

Community Preservation Panel May 7, 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, and Historian Dr. Linda Schwab

Members of the Public: Shirley Egan, Corey Guerrette, Chris Hatch, Jeff Kane, and Philipp Kircher

Call to Order: The meeting was called to order by Mr. Burkett at 7:01 p.m.

Public Hearing for Application #25-08 from Philipp Kircher for an addition at 231 Main St (Tax Map #182.17-1-13)

On motion by Wendler, second by Morehouse, the CPP voted to open the public hearing for Application #25-08 at 7:02 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 #25-08 at 7:03 p.m.

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

NAYS: None

Motion carried unanimously.

Public Hearing for Application #25-11 from the Inns of Aurora for a tent frame accessory structure at 391 Main Street (Tax Map #181.16-1-11.1)

On motion by Morehouse, second by Wendler, the CPP voted to open the public hearing for Application #25-11 at 7:04 p.m.

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

NAYS: None

Motion carried unanimously.

Public Comment

Dr. Linda Schwab: Dr. Schwab noted that the permanent tent frame has been in existence since 2020. Until the recent subdivision, one of the parcels the tent sat on was part of the Taylor House property across the street. The view of Cayuga Lake along the main street, and from Taylor House, is now obstructed most of the year and partially obstructed the remainder. Dr. Schwab requested that we “try to do better”. “You don’t know what you’ve got till it’s gone”.

Adjournment: On motion by Wendler, second by Morehouse, the CPP voted to close the public hearing for Application #25-11 at 7:06 p.m.

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

NAYS: None

Motion carried unanimously.

Changes to the Agenda: Resolution clarifying “ordinary maintenance” and “replacement-in-kind” added to New Business.

Approval of Minutes: On motion by Morehouse, seconded by Blum, the CPP voted to approve the April 2, 2025 minutes.
AYES: Blum, Burkett, Morehouse, Rossmann, and Wendler
NAYS: None
Motion carried unanimously.

Announcements: No announcements

Old Business

Application #25-11 from the Inns of Aurora for a tent frame accessory structure at 391 Main Street (Tax Map #181.16-1-11.1) – Retroactive

Mr. Burkett noted that previous tent applications under the old Village Zoning Law were complicated by the structure having location on two separate parcels, one in the commercial district and one in the residential district. The area is now one zone, the Village District, and the parcels were subdivided and merged.

Mr. Guerrette explained that the original intent was to disassemble the frame each year, but it was determined to be cost prohibitive. Mr. Guerrette noted that the frame is in keeping with the village character and the frame itself when uncovered does not infringe on lake views any more than trees (Mr. Guerrette showed the panel pictures to document). Mr. Guerrette further noted that the frame is minimally attached to the Aurora Inn and could be removed.

Mr. Wendler noted the attractiveness of the tent frame and emphasized the temporary, seasonal use.

Ms. Morehouse questioned the fabric of the tent cover and Mr. Guerrette replied that he believes that it is coated polyester.

Mr. Blum questioned the cost and Mr. Guerrette replied that the original cost was \$340,000.00.

Mr. Burkett referred to section 708.B.8 of the Village Zoning Law, noting that the addition is allowed under the law.

On motion by Wendler, second by Blum, the CPP voted to approve Application #25-11 as submitted.

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

NAYS: None

Motion carried unanimously.

Mr. Burkett issued the applicant a Certificate of Appropriateness.

New Business

Application #25-08 from Philipp Kircher for an addition at 231 Main St (Tax Map #182.17-1-13)

The panel noted that the design was presented and discussed at the April 2, 2025 CPP meeting.

On motion by Blum, second by Rossmann, the CPP voted to approve Application #25-08 as submitted.

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

NAYS: None

Motion carried unanimously.

Mr. Burkett issued the applicant a Certificate of Appropriateness.

Application #25-12 from the Village of Aurora/Aurora Historical Society for replacement of a porch at Patrick Tavern

Ms. Egan noted that the AHS just received preliminary architectural drawings and discussed the plans with the panel. All agreed that 6 over 6 window panels are preferable to the 2 over 2, depicted in the drawing.

The panel discussed with Ms. Egan and Dr. Schwab the designation of the project. Projects deemed “ordinary maintenance” do not require a Certificate of Appropriateness and projects deemed “replacement-in-kind” do not require a public hearing. All agreed that, although the plan is to match as closely as possible to the original porch, the project has enough differences, such as moving the stairs from the north to the south, that a public hearing is warranted.

On motion by Rossmann, second by Blum, the CPP voted to schedule a public hearing for Application #25-12 for June 4, 2025, at 7:00 p.m.

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

NAYS: None

Motion carried unanimously.

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

Mr. Orman described a 16’ wide garage addition, with a shed roof, and a 10’ deck around the west side. Mr. Orman noted that more space is necessary for the garage, and the deck enhances the look. Mr. Orman further noted that consideration was taken regarding the view from Court Street.

Mr. Wendler noted that the project will require a variance if the addition exceeds the 20% of the principal structure limit. Mr. Orman will review with the village code enforcement officer.

On motion by Wendler, second by Morehouse, the CPP voted to schedule a public hearing for Application #25-13 for June 4, 2025, at 7:00 p.m.

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

NAYS: None

Motion carried unanimously.

Resolution

WHEREAS, the Community Preservation Panel (CPP) has the authority, per the Village Zoning Law Section 709.E.1., to determine that certain applications are considered “Ordinary Maintenance”, not requiring a Certificate of Appropriateness; and

WHEREAS, applications for outside HVAC units are sent to the CPP; and

WHEREAS, additionally, the CPP has the authority, per the Village Zoning Law Section 709.E.2. to determine that certain application materials are considered “replacement-in-kind”, based on the Secretary of Interiors Standards for Rehabilitation; and

WHEREAS, applications are sent to the CPP with materials **previously approved** by the CPP as “replacement-in-kind”;

NOW THEREFORE BE IT RESOLVED, that the CPP considers installation of outside HVAC units, whether new or replacement, including any landscaping/fencing to buffer, as ordinary maintenance, provided that they are installed along the side or rear of the structure.

BE IT FURTHER RESPOLVED, that certain materials **previously approved** by the CPP as “replacement-in-kind, require no further review from the CPP, as determined by the CPP Chair and the Village Code Enforcement Officer. Additionally, the CPP will keep a list of the pre-approved materials.

FIRST: John Wendler

SECOND: Claire Morehouse

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

NAYS: None

Carried unanimously

Adjournment: On motion by Morehouse, seconded by Wendler, the CPP voted to adjourn the meeting at 8:30 p.m.

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

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk