

Community Preservation Panel October 6, 2021 Meeting Minutes

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

Present: Chairperson Jim Burkett, Jeff Blum, Chris MacCormick (7:08), Claire Morehouse, and Julia Rossmann

Others Present: Village Clerk Ann Balloni. Village residents Laura Heslop and Jim & Julie Orman

Call to Order: Mr. Burkett called the meeting to order at 7:05 pm.

Changes to the Agenda: Application #21-35 added under New Business

Approval of Minutes

August 4, 2021: On motion by Blum, seconded by Morehouse, the CPP voted to approve the August 4, 2021 minutes.

AYES: Blum, Burkett, Morehouse, and Rossmann

NAYS: None

ABSENT: MacCormick

Motion carried.

August 18, 2021 Special Meeting: On motion by Morehouse, seconded by Blum, the CPP voted to approve the August 18, 2021 special meeting minutes.

AYES: Blum, Burkett, Morehouse, and Rossmann

NAYS: None

ABSENT: MacCormick

Motion carried.

Announcements: Ms. Balloni informed those present that Dublin Hill Road will be closed for a water valve repair on Tuesday, October 12. Water will be shut off affecting residents on Dublin Hill and parts of Main St.

Old Business: No Old Business was discussed.

New Business

Application #21-31 from Laura Heslop for replacement of a deck at 98 Sherwood Road (Tax Map #182.09-1-7)

Ms. Heslop described replacing the existing wood deck with composite material, plastic lumber, and vinyl composite for the railings.

On motion by Morehouse, seconded by MacCormick, the CPP voted to approve Application #21-31 as submitted.

AYES: Blum, Burkett, MacCormick, Morehouse, and Rossmann

NAYS: None

Motion carried unanimously.

Mr. Burkett issued the applicant a Certificate of Appropriateness.

Application #21-32 from Brian Fitzgerald for a new house at 563 Main St (Tax Map #181.08-1-6.1)

The panel referred to an email from Village Historian, Dr. Linda Schwab, referencing section 704.B.1 of the Village Zoning Law which states: The duties of the Community Preservation Panel shall be:

1. to preserve the desirable character of the Village with regard to its community environment, built and natural, and

to prevent construction, reconstruction, alteration or demolition out of harmony with existing buildings, and thus to protect the beauty of the Village, promote safety and safeguard public health, minimize the danger of fire, and prevent the deterioration of property.

The panel discussed the following:

- Proximity to an archeological site
- Height of the barn
- Relationship to neighboring properties
- Landscaping and buffering

Mr. MacCormick noted that the property itself has not been disturbed so it is not known if there are artifacts. However, the Planning Board will conduct the State Environmental Quality Review and address the archeological question during that process.

Ms. Morehouse voiced some concern with the height of the barn building, attached to the house. Mr. Burkett noted that it is 30' which is allowable in the Village Zoning Law. The panel remarked that the new structure is 80' from Rt 90, with a significant slope down to the lake, and may not be noticeable from the road if the trees remain.

Mr. MacCormick noted the "sprawling" design and compared it to the adjacent properties to the north and south. Mr. MacCormick remarked that the property to the south has a similar feel, with the expansive lawn, though the house is not as tall as the one proposed. And, as noted above, there are a number of trees and wooded area as opposed to the unobstructed view from Main St of the adjacent property. The neighbor to the north is well buffered and more modern, built in 1987. All the members agreed that the proposed structure is in keeping with the intent of section 704.B.1.

The panel pondered how the applicant planned to landscape between the house and Cayuga Lake but acknowledged that there is nothing in the zoning law regulating landscaping along the lake shore.

On motion by Morehouse, seconded by Rossmann, the CPP voted to approve Application #21-32 as submitted.

AYES: Blum, Burkett, MacCormick, Morehouse, and Rossmann

NAYS: None

Motion carried unanimously.

Mr. Burkett issued the applicant a Certificate of Appropriateness.

Application #21-33 from Dan and Katherine Osborn for a new fence at 535 Main St (Tax Map #181.08-1-11)

The applicants submitted a photo of a ranch style fence along the west side of the property between the house and the lake.

On motion by MacCormick, seconded by Blum, the CPP voted to approve Application #21-33 as submitted.

AYES: Blum, Burkett, MacCormick, Morehouse, and Rossmann

NAYS: None

Motion carried unanimously.

Mr. Burkett issued the applicant a Certificate of Appropriateness.

Application #21-35 from Jim & Julie Orman for replacement of a porch at 50 Court St (Tax Map #182.09-1-25)

Mr. Orman described a “falling apart” existing porch, sinking in the middle. Per Mr. Orman, the Village Code Enforcement Officer confirmed the deteriorating condition. Trex composite material is planned for the new porch with taller spindles, new steps and no change in material for the roof.

On motion by MacCormick, seconded by Rossmann, the CPP voted to approve Application #21-35 as submitted.

AYES: Blum, Burkett, MacCormick, Morehouse, and Rossmann

NAYS: None

Motion carried unanimously.

Mr. Burkett issued the applicant a Certificate of Appropriateness.

Landmarks Update: Mr. Burkett requested that discussion of updating the local landmarks list be added to the November agenda. Ms. Morehouse has information on the Mandell houses grouping, recommended by the Village Historian, and will forward to the panel.

Adjournment: On motion by MacCormick, seconded by Morehouse, the CPP voted to adjourn the meeting at 8:05 pm.

AYES: Blum, Burkett, MacCormick, Morehouse, and Rossmann

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk