

Community Preservation Panel July 6, 2022 Meeting Minutes

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

Present: Chairperson Jim Burkett, Jeff Blum, Chris MacCormick, Claire Morehouse, Julia Rossmann, and Erin Weber (alternate)

Others Present

Village Officials: Clerk Ann Balloni and ZBA member Laura Holland

Members of the Public: Cayuga Lake National Bank representatives Ellen May & Kelly Wade, Inns of Aurora representative John Marshall, Peachtown Elementary representative Alyssa Gunderson, and Wells College representative Brian Brown

Call to Order: Mr. Burkett called the meeting to order at 7:00 p.m.

Changes to the Agenda: No changes

Approval of Minutes: On motion by Blum, seconded by Morehouse, the CPP voted to approve the June 1, 2022, minutes.

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

NAYS: None

Motion carried unanimously.

Announcements: Mr. Burkett informed the panel that he reviewed the Wells College Glen Park Bridge project, approved in 2019 but not completed, with Planning Board chairperson Pat Bianconi, Code Enforcement Officer Dan Green, and Wells College Facilities Manager Brian Brown. As the plans are identical to the ones approved in 2019, all agreed that the project can move forward without repeating the review process.

Jeff Blum and Chris MacCormick noted that they will not be at the August 3 meeting. Mr. Burkett confirmed with the panel that he will have a quorum that evening.

Old Business: No Old Business was discussed.

New Business

Application #22-20 from the Inns of Aurora for new signs at 381 Main St (north side of parking lot) (Tax Map #182.16-1-14)

Mr. Marshall described 10 signs denoting "Reserved for overnight guests of the Aurora Inn" and 3 for "Reserved for Inns of Aurora Service Vehicles" and are the same size as the Handicapped Parking signs in the same lot.

Ms. Morehouse expressed concern that blocking off that many spaces may cause "ill will" within the community. Ms. Morehouse questioned how the parking will be monitored and Mr. Marshall replied that the only monitoring would be by the new bell service in front of the Aurora Inn.

Mr. MacCormick questioned how they will differentiate between guests of the Aurora Inn and all the other Inns of Aurora properties in the area. Mr. MacCormick then suggested that the Planning Board should review the application to ensure that it meets the parking requirements for the Aurora Inn and noted that the CPP purview is appearance only.

On motion by MacCormick, seconded by Blum, the CPP voted to approve Application #22-20 as submitted and encourage the Village Planning Board to confirm that the signs comply with the Aurora Inn business plan.

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

NAYS: None

Motion carried unanimously.

(Following the CPP meeting, Planning Board chairperson, Pat Bianconi, confirmed that the signs meet the requirements of the Aurora Inn site plan and Application 22-20 does not need to go before the Planning Board)

Application #22-21 from the Inns of Aurora for replacement of a deck at 342 Main St (Tax Map #182.13-1-24.21)

Mr. Marshall explained that they are simply replacing the existing wood deck with composite.

On motion by Blum, seconded by Rossmann, the CPP voted to approve Application #22-21 as submitted.

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

NAYS: None

Motion carried unanimously.

Application #22-22 from Wells College for a fence at 246 Main St (Tax Map #182.17-1-14)

Mr. Brown explained that a fence was requested by their new employee to secure her dog. Mr. Brown submitted a black, chain link fence with the application but presented an alternate proposal to the panel of a white picket style fence. The panel strongly recommended the white picket option and Mr. Brown agreed.

On motion by Morehouse, seconded by Blum, the CPP vote to approve Application #22-22 with the alternate option proposed of the pvc, white picket style fence.

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

NAYS: None

Motion carried unanimously.

Application #22-25 from Cayuga Lake National Bank for a security camera at 397 Main St (Tax Map #181.16-1-6)

Mr. MacCormick apologized for the delayed review and awkwardness of the process. The applicant contacted the Village prior to installing a security camera, due to the historical landmark status of the building. The CPP was notified of CLNB's intent at their May 4, 2022, meeting and declined to review, anticipating a typical, unobtrusive camera near the front door. The camera installed was drilled into the top, front façade of the building, resembling a white eye. A village resident complained, and Mr. Burkett requested that CLNB submit an application for CPP review.

Ms. May and Ms. Wade noted that they did their due diligence by contacting the village prior to installation. Mr. MacCormick acknowledged that but asked if they would consider a less obtrusive option in keeping with the building's history and stature. Mr. MacCormick referred to a letter from the Village Historian (attached) as well as the building's architectural reputation, referenced in noted publications.

Ms. May responded that they are under contract with the security company, and it would be expensive to change their plan. Ms. Wade added that the location of the camera is necessary to view the front of the property as well as the street and was recommended by the sheriff's department.

Mr. MacCormick again asked Ms. May and Ms. Wade to work together with the CPP to explore other options, as CLNB and CPP are equally charged with good stewardship of the building. Ms. Wade noted that the security company offered to paint the camera gray to better blend in with the building. Ms. Wade added that there is an old, rusty, metal alarm box that is also attached to the front of the building and Mr. MacCormick explained that the alarm box predated the

landmark designation and was grandfathered in, but the CPP would be happy to review if the bank wants to submit an application to remove it.

Ms. Morehouse offered her assistance with colors if CLNB decides to paint the camera.

On motion by MacCormick, seconded by Morehouse, the CPP voted to approve Cayuga Lake National Bank proceeding with Application #22-25 by allowing the security company to paint the security camera gray, in consultation with Ms. Morehouse, and to explore alternate preservation options for the building façade.

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

NAYS: None

Motion carried unanimously.

Application #22-26 from Peach Town Elementary for a new window at 22 Dean's Road (Tax Map #193.05-1-1)

Ms. Gunderson presented a charming mockup of the new window, placed underneath an existing attic window for improved air circulation. All materials will match to look like one window upon completion.

On motion by Morehouse, seconded by Blum, the CPP voted to approve Application #22-26 as submitted.

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

NAYS: None

Motion carried unanimously.

Adjournment: On motion by MacCormick, seconded by Morehouse, the CPP voted to adjourn the meeting at 7:40 p.m.

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

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk