

Community Preservation Panel March 1, 2023 Meeting Minutes

The meeting was held at the Aurora Firehouse meeting room at 7:00 p.m.

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

Absent: Julia Rossmann

Others Present

Village Officials: Clerk Ann Balloni, Planning Board members Pat Bianconi & Pat Foser, ZBA member Laura Holland, Mayor Jim Orman, and Historian Dr. Linda Schwab

Members of the Public: Grace Bates, Eugene & Marie Clements, Kevin Fitzgerald, Corey Garrette, Ken Larson, and John Wade

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

Changes to the Agenda: Application #21-44 is added under Old Business.

Approval of Minutes: Mr. Burkett noted that during the review of Application #23-03, he mistakenly referred to a removal of a door on the *north* side. The removal of the door is on the *south* side and is documented correctly in the minutes.

On motion by MacCormick seconded by Morehouse, the CPP voted to approve the February 1, 2023, minutes.

AYES: Blum, Burkett, MacCormick, and Morehouse

NAYS: None

ABSTAIN: Weber

ABSENT: Rossmann

Motion carried.

Announcements: No announcements.

Old Business

#21-44 from Stacy Groth for replacement windows/siding and removal of a door at 39 Cherry Ave (Tax Map #182.13-1-8)

Ms. Groth initially submitted plans for cedar shake siding but has amended her application to use vinyl siding.

On motion by MacCormick, seconded by Blum, the CPP voted to approve the siding material changes to Application #21-44.

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

NAYS: None

ABSENT: Rossmann

Motion carried.

New Business

Aurora Historical Society Sign at Patrick Tavern

Mr. Burkett noted that this is a courtesy review given that Patrick Tavern is owned by the Village of Aurora and is exempt from the process.

Mr. Larson brought the actual sign for the building and noted that originally it was for St Paul's Episcopal Church. The Aurora Historical Society painted over it many years ago and the current membership plans to attach it to the west side of Patrick Tavern, facing Main St, between the two northernmost windows.

The Village Board of Trustees approved the sign and placement and requested that the society seek the opinion of the CPP. The CPP appreciated the society coming before them and Mr. Blum questioned how the sign will be protected from the weather. Mr. Larson replied that the sign will be coated with polyurethane.

Mr. Burkett asked for affirmation of the sign from the panel, and all agreed that it is appropriate.

Application #23-04 from Wells College/Kevin Fitzgerald for a demolition at 110 Main St, McGordon House (Tax Map #193.05-1-4) – Tentatively Schedule Public Hearing

Included in the application file, Mr. Fitzgerald submitted a demo application, Engineer's Report, project narrative, part 1 SEAF, and an authorization letter from Wells College President, Jonathan Gibraltar, the owner of the property.

Mr. Fitzgerald described demolishing McGordon House and replacing it with two new houses for long term rental. The panel questioned if the purchase agreement with Wells College is contingent upon the demolition of the building and how that affects the Village's right-of-first refusal on the lakefront parcels, the likelihood of constructing two new houses, and the design of the new houses. Mr. Fitzgerald replied that he described his intent for the property in the project narrative (attached) and noted that Application #23-04 is strictly for demolition. A separate application will be submitted for subdivision and construction. Mr. Burkett questioned if he would consider salvaging any of the useable materials from the house and Mr. Fitzgerald replied "yes".

Ms. Bianconi described the review process, noting the CPP and Planning Board joint public hearing, State Environmental Quality Review (SEQR), and Special Use Permit issued by the Planning Board.

Mr. Burkett questioned the clerk if all needed materials were included with the file and Ms. Balloni replied: "everything except the Village Historian's documentation of the building". Dr. Schwab requested attaching some of the engineer's photos with her documentation and inquired about a site visit. The panel members and Ms. Bianconi asked if the inside of the building is accessible given the Village Code Enforcement Officer's condemning the building. Mr. Fitzgerald responded that Wells College will need to make that decision. A site visit is tentatively scheduled for March 21 at 5:00 p.m.

On motion by Morehouse, seconded by Blum, the CPP voted to schedule a joint public hearing for Application #23-04 on April 5, 2023 at 7:00 p.m., contingent on Planning Board agreement.

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

NAYS: None

ABSENT: Rossmann

Motion carried.

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

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

NAYS: None

ABSENT: Rossmann

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk

