

Community Preservation Panel April 5, 2023 Regular Meeting and Joint Planning Board Public Hearing Minutes

The meeting was held at the Aurora Firehouse meeting room at 6:30 p.m.

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

Absent: Jeff Blum and Julia Rossmann

Present, Planning Board: Chairperson Pat Bianconi, Pat Foser, Tee-Ann Hunter, Michele Murphy, and Pam Sheradin

Others Present

Village Officials: Clerk Ann Balloni, Attorney Tom Blair, ZBA member Laura Holland, Trustee Janet Murphy, Mayor Jim Orman, Historian Dr. Linda Schwab, and Trustee Frank Zimdahl

Members of the Public: Jodi Baldwin, JD Balloni, Grace Bates, Randy Bench, Bonnie Bennett, Jodi Bennett, Kathleen Button, Eugene & Marie Clements, John & Marie Dentes, Robin Driskel, Mark Ferrari, Kevin Fitzgerald, Tim Fitzgerald, Rosemary Lacey, Tracy Leffingwell, Frank & June Losurdo, John Marshall, Michael Miller, Julie Orman, Robert Rehm, Laurie Roberts, Rebecca Ruggles, and John Wade

Call to Order: Mr. Burkett called the regular meeting to order at 6:30 p.m.

Changes to the Agenda: No changes

Approval of Minutes: On motion by MacCormick, seconded by Morehouse, the CPP voted to approve the March 1, 2023 minutes.

AYES: Burkett, MacCormick, Morehouse, and Weber

NAYS: None

ABSTAIN: None

ABSENT: Blum and Rossmann

Announcements: No announcements

Old Business: No Old Business was discussed.

New Business

#23-06 from John & Marie Dentes for a new roof over an entryway at 425 Main St (Tax Map #181.12-1-11.2)

Mr. Dentes remarked that the roof is for protection of the A/C unit and the cellar entryway.

The panel complimented Mr. Dentes on the drawing submitted and noted that the roof is consistent with the historical appearance of the house as well as conforming with section 707.B. of the Village Zoning Law.

On motion by Morehouse, seconded by Weber, the CPP voted to approve Application #23-06 as submitted.

AYES: Burkett, MacCormick, Morehouse, and Weber

NAYS: None

ABSTAIN: None

ABSENT: Blum and Rossmann

Motion carried.

Mr. Burkett issued the applicant a Certificate of Appropriateness.

#23-07 from the Inns of Aurora to replace decking at 453 Main St, Rowland House (Tax Map #181.12-1-8)

Mr. Marshall explained that they are simply replacing the wood deck with composite materials that will match the handrails and balustrade.

On motion by MacCormick, seconded by Morehouse, the CPP voted to approve Application #23-07 as submitted
AYES: Burkett, MacCormick, Morehouse, and Weber

NAYS: None

ABSTAIN: None

ABSENT: Blum and Rossmann

Motion carried.

Mr. Burkett issued the applicant A Certificate of Appropriateness.

#23-09 from Wells College for a pheasant pen at 170 Main St (Tax Map #193.05-1-5)

Mr. Burkett noted that because the pen is an accessory structure, it requires a Certificate of Appropriateness.

Mr. Ryan explained that the pen is part of an educational program within the biology department. NY State Department of Environmental Conservation (NYSDEC) supplies the pheasants and tracks them when they are released to State hunting land. Mr. Ryan noted that a bevy of exotic pheasants will remain in the enclosure and will not be released into the wild. The pheasants will arrive in March of 2024 and the enclosure will be in the woods by MacMillan Hall but will be visible from the driveway.

On motion by Weber, seconded by MacCormick, the CPP voted to approve Application #23-09 as submitted

AYES: Burkett, MacCormick, Morehouse, and Weber

NAYS: None

ABSTAIN: None

ABSENT: Blum and Rossmann

Motion carried.

Mr. Burkett issued the applicant A Certificate of Appropriateness.

#23-10 from Wells College for a fenced in dog park at 170 Main St (Tax Map #193.05-1-1)

Mr. Ryan described a fenced in area for Wells student support animals but may also be open to the public.

Mr. MacCormick commented that the dog park is located at the bottom of a "ski slope", historically used by students and villagers for sledding. Mr. MacCormick suggested moving the park toward Leech Dorm, though Mr. Ryan remarked that the grade is too steep. Mr. Ryan noted that the dog park will be solely "student run" and the location was chosen for their convenience.

On motion by MacCormick, seconded by Morehouse, the CPP voted to approve Application #23-10 as submitted

AYES: Burkett, MacCormick, Morehouse, and Weber

NAYS: None

ABSTAIN: None

ABSENT: Blum and Rossmann

Motion carried

Mr. Burkett issued the applicant A Certificate of Appropriateness.

Adjournment: On motion by Morehouse, seconded by Weber, the CPP voted to adjourn the regular meeting at 6:50 p.m.

AYES: Burkett, MacCormick, Morehouse, and Weber

NAYS: None

ABSTAIN: None
ABSENT: Blum and Rossmann
Motion carried.

Joint CPP/Planning Board Meeting: Mr. Burkett called the joint meeting to order at 7:00 p.m. and noted that the public hearing will be recorded.

Public Hearing for Application #23-04 from Wells College/Aurora Rt 90 Group for a Demolition at 110 Main St, McGordon House (Tax Map #193.05-1-4)

On motion by MacCormick, seconded by Morehouse, the CPP and Planning Board voted to open the public hearing for Application #23-04 at 7:01 p.m.

AYES (CPP): Burkett, MacCormick, Morehouse, and Weber

AYES (Planning Board): Bianconi, Foser, Hunter, Murphy, and Sheradin

NAYS: None

ABSTAIN: None

ABSENT: Blum and Rossmann

Motion carried.

Mr. Burkett informed the audience of the public hearing procedure:

- Three-minute time limit for public comment
- Comment limited to only the demolition of the building
- Written comments were distributed to the board members for consideration, and are part of the public record, but will not be read aloud. Anyone who would like a copy of the written comments should contact the village clerk. Written comments were received from Jodi Baldwin, Bonnie Bennett, Jonathan Gibraltar (Wells College President), Jim & Kim Kirkwood, Theon Parseghian, and Linda Schwab – all attached
- The CPP is only receiving public comment this evening and will schedule a special meeting to review, consider and render a decision.

Public Comment

Linda Schwab (written copy attached): Dr. Schwab referred to the CPP regulations regarding demolition in the Village Zoning Law.

John Wade: Mr. Wade lives on Cherry Ave and works for Wells College. Mr. Wade is for the demolition to enhance the entrance to the village coming from the south.

Bonnie Bennett (written copy attached): Former Mayor Bennett cautioned what may come next following the demolition, noting that the Inns of Aurora started as a renovation of just two buildings.

Julie Orman: Ms. Orman echoed Mr. Wade's comments on improving the view coming into the south end of the village.

Michael Miller: Mr. Miller is the Executive Director of the Cayuga Economic Development Agency (CEDA) and a life resident of Aurora. Mr. Miller expressed concern for losing the history of the building and believes the building should be re-purposed.

Frank & June Losurdo: The Losurdos questioned the "historic significance" of the building and the sudden interest when it has sat vacant for 40+ years.

Rebecca Ruggles: Ms. Ruggles notes that the time for restoration is past due to the current state of disrepair and suggests focusing on buildings in the village that can still be restored. Ms. Ruggles strongly encouraged salvaging and re-using all viable materials.

Frank Zimdahl: Mr. Zimdahl noted that he is speaking as a citizen and not as a village trustee. Mr. Zimdahl remarked that stopping the demo does not necessarily save the building and he does not agree with leaving it in a state of disrepair.

Janet Murphy: Ms. Murphy noted that she is speaking as a citizen and not as a village trustee. Ms. Murphy referred to her time at Wells as a student in the mid-80s, marrying a local, and purchasing a house in the village. Ms. Murphy lamented that housing options are no longer available for “a teacher and a carpenter” and supports Mr. Fitzgerald’s plan to replace McGordon House with two long-term rental properties.

JD Balloni: Mr. Balloni noted having friends on both sides of the issue and questioned why previous offers to purchase and renovate the property were rejected. Mr. Balloni asked the board members to “consider thoughtfully” all sides before making a decision.

Mr. Burkett thanked everyone for attending and participating.

On motion by MacCormick, seconded by Morehouse, the CPP and Planning Board voted to close the joint public hearing for Application #23-04 at 7:30 p.m.

AYES (CPP): Burkett, MacCormick, Morehouse, and Weber

AYES (Planning Board): Bianconi, Foser, Hunter, Murphy, and Sheradin

NAYS: None

ABSTAIN: None

ABSENT: Blum and Rossmann

Motion carried.

Schedule Special Meeting: On motion by Weber, seconded by Morehouse, the CPP voted to schedule a special meeting to review Application #23-04 for April 10, 2023 at 5:00 p.m.

AYES: Burkett, MacCormick, Morehouse, and Weber

NAYS: None

ABSTAIN: None

ABSENT: Blum and Rossmann

Motion carried.

Adjournment: On motion by Morehouse, seconded by MacCormick, the CPP voted to adjourn the meeting at 7:33 p.m.

AYES: Burkett, MacCormick, Morehouse, and Weber

NAYS: None

ABSTAIN: None

ABSENT: Blum and Rossmann

Motion carried.

Respectfully submitted,

Ann Balloni
Village Clerk