

**DRAFT**

**Community Preservation Panel June 4, 2025 Meeting Minutes**

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

**Present:** Chairperson Jim Burkett, Jeff Blum, Claire Morehouse, Julia Rossmann, and John Wendler

**Others Present**

**Village Officials:** Clerk Ann Balloni, ZBA member Laura Holland, Mayor Jim Orman, and Historian Dr. Linda Schwab

**Aurora Historical Society:** President Shirley Egan, Contractor Jeff Kimble, and Treasurer Ken Larson

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

**Public Hearings**

**Application #25-12 from the Village of Aurora Historical Society to replace a porch at 302 Main Street, Patrick Tavern (Tax Map #182.17-1-30)**

On motion by Wendler, second by Morehouse, the CPP voted to open the public hearing for Application #25-12 at 7:01 p.m.

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

NAYS: None

Motion carried unanimously.

**Public Comment:** No Public Comment

**Adjournment:** On motion by Blum, second by Wendler, the CPP voted to close the public hearing for Application #25-12 at 7:02 p.m.

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

NAYS: None

Motion carried unanimously.

**Application #25-13 from Jim Orman for a garage addition at 50 Court Street (Tax Map #182.09-1-25)**

On motion by Morehouse, second by Blum, the CPP voted to open the public hearing for Application #25-13 at 7:03 p.m.

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

NAYS: None

Motion carried unanimously.

**Public Comment:** No Public Comment

**Adjournment:** On motion by Morehouse, second by Wendler, the CPP voted to close the public hearing for Application #25-13 at 7:04 p.m.

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

NAYS: None

Motion carried unanimously.

**Regular Meeting**

**Approval of Minutes:** On motion by Rossmann, seconded by Blum, the CPP voted to approve the May 7, 2025 minutes.

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

NAYS: None

Motion carried unanimously.

**Changes to the Agenda:** The CPP will discuss changes to section 700 of the Village Zoning Law following New Business.

**Announcements:** John Wendler was appointed to a 5-year term by the Village Board of Trustees and Jim Burkett was re-appointed as chairperson.

**Old Business:** No Old Business was discussed.

### **New Business**

#### **Application #25-12 from the Village of Aurora Historical Society to replace a porch at 302 Main Street, Patrick Tavern (Tax Map #182.17-1-30)**

Ms. Egan presented architectural drawings for the project and noted that the stairway is now located on the north side of the building due to NYSDOT safety concerns.

The panel discussed safety issues with the stairway leading to the balcony and Ms. Egan and Dr. Schwab pointed out various plans to block off the stairs and noted that the balcony will have limited public access.

Ms. Egan informed the panel that an application for interpretive signage is forthcoming.

Mr. Burkett questioned the initial 10-year plan for the building and how the various grant funding applies to the different projects. Mr. Burkett is concerned that the restoration is happening "piecemeal". Dr. Schwab noted that the current porch project was funded before the DRI application was submitted. The porch project is a guideline for future projects and the entire plan emphasizes restoration of a municipal building.

The AHS is accepting proposals to move the electric box which now interferes with the handrail of the stairway. The plan is to move it further up the Dublin Hill (north) side of the building.

Mr. Kimble presented options for the latticework under the porch and noted that using wood, though preferred, may be cost prohibitive. Mr. Kimble brought samples of the vinyl options. The panel understands the concern for the cost and noted that they have approved vinyl replacement in the past, but requested that Mr. Kimble continue to research wood possibilities.

On motion by Morehouse, second by Rossmann, the CPP voted to approve Application #25-12 as submitted.

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

NAYS: None

Motion carried unanimously.

Mr. Burkett issued the applicant a Certificate of Appropriateness.

#### **Application #25-13 from Jim Orman for a garage addition at 50 Court Street (Tax Map #182.09-1-25)**

The panel noted that Application #25-13 was reviewed and discussed at the May 7, 2025 meeting.

Mr. Orman submitted a picture of a similar building in the village but noted that his addition will have a shed roof.

On motion by Wendler, second by Morehouse, the CPP voted to approve Application #25-13 as submitted.

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

NAYS: None

Motion carried unanimously.

**Section 700 Amendments:** The panel discussed the following:

- Adding “Replacement-in-Kind to the definitions
- Section 706, Public Hearings
- Clarification of section 708, Criteria for Certificates of Appropriateness
- Section 709.E, include documentation in the file and note at the next regular meeting, the determination of the CPP Chair and Code Enforcement Officer
- Section 710, designated landmarks vs buildings within an historic district

Additionally, the panel requested that the clerk check with NYCOM on the necessity of meeting to initially review an application and then scheduling a public hearing at a subsequent meeting.

**Adjournment:** On motion by Wendler, seconded by Blum, the CPP voted to adjourn the meeting at 8:50 p.m.

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

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk