four parking spaces along Sherwood Rd in the field east of the firehouse. On September 2nd, Ms. Edinger submitted revised plans that reversed the entrance and exit to Main St with the exit only onto Court St, decreased the Sherwood Rd parking spaces to 17 and lined them vertically along the hedgerow so as not to be visible by neighbors or drivers along the road. Ms. Edinger also added that there have been continual discussions in the village regarding parking and the current plan may not be the final plan.

Chair MacCormick acknowledged that the parking issues are provisional, but the interest of the CPP is the modification of the building.

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

South Elevation (main entrance):

* Raise existing porch 6 inches for level access
* Replacement windows
* Remove the skylight to accommodate for elevator clearance
* Repair deteriorating porch columns
* Masonry repair
* Retain Yankee gutters
* Install a handicap lift instead of a ramp

East Elevation:

* Remove fire escape
* Install an outside vent

North Elevation:

* Replace existing interior staircase with an elevator and remove skylight
* Add 2 doors for lower level egress from guestrooms

West Elevation:

* Remove fire escape

Chair MacCormick inquired if the door on the west elevation would be retained and Mr. King responded, no, that it was not original to the house. Chair MacCormick then inquired about the Spruce tree and Mr. King replied that they hoped to save it, but the contractors were unsure if they could work around it. Chair MacCormick commented that he hoped the nearby Tulip Tree would remain as it is much appreciated by the neighborhood.

Chair MacCormick inquired about the shed on the west side and Mr. King replied that it would be removed. Chair MacCormick informed the applicant that that would require a demolition permit and a public hearing with the CPP as the lead agency. The public hearing was tentatively scheduled for October 3, 2014.

Mr. Easter questioned why the handrails at the south entrance didn’t match the ones on the north side. Mr. King replied that they could find no evidence that they were the same and the north side facing a street right-of-way (Lafayette St) makes a difference.

Ms. Morehouse mentioned speaking with Village Trustee Janet Murphy about the possibility of making Lafayette St a parking lot with access from Main St to alleviate traffic on Court St.

Ms. Edinger again remarked that alternative parking ideas are being discussed but, as the applicant doesn’t own the property on Lafayette St, it can’t be submitted as part of their plan.

Mr. DiSanto commented on the noise if buses park in the proposed Sherwood Rd parking lot and the possibility of expanding beyond the proposed 17 parking spaces.

Mr. King replied that there are no current plans to expand the parking area, that they would use a grass-grid plan to retain the natural look of the environment, and enhance the existing hedgerow as an added buffer.

Chair MacCormick appreciated the good faith by the applicant and is grateful that Wallcourt has proved to be structurally sound after decades of neglect by Wells College.

On motion by DiSanto, seconded by Easter, the CPP voted to accept Application #14-23 as submitted.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

Chair MacCormick issued the applicant a Certificate of Appropriateness.

Discussion ensued regarding balancing preserving historic character while acknowledging current construction materials and energy saving options for property owners. Chair MacCormick remarked that, in the past, they have approved vinyl siding and believes solar panels could be considered in the same way as neither modifies a building structurally. Mr. Easter commented that they have to consider any changes in appearance. The committee noted that this discussion is all preliminary as an application has not yet been filed and will revisit when an application is submitted for review.

On motion by DiSanto, seconded by Easter, the CPP voted to adjourn the meeting at 8:30 pm.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk