Community Preservation Panel September 2, 2026 Regular 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
Inns of Aurora: Facilities Manager Corey Guerrette
Members of the Public: Alan & Carolyn Connors

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

Approval of Minutes: On motion by Morehouse, seconded by Wendler, the CPP voted to approve the July 1, 2026 minutes.
AYES: Blum, Burkett, Morehouse, Rossmann, and Wendler
NAYS: None
Motion carried unanimously.

Changes to the Agenda: No changes.

Announcements: Members encouraged to attend October 1 training in Ithaca.

Old Business: No Old Business was discussed.

New Business

Application #26-16 from Alan & Carolyn Connors for an addition at 34 Cherry Ave (Tax Map #182.13-1-16)

Ms. Connors described adding an addition of a bedroom and bathroom on the back of the house for handicap access. Ms. Connors added that they may have to extend the driveway which could trigger a Special Use Permit for Excavation.

Mr. Wendler questioned the distance between the back yard and the cemetery and Ms. Connors replied that the Village Code Enforcement Officer confirmed that the project is well within the required setbacks.

The CPP reviewed the Part 1 Short Environmental Assessment Form (SEAF) submitted by the applicant.
On motion by Wendler, second by Blum the CPP voted to designate Application #26-16 a Type 2 Action requiring no further environmental review.
AYES: Blum, Burkett, Morehouse, Rossmann, and Wendler
NAYS: None
Motion carried unanimously.

On motion by Morehouse, second by Wendler, the CPP voted to deem Application #26-16 complete and schedule the public hearing for October 7, 2026 at 7:00 p.m.
AYES: Blum, Burkett, Morehouse, Rossmann, and Wendler
NAYS: None
Motion carried unanimously.

Application #26-20 from the Inns of Aurora for replacement windows at 431 Main Street (Tax Map #181.12-1-10)

Mr. Guerrette explained that not all the windows were replaced during the renovations in 2005, due to the expense. He described aluminum clad windows with matching trim.

Ms. Morehouse questioned if the glass can be salvaged and offered to check with Significant Elements in Ithaca. Mr. Guerrette said they will salvage if possible.

On motion by Rossmann, second by Morehouse, the CPP voted to deem Application #26-20 "Replacement in Kind" requiring no further CPP review.
AYES: Blum, Burkett, Morehouse, Rossmann, and Wendler
NAYS: None
Motion carried unanimously.

Mr. Burkett issued the applicant a Certificate of Appropriateness.

Adjournment: On motion by Blum, seconded by Wendler, the CPP voted to adjourn the meeting at 7:25 p.m.
AYES: Blum, Burkett, Morehouse, Rossmann, and Wendler
NAYS: None
Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk