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**Aurora Route 90 Group  
1600 Sherwood Road  
Aurora, New York 13026**

February 24, 2023

Community Preservation Panel  
Village of Aurora  
Aurora, New York 13026

RE: McGordon House – Project Overview  
110 Main Street  
Aurora, New York 13026

Dear Chairman Burkett & CPP Board Members:

Please accept the following project outline as an informative precursor to my March 1, 2023, scheduled review before the Community Preservation Panel. At such time I look forward to an open, transparent and collaborative discussion regarding the same.

Aurora Route 90 Group, LLC is a NYS limited liability company of which I am the managing member. We have entered into a purchase/sale contract with Wells College for TM# 193.05-01-04 aka 'McGordon House,' and portions of TM#193.05-01-06.1 which includes lake frontage west of McGordon House along Cayuga Lake.

After careful review of all pertinent information, including but not limited to, a thorough professional structural assessment of the building, it is our belief the renovation of the existing building is not fiscally prudent nor viable.

As an alternative to a non-practical renovation, it is our intent to remove the existing two-story structure at 110 Main Street, subdivide the existing lot into two conforming building lots, construct two new single-family homes, and market them for long term rental. The architectural style, size and finish of the proposed homes will be in accordance with the Village of Aurora's building and zoning laws, and most importantly, its sense of place. We are happy to schedule a design charette with the CPP, Planning Board and the Board of Trustees, to review our site, architectural and landscape designs.

Our project conforms with the proposed Village of Aurora's Comprehensive Master Plan and pending rezoning as outlined in the Labella report. Listed below are several key take aways from the report as well as additional positive attributes of the project:

- The significant need for single family homes
- The significant need for long term rental inventory
- The significant addition of tax revenue to the village, county, and school tax rolls
- The increase in water & sewer revenue
- The removal of a dangerous, decrepit and unsightly blight
- The beautification of the southern portion of the village
- The proposed project effects no neighbors (Wells College owns all the property on all sides)

- Wells College faculty & staff and AFD members will have the opportunity to rent these homes
- Wells College is in full support of this project

The numerous benefits of this project will substantially improve the village community and would likely become the foundation of continued investment and beautification of the southern end of the village.

Best,

A handwritten signature in black ink, appearing to read 'K Fitzgerald', written in a cursive style.

Kevin Fitzgerald  
Aurora, NY