

Community Preservation Panel September 7, 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, and Erin Weber (alternate)

Absent: Julia Rossmann

Others Present

Village Officials: Clerk Ann Balloni and Historian Dr. Linda Schwab (7:25p.m.)

Members of the Public: Jacci & Virgil Farlow

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

Changes to the Agenda: New Business will be discussed before Old Business.

Approval of Minutes: On motion by Morehouse, seconded by Weber, the CPP voted to approve the August 3, 2022, minutes.

AYES: Burkett, Morehouse, and Weber

NAYS: None

ABSTAIN: Blum and MacCormick

ABSENT: Rossmann

Carried.

Announcements: The Zoning Committee is restarting their zoning law revisions beginning October 11 with Cayuga County Planning & Economic Development's guidance.

Code/Zoning Enforcement Officer Dan Green is resigning as the zoning officer but will remain the code officer for now.

Old Business: The panel continued their discussion with Dr. Schwab on section 700 revisions and adding "Tree Preservation, Water Quality, and Environment" to replace the current section 708: Trees.

Discussion ensued on the relatively lengthy timeline of 12-13 months for the zoning law update. The CPP and Dr. Schwab expressed concern that some of the revisions require a more immediate review, specifically section 705: Affirmative Maintenance and Repair Requirement. Ms. Balloni noted that the Village Planning Board and ZBA also discussed areas of more immediate need and she suggested that the three board chairs from CPP, Planning, and ZBA, formulate a recommendation of amendments to the current village zoning law for the Board of Trustees to consider, ahead of the full zoning law revision.

On motion by Morehouse, seconded by MacCormick, the CPP voted to move forward with the Affirmative Maintenance and Repair Requirement addition to the Village Zoning Law, in consultation with the Planning Board and ZBA chairpersons, for presentation to the Board of Trustees.

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

NAYS: None

ABSENT: Rossmann

Carried.

New Business

Application #22-31 from Wells College/Aurora Mainstays for a new driveway, deck, platform, and stairs at 231 Main St (Tax Map #182.17-1-13)

Mr. Burkett addressed the application one item at a time with the Farlow's.

Deck: Ms. Morehouse visited the project site with Ms. Farlow and recommended a less modern approach to the 22'.4" X 12' deck and Ms. Farlow agreed. Latticework is replacing the submitted board & batten design, pressure treated wood, 2' X 8' double beam for shade pockets, and 11.25" stair treads X 7.5" rise.

Mr. Burkett noted that the plan is consistent with section 707.B.5 of the Village Zoning Law which states: "New additions or alterations to structures should, whenever possible, be done in such a manner that if such additions or alterations were removed in the future, the essential form and integrity of the structure would be unimpaired."

Stairs: Mr. Farlow described terraced steps leading down a gentle slope to the lakeshore made of timber and gravel, about the size of a railroad tie, and a hand railing for safety.

Platform: Mr. Farlow described pressure treated 8' X 10' timber, located on the bank of the former railroad bed.

Driveway/Parking Area: The shared driveway will be located between the two properties, both currently owned by Wells College, with a parking area on the south side of the driveway to accommodate three vehicles. Mr. Farlow noted that their preference is gravel, but Wells has not decided yet on gravel or asphalt. The CPP strongly recommended gravel due to potential runoff concerns but acknowledged that drainage will be addressed during the Planning Board's review of the project.

On motion by MacCormick, seconded by Blum, the CPP voted to approve Application #22-31 as submitted.

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

NAYS: None

ABSENT: Rossmann

Carried.

Adjournment: On motion by Blum, seconded by Weber, the CPP voted to adjourn the meeting at 8:25 p.m.

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

NAYS: None

ABSENT: Rossmann

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk