

**Community Preservation Panel May 3, 2023 Regular Meeting Minutes**

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

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

**Absent:** Jim Burkett

**Others Present:** Clerk Ann Balloni, ZBA member Laura Holland, and Historian Dr. Linda Schwab

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

**Changes to the Agenda:** New Business will be conducted first on the agenda.

**Approval of Minutes**

**April 5, 2023:** On motion by Morehouse, seconded by Blum, the CPP voted to approve the April 5, 2023 regular meeting minutes.

AYES: MacCormick, Morehouse, and Weber

NAYS: None

ABSENT: Burkett

ABSTAIN: Blum and Rossmann

Carried.

**April 10, 2023:** On motion by Morehouse, seconded by Rossmann, the CPP voted to approve the April 10, 2023 special meeting minutes.

AYES: Blum, MacCormick, Morehouse, and Rossmann

NAYS: None

ABSENT: Burkett

Carried.

**Announcements:** No announcements

**Old Business**

**Zoning Revisions:** The panel discussed the village attorney, Tom Blair, and county planner, Kari Terwilliger's, recommendations for section 700 of the village zoning law. Revisions to section 700 in the village zoning law, compiled by Mr. Blair and Ms. Terwilliger, incorporate the NY State Model Preservation Law with the panel's own revisions, but limit the CPP's purview to properties within the Village of Aurora/Wells College Historic District.

The panel disagrees with limiting their purview for the following reasons:

- The village is too small to have a different set of zoning rules
- Everyone should be treated the same
- Remaining consistent
- Retain the village character

The committee instructed the clerk to send the zoning committee the CPP's revisions for the committee to compare to the copy from Ms. Terwilliger. The committee further requested that the review of section 700 be tabled until the June 13 zoning committee meeting.

**Application #22-02:** Ms. Morehouse noted that the pillars on the porch of 522 Main St have a stone face that was not approved by the CPP. Ms. Morehouse referred to the application discussion and approval in the minutes of March 2, 2022 which state:

*Mr. Spiegel mentioned adding a “stone face” on the front though admitted that it could be cost prohibitive, but the panel did not feel that that was in keeping with the style of the house and advised against it.*

*On motion by Morehouse, seconded by Weber, the CPP voted to approve Application #22-02 per the discussion of modifying the columns to straight instead of tapered and with the instruction to return to the CPP for further discussion on the stone face if that is the applicant’s preference.*

*AYES: MacCormick, Morehouse, Rossmann, and Weber*

*NAYS: None*

*ABSENT: Blum and Burkett*

*Motion carried unanimously.*

The CPP instructed the clerk to request that the village code enforcement officer contact the applicant to bring a revised application before the panel.

### **New Business**

**Application #23-11 from John & Marie Dentes for replacing a roof with new materials at 425 Main St (Tax Map #181.12-1-11.2)**

Mr. Dentes described via email (attached) that the cedar shake shingles currently on the house are “problematic” and “easily damaged”. They are looking to replace them with architectural asphalt shingles in Georgetown Gray.

On motion by Morehouse, seconded by Blum, the CPP voted to approve Application #23-11 as submitted.

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

NAYS: None

ABSENT: Burkett

Carried.

Mr. MacCormick issued the applicant a Certificate of Appropriateness.

**Adjournment:** On motion by Blum, seconded by Rossmann, the CPP voted to adjourn the meeting at 7:50 p.m.

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

NAYS: None

ABSENT: Burkett

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk