

Community Preservation Panel February 5, 2020 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

Others Present

Village Officials: Clerk Ann Balloni, Planning Board members Pat Bianconi (Chair) and Pat Foser, ZBA member Laura Holland, and Historian Dr. Linda Schwab

Members of the Public: Mike Bricco (Bricco Plumbing and HVAC, Inc), Silas MacCormick, and Todd Zwigard (Todd Zwigard Architects)

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 Ms. Morehouse, the CPP voted to approve the December 4, 2019 minutes.

AYES: Blum, Burkett, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

Announcements: Mr. MacCormick thanked Mayor Bennett, Dr. Schwab and Ms. Morehouse for the training that they provided for the Panel on January 20.

Visitor Welcome: Mr. MacCormick welcomed all visitors and thanked Planning Board chairperson Pat Bianconi for providing a copy of the Planning Board Resolution for Application #19-15 (attached).

Old Business

Application #19-15 from Jim Kirkwood for modifications to exterior renovations at 331 Main St (Tax Map #181.16-1-25)

Mr. Bricco noted that the current site plan requires revisions due to easement restrictions on the location of the patio and consultation with the New York State Department of Environmental Conservation (DEC) over regrading near the lake shore. The patio will be re-located 10' to the east and consist of pavers as well as green space. The retaining wall will be built to its original height using existing stone from the seawall.

Village Engineer, Ken Teter, voiced concerns via email (attached) which Mr. MacCormick read to the Panel. Mr. Teter addressed the utility easement, drainage issues and elevation discrepancies. Mr. Teter also noted that he, Ms. Bianconi and DPW Superintendent, Kurt Wilmot, cannot sign off on the site plan until the conditions of the Planning Board Resolution are met, one of which is a Certificate of Appropriateness from the CPP.

The Panel expressed discomfort with issuing a determination without the revised site plan. Mr. Bricco argued that the view from the public way, Cayuga Lake, will not change and the CPP is making their determination based on "the notion, not the plan", but the Panel did not agree.

Dr. Schwab discussed the change in the view along the shore due to the removal of trees on the property, one of which provided shade for a bench on the Village Right-of-Way pocket park. Mr. Burkett and Ms. Morehouse agreed that there is a "starkness" to the property now that the vegetation is removed. Mr. Bricco replied that landscaping is planned, but

no trees will be planted in front of the lake. Dr. Schwab reminded the Panel that the setting and landscaping should be considered along with the house when making their determination, as it is a contributing structure to the Historic District.

The Panel then discussed the metal beams and dark railings of the back deck. Mr. MacCormick expressed concern for the “hyper modern” look given the Queen Anne style of the building. Mr. Blum disagreed and noted that in the past the window frames were dark green and that the house was designed for how it would be viewed from Main St, not Cayuga Lake. Mr. Burkett suggested plants/gardens to soften the stark, modern elements.

Dr. Schwab, Ms. Bianconi and Mr. MacCormick agreed that the application was complicated by the progression of revisions and additions and lamented that a complete vision was not submitted initially.

Mr. MacCormick suggested having a special meeting once the revised site plan is received. Ms. Balloni reminded Mr. MacCormick that 72 hours’ notice is required for a meeting and Mr. MacCormick said he would contact the Panel to set up a meeting date when the revised plans are received in the office and reviewed by Ms. Bianconi, Mr. Teter and Mr. Wilmot.

New Business

Application #19-29 from Lisa Ryerson to construct a new porch at 280 Main St (Tax Map #182.17-1-22)

Mr. MacCormick referenced a letter (attached) received from the New York State Office of Historic Preservation (SHPO) stating that the application submitted is not in keeping with the historical, Federal style of the building. Mr. MacCormick noted that the letter is an opinion but should be given consideration as part of their determination.

Much of the discussion revolved around a gazebo, situated near the north end of the planned front porch which runs the entire length of the west side of the house. Initially, the gazebo was sited in front of the original Federal façade but has since been moved slightly to the north. Most of the Panel agreed that moving the gazebo further north and east will lessen the obstruction of the Federal façade, but Mr. Zwigard remarked that his clients want “a front porch, not a side porch.”

Mr. Blum questioned if SHPO was aware of the significant modifications to the house throughout its history. Mr. MacCormick replied that, yes, that was discussed in a conversation he had with one of their representatives. Mr. Blum remarked that the applicant shouldn’t be denied a porch given the cobbled together history of the building and wanting to encourage residents to stay in the village. Dr. Schwab replied that having an opinion is fine but when making a determination, the CPP regulations in the Village Zoning Law must be followed.

Mr. Zwigard asked for assurance from the CPP that if he revised his plans they would be approved. Mr. MacCormick replied that the Panel cannot make a determination on plans yet to be submitted but encouraged Mr. Zwigard to continue to work with the Panel and hopefully they will reach a determination at their March meeting.

Adjournment: On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to adjourn the meeting at 8:30 p.m.

AYES: Blum, Burkett, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

Respectfully submitted,
Ann Balloni, Village Clerk