

Community Preservation Panel December 4, 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 (left the meeting at 7:15)

Others Present

Village Officials: Clerk Ann Balloni, ZBA Member Laura Holland, Trustee Janet Murphy and Historian Dr. Linda Schwab

Inns of Aurora: General Manager Sue Edinger and Architect Bruce King

Wells College: Facilities Manager Brian Brown and Jordan Kearns

Members of the Public: G. Alan Clugston and Doug Wood

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

Changes to the Agenda: Application #19-34 is added under New Business for continuing review, but no determination will be made until all requested materials are submitted for the file and reviewed by the Code Enforcement Officer.

Approval of Minutes: On motion by Mr. Burkett, seconded by Mr. Blum, the CPP voted to approve the November 6, 2019 minutes.

AYES: Blum, Burkett, and MacCormick

NAYS: None

Motion carried unanimously.

Announcements: Ms. Balloni reminded the panel to RSVP for the Village Holiday Party if they have not yet replied.

Visitor Welcome: Mr. MacCormick welcomed all visitors and Trustee Murphy commented that she was interested in the Taylor House parking discussion.

Old Business

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)- Revised Parking Plan

Ms. Edinger explained that the revisions to the parking area resulted from the discussion at the October Planning Board meeting and subsequent meetings with neighboring property owners. Changes include:

- Entrance/exit across from Orchard Lane
- Decrease the elevation on the east side to 2 ½ feet
- Less guardrail
- 15 spaces instead of 18
- East side fence to match Wallcourt Hall and Zabriskie House fences
- Shuttle service for Inns of Aurora guests

Mr. MacCormick discussed the extension of the parking lot driveway for egress across from Orchard Lane as less than ideal but acknowledged the safety concerns expressed by area residents at the October 23 Planning Board Public Hearing and viewed the revised plan as a reasonable compromise. Mr. MacCormick confirmed with Ms. Edinger that the revised plan will not result in the removal of trees.

Ms. Morehouse questioned the drainage plan now that there is greater asphalt surface area. Mr. King explained the state-of-the-art drainage system, consisting of catch basins and sprinkler systems in the lawn. Mr. King noted that the Village Engineer signed off on the revisions and confirmed that there will not be an increase in storm water run-off.

The panel confirmed with Trustee Murphy and Ms. Balloni that the Village Board, as well as, the Village Engineer are consulting with the DPW on options to slow down traffic on Court St.

On motion by Mr. Burkett, seconded by Ms. Morehouse, the CPP voted to approve the revised parking plan for Application #19-34.

AYES: Blum, Burkett, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

New Business

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

The CPP reviewed the plans dated December 3, 2019 with the project contractor, Doug Wood. Mr. MacCormick noted that the Village Code Enforcement Officer has not yet reviewed the revised plans and, therefore, no action will be taken at tonight's meeting.

The committee appreciated the requested changes in the roof pitch, the straightened columns and wood replacing the imitation stone panel on the front. Remaining concerns include the location of the gazebo and the doubling of the structure footprint with the addition of the porch. Mr. MacCormick reiterated that additions to buildings are common but agreed that the visual aspect of the original design should remain intact.

Dr. Schwab confirmed that she and Mayor Bennett will hold a training session for the CPP and that the training may help guide their discussion in addition to referencing section 707 in the Village Zoning Law.

Application #19-37 from Wells College for a new service building at 170 Main St (Tax Map #193.5-1-1)

Mr. Brown described a 9x38 building in the same footprint as the demolished coal storage building. The building will house a steam boiler which will be the primary heat source, the current propane tank will become supplementary. Mr. MacCormick noted that only a very limited part of the building is visible from Rt 90 and it is not at all visible from Cayuga Lake.

On motion by Mr. Blum, seconded by Mr. Burkett, the CPP voted to approve Application #19-37 as submitted.

AYES: Blum, Burkett, and MacCormick

NAYS: None

Motion carried unanimously.

Mr. MacCormick issued the applicant a Certificate of Appropriateness.

Adjournment: On motion by Mr. Blum, seconded by Mr. Burkett, the CPP voted to adjourn the meeting at 7:55 p.m.

AYES: Blum, Burkett, and MacCormick

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk