

## **Community Preservation Panel Work Session and Regular Meeting Minutes**

The meetings were held at the Aurora Firehouse meeting room beginning at 6:15 pm

### **Work Session**

**Present:** Chairperson Jim Burkett, Jeff Blum, Chris MacCormick, Claire Morehouse, and Julia Rossmann

**Others Present:** Clerk Ann Balloni, Mayor Bonnie Apgar Bennett, and Village Historian Dr. Linda Schwab

**Call to Order:** Mr. Burkett called the work session to order at 6:15 pm.

Mr. Burkett provided a summary of his research of the sea wall throughout the village along Cayuga Lake (attached) and referred to documentation submitted by the Village Historian, Dr. Linda Schwab, *The Aurora Sea Wall as a Cultural Landscape* (attached). Dr. Schwab notes that the sea wall as part of the physical environment contributes to the historic nature of Aurora, along with the properties included in the Village Historic District.

Mayor Bennett added that village boards as well as residents are “custodians” of village history. The preservation framework is outlined in the Village Zoning Law and Board decisions must be considered within that framework.

Mr. Burkett noted that while reading Dr. Schwab’s document, he came to a clearer understanding that cultural and physical environments should be considered together for continuity and unity of the entire village.

The panel, Dr. Schwab, and Mayor Bennett discussed the changes to the sea wall throughout the years, due to weather (Floods, Hurricane Agnes), use changes (railroad, industrial, residential), and NYSDEC regulations. Stone sizes, colors and structure should be considered in the sea wall history, as well.

On motion by Mr. MacCormick, seconded by Ms. Morehouse, the CPP voted to adjourn the work session at 6:50 pm.

AYES: Blum, Burkett, MacCormick, Morehouse and Rossmann

NAYS: None

Motion carried unanimously.

### **Regular Meeting**

**Present:** Chairperson Jim Burkett, Jeff Blum, Chris MacCormick, Claire Morehouse, and Julia Rossmann

#### **Others Present**

**Village Officials:** Clerk Ann Balloni, Mayor Bonnie Bennett, ZBA member Laura Holland, and Village Historian Dr. Linda Schwab

**Application #19-15 Representatives:** Mike Bricco, James Kirkwood and David Von Jess

**Members of the Public:** Barbara Blom (8:10 pm), Robin Driskel (via phone), John & Marie Dentes, Silas MacCormick, and John Place

The clerk noted that the room was over the 15-person capacity limit, guidelines set in place due to the COVID 19 Pandemic. Silas MacCormick volunteered to leave, and Ms. Driskel was advised to call in on speaker phone.

Mr. Burkett called the regular 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 amend the motion to approve Application #20-13 to include “railings and spindles on the roof necessary to buffer the condensers, must match those on the first floor porch”.

approve the ? minutes.

AYES: Blum, Burkett, Morehouse, and Rossmann

NAYS: None

ABSTAIN: MacCormick

Motion carried unanimously.

On motion by Ms. Morehouse, seconded by Ms. Rossmann, the CPP voted to approve the August 5, 2020 minutes.

AYES: Blum, Burkett, Morehouse, and Rossmann

NAYS: None

ABSTAIN: MacCormick

Motion carried unanimously.

**Announcements:** Mr. MacCormick noted that he literally turned over the CPP Chair ceremonial hat, passed to him by Avery Ayers, to Mr. Burkett.

Mr. Burkett explained that, though public comment is suspended during the pandemic and written comments are encouraged, he is allowing time for those who wish to speak regarding Application #19-15, sea wall renovation, following the panel review and discussion. Mr. Burkett emphasized that only comment concerning the project before the panel will be allowed.

#### **Old Business:**

#### **Application #19-15 from Jim Kirkwood for sea wall renovations at 331 Main St (Tax Map #181.16-1-25)**

Mr. Burkett explained that the panel is continuing review of the sea wall renovation due to the unclear rendering of the wall submitted at the July 1, 2020 CPP meeting. Village Code Enforcement Officer, Patrick Doyle, issued a Stop Work Order due to concerns that the wall renovation was not in compliance with CPP approval.

Mr. Burkett requested plans from the applicant which show the progression of the renovation from start to finish. The applicant submitted the packet on August 31, 2020 and Mr. Burkett questioned the panel if they believed the material submitted was sufficient to conduct their review.

On motion by Mr. MacCormick, seconded by Ms. Morehouse, the CPP voted to deem the amended sea wall renovation of Application #19-15 complete.

AYES: Blum, Burkett, MacCormick, Morehouse, Rossmann

NAYS: None

Motion carried unanimously.

Mr. Von Jess, stonemason for the project, noted his qualifications and explained his process for renovating the sea wall. Mr. Von Jess questioned the “historic” aspect of the wall, arguing that different stones were brought in through the years and noting trees and drain-pipes along the wall as evidence.

Mr. Von Jess emphasized maintaining the “structural integrity” of the wall as well as adhering to NYSDEC regulations that require larger stones on the face. Mr. Von Jess added that he brought in stone of similar material from Alcove, NY to use for erosion control and to protect from the water and to build up joints.

The panel questioned the large stones and felt that they are not compatible with the overall look of the sea wall. Mr. Von Jess explained that he was complying with NYSDEC regulations by incorporating the larger stones.

Mr. Burkett questioned some of the photos provided, expressing concern that they did not match up with previous photos taken of the same area of the sea wall. Mr. Burkett also noted that the final photo showing what the sea wall will look like when the project is complete is not compatible with the historical nature of the sea wall.

Mr. Kirkwood disagreed with Mr. Burkett and noted that the sea wall has been renovated in some places and in disrepair in others, all along the Aurora lake shore and very few resemble what the CPP is describing.

### **Public Comment**

John Place: Mr. Place spoke in favor of the sea wall renovation, referenced previous repairs of the wall along the lake, and questioned the historic description of the wall.

Marie Dentes: Ms. Dentes spoke in favor of the project and noted the cost of repair work.

Barb Blom: Ms. Blom praised Mr. Kirkwood for the renovation of the property and hoped for a compromise that would satisfy her and the CPP.

**Dr. Linda Schwab:** Dr. Schwab corrected Mr. Von Jess regarding the type of local stone used for the sea wall.

Mr. Von Jess offered to construct a rendering of the south side of the sea wall for the panel to assess and table the review to a subsequent meeting. Mr. MacCormick remarked that that the panel should agree to Mr. Von Jess' generous offer.

On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to table discussion of the sea wall renovation of Application #19-15.

AYES: Blum, Burkett, MacCormick, Morehouse, Rossmann

NAYS: None

Motion carried unanimously.

On motion by Ms. Morehouse, seconded by Mr. MacCormick, the CPP voted to schedule a special meeting to continue review of the sea wall renovation of Application #19-15 on Thursday, September 10, 2020 at 7:00 pm.

AYES: Blum, Burkett, MacCormick, Morehouse, Rossmann

NAYS: None

Motion carried unanimously.

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

AYES: Blum, Burkett, MacCormick, Morehouse, Rossmann

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk