

## **Community Preservation Panel October 2, 2019 Meeting Minutes**

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

**Present:** Chairperson Chris MacCormick, Jeff Blum, Jim Burkett, and Claire Morehouse (7:05)

### **Others Present**

**Village Officials:** Clerk Ann Balloni, ZBA member Laura Holland, And Historian Dr. Linda Schwab

**Aurora Free Library:** Steve Moolin

**Inns of Aurora:** General Manager Sue Edinger, Bruce King (Holmes, King, Kallquist Architects) and Attorney Wendy Marsh, Esq

**Members of the Public:** Mike Bricco, Carolyn Connors, Silas MacCormick and Doug Wood

**Call to Order:** Mr. MacCormick called the meeting to order at 7:00 pm.

**Changes to the Agenda:** No changes

**Approval of Minutes:** On motion by Mr. Blum, seconded by Mr. Burkett, the CPP voted to approve the September 4, 2019 minutes.

AYES: Blum, Burkett, and MacCormick

NAYS: None

Motion carried unanimously.

**Announcements:** Mr. MacCormick noted that Mayor Bennett is attending the November CPP meeting to discuss annual mandated training for Board members.

Going forward, the Village Historian will have allotted time during meetings to express opinions/concerns regarding applications for Certificates of Appropriateness.

Carolyn Connors submitted a letter (attached) concerning her dissatisfaction with a fence constructed by her neighbors to the west, the Wilson's. Ms. Connors noted that the fence is right on the property line and questioned which side of the fence will face her property and how it will be maintained. Ms. Connors further noted that she had informed Mr. Wilson of her concerns regarding the fence prior to leaving for a 3-week vacation. Ms. Connors expressed dismay that she was not notified of the CPP's review of the fence application included on their September agenda.

Mr. Burkett questioned how to address Ms. Connors letter. Mr. MacCormick acknowledged Ms. Connors concerns but, following a conversation with the Code Enforcement Officer, explained that the Village Zoning Law is silent on the placement of fences. Mr. MacCormick also noted that, during the review of the fence application, Mr. Wilson indicated that he alleviated the concerns voiced by the Connors, which Ms. Connors denies. Per the September 4, 2019 minutes: "Mr. MacCormick questioned how the neighbors on the chain-link side felt about the fence. Mr. Wilson replied that he convinced them that the fence would be unobtrusive. Ms. Balloni added that the neighbors requested a copy of the application be emailed to them as they are currently out of town and could not attend tonight's meeting. The application, including pictures, was emailed on August 29 and no comment was received."

Mr. MacCormick suggested that Ms. Connors take her concerns to the Village Board of Trustees as they are the legislative body with the ability to amend the zoning law.

**Visitor Welcome:** Mr. MacCormick thanked Mr. Bricco for attending and noted the CPP's concerns regarding Application #19-15, renovations to 327 Main St (Lyon House). At the June 5, 2019 CPP meeting, decisions were deferred on two items: replacing the front stained-glass window and installing black deck railings. Mr. MacCormick remarked that

four months have passed and questioned Mr. Bricco on the status of the renovations. Mr. MacCormick further noted that, upon review of section 707 in the Village Zoning Law, retaining the window and possibly covering it for energy efficiency is preferable to replacing it. Ms. Morehouse added that she is not convinced of the “invisibility” explanation for the black deck railings and reiterated that white railings are more in keeping with the Queen Anne style of the house.

Mr. MacCormick explained that, per the CPP charter, the panel can recommend a color choice, but color is not in their purview. However, the panel does have purview over architectural features and replacing the stained-glass window goes against their preservation guidelines.

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

### **New Business**

#### **Application #19-30 from the Aurora Free Library for renovation and excavation at 370 Main St (Tax Map #182.13—1-21)**

Mr. Burkett noted that he will not be voting as he is a member of the Aurora Free Library Board.

Mr. Moolin explained reconstruction of the front doors, renovating the old basement jail which includes replacing the window bars with a hinged window, and installing new floors in the reading rooms. Trenching and excavating on the west side requires removal of shrubs and temporary replacement front doors will be in place during reconstruction.

Ms. Morehouse questioned if the window bars will be retained. Mr. Moolin replied that the bars will most likely have to be replaced, which concerned the panel, but they are using the same material and the same dimensions for replacement. The CPP was satisfied with Mr. Moolin’s explanation regarding the window bars. Dr. Schwab noted that guidelines recommend retaining the shadow lines.

On motion by Mr. Blum, seconded by Ms. Morehouse, the CPP voted to approve Application #19-30 as submitted.

AYES: Blum, Morehouse and MacCormick

NAYS: None

ABSTAIN: Burkett

Motion carried unanimously.

Mr. MacCormick issued the applicant a Certificate of Appropriateness. Mr. Moolin requested a copy to submit to the State Historic Preservation Office (SHPO).

#### **Application #19-32 from David Reynolds for a new carport at 75 Court St (Tax Map #181.12-1-17.1)**

Mr. Reynolds described an attached carport, via the roof, on the south side of the house with a planned garden in the through area. The carport will be open on all sides and has the same roof pitch as the house. Driveway access is via the front curb cut.

On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to approve Application #19-32 as submitted.

AYES: Blum, Burkett, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

Mr. MacCormick issued the applicant a Certificate of Appropriateness.

**Application #19-33 from the Inns of Aurora for renovations at Wallcourt Cottage, 1 Orchard Lane (Tax Map #182.13-1-1)**

Mr. Wood described adding two windows on the west side, a new door west of the garage and enlarging the porch. Mr. Wood confirmed that the cottage is for residential use.

On motion by Mr. Burkett, seconded by Mr. Blum, the CPP voted to approve Application #19-33 as submitted.

AYES: Blum, Burkett, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

Mr. MacCormick issued the applicant a Certificate of Appropriateness.

**Application #19-10 from the Inns of Aurora to convert Taylor House to a conference center at 396 Main St (Tax Map #181.16-1-7.1)**

Mr. MacCormick referenced prior discussions regarding interior renovations. Mr. MacCormick explained, per the CPP charter, the panel is only authorized to review exterior architectural features and have no purview over interior. However, Mr. MacCormick noted that, during the review process, previous recommendations, rather than approvals, for interior work were voiced by the panel that were considered and appreciated by applicants.

Mr. King and Ms. Edinger, referring to second floor renovations, noted that their goal is to renovate for their needs, but also “retain the essence of the space.” Concerns were voiced previously by Dr. Schwab, CPP and Planning Board members regarding the repurposing of the second floor to allow for 50-member conferences. Dr. Schwab submitted notes (attached) on the Secretary of Interior standards, emphasizing “integrity”. Dr. Schwab further noted that if the design of the space cannot be retained, every effort should be made to retain construction and decoration. Dr. Schwab specifically referred to the load bearing timbers on the second floor regarding construction and the Egg & Dart trim decoration.

Ms. Edinger and Mr. King were receptive to the recommendations proposed by Dr. Schwab and Mr. Burkett and Mr. King noted that any interior features to be removed will be retained and stored on the property.

Mr. MacCormick discussed the renovations that do require CPP approval: replacement windows, extension of the patio, and the 18-space parking lot including landscaping for buffering.

The panel and Dr. Schwab discussed with the applicant whether the original window styling or the current window styling is appropriate. The applicant submitted replacement options of both styles and the applicant, Dr. Schwab, and the CPP all agreed with retaining the current window style.

The patio will be extended by 20% and re-paved in bluestone with bollard lighting to match Wallcourt Hall.

The 18-space parking lot, with ingress and egress via Court St, requires a retaining wall due to the drop-in grade, constructed with limestone and will be buffered by vegetation and a fence repurposed from the Rowland House property.

Mr. Burkett questioned the headlight glare from outgoing vehicles.

Dr. Schwab questioned the removal of trees on the property, noting that preservation includes the setting, not just the building. Mr. MacCormick responded that the trees slated for removal are not on the list of notable trees under their purview.

On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to approve the replacement windows, increase of the patio with bluestone pavers and bollard lighting, and the 18-space parking lot with appropriate vegetation buffers.  
AYES: Blum, Burkett, MacCormick, and Morehouse  
NAYS: None  
Motion carried unanimously.

Mr. MacCormick issued the applicant a Certificate of Appropriateness.

**Adjournment:** On motion by Mr. Blum, seconded by Ms. Morehouse, the CPP voted to adjourn the meeting at 8:35 pm.  
AYES: Blum, Burkett, MacCormick, and Morehouse  
NAYS: None  
Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk