

Community Preservation Panel Regular Meeting July 5, 2023 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 Julia Rossmann

Others Present

Village Officials: Clerk Ann Balloni, Planning Board Chairperson Pat Bianconi, ZBA Member Laura Holland, Historian Dr. Linda Schwab, and CPP Alternate Erin Weber

Members of the Public: Robert Arleo, Barry & Madeleine Hamel, and Andy Sciarabba

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

Changes to the Agenda: Zoning revisions is added under Old Business.

Approval of Minutes: On motion by Morehouse, seconded by MacCormick, the CPP voted to approve the June 7, 2023 minutes.

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

NAYS: None

Motion carried unanimously.

Announcements: Mr. Burkett reminded the panel of the NY Planning Federation “Learn at Lunch” training on July 12.

Old Business

Zoning Law Revisions: The panel continued the discussion on their dissatisfaction with the zoning committee’s revisions to the Village Zoning Law section 700, Historic Preservation. The panel was tasked by former Mayor Bonnie Bennett to revise section 700 and held several work sessions with the village historian and clerk to complete their assignment. The panel believes that the committee, under the guidance of Cayuga County Planning and Village Attorney, Tom Blair, dismissed their work and retained very little of their document. The panel also noted errors on the historic district map, submitted by County Planning.

A sticking point between the panel and committee is whether the CPP should have purview outside of the historic district. The panel and historian believe that the Village is so small that everyone should be treated the same. The panel also feels responsible for the village character, not just the historic district.

The zoning committee, in a 5-2 vote, sided with County Planning and Mr. Blair’s argument that, legally, the CPP can’t give recommendations outside of the historic district and should, from now on, limit their purview to the historic district or any designated landmarks that are outside of the district. Both Mr. Blair and County Planning representative, Kari Terwilliger, ascertain that no other preservation committee in NY State has purview outside of their historic districts.

Mr. MacCormick offered to draft a letter to the Village Board of Trustees on behalf of the CPP explaining their position on section 700 and the panel agreed. The panel noted that it is important to engage the trustees ahead of their receiving the draft zoning law.

New Business

Application #23-16 for construction of a seawall at 281 Main St (Tax Map #182.17-1-5) - Consultation

Mr. Sciarabba described constructing the wall above the high-water mark, out of the purview of NYSDEC. A concrete and rebar frame will support the stone wall. The panel strongly encouraged dry stacked stones placed horizontally and the panel also recommended reusing as much of the existing stone as possible.

The panel questioned Mr. Sciarabba on the type of rock, and he replied "granite". The committee and Dr. Schwab advocated for locally sourced limestone for consistency with the rest of the seawall throughout the village.

The panel questioned the location away from the lake and about the NYSDEC's role. Mr. Sciarabba replied that the NYSDEC and Army Corps of Engineers were sent an application packet and they are waiting on confirmation that the wall is not within their purview of the lakeshore.

The panel requested a clearer picture of the final wall, possibly computer generated and strongly advised reusing the boulders and rip rap currently on the north and south ends of the property. The CPP noted that they will continue their discussion on Application #23-16 next month.

Miscellaneous: Mr. MacCormick noted the clearing of trees on a Sherwood Road property and the panel expressed disappointment that there was nothing in the zoning law to prevent it.

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

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

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk