**Community Preservation Panel August 2, 2017 Meeting Minutes**

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

**Present:** ActingChairperson Ed Easter, Jeff Blum and Claire Morehouse

**Others Present:** DeputyClerk Deborah Brooks, Historian Dr. Linda Schwab, Aurora Masonic Center representatives Charles Minster and Virgil Farlow, Jonathan Carnes from Crawford & Stearns representing 320 Main Street property owners- Ron Siegemund, MD and Patricia Serio, MD, Grace Bates, and village residents Laura Holland. Kell Grady and Charlotte Easter.

**Call to Order:** Mr. Easter called the meeting to order at 7:05 pm.

**Changes to the Agenda:** No changes

**Approval of Minutes:** On motion by Mr. Blum, seconded by Ms. Morehouse, the CPP voted to approve the July 5, 2017 meeting minutes.

AYES: Easter, Blum, and Morehouse

NAYS: None

Motion carried.

**Announcements:** none

**Old Business:** none

**New Business**

 **Application #17-33 from Grace Bates for two accessory structures at 78 Court St**

 **(Tax Map #182.09-1-16)**

Ms. Bates explained to the Board that this was a new set of plans with setbacks and height coming into compliance according to the Village Zoning Law. Ms. Morehouse asked how the floor of the garage would be constructed. Ms. Bates informed the Board that she was using heavy wooden planks like you would find in old style barns years ago. Ms. Morehouse asked what the square footage of the studio would be. Ms. Bates replied 18’ x 30’. She added that the windows are positioned so she will receive the best natural lighting for her to paint by. The Board complimented her on the design of the stone structure and wall as to how the finished project will resemble a farm similar to those in Ireland.

On motion by Mr. Blum, seconded by Ms. Morehouse, the CPP voted to approve application #17-33 and issue a Certificate of Appropriateness.

 AYES: Blum, Easter, and Morehouse

NAYS: None

Motion carried.

**Application #17-35 from Ron Siegemund, MD and Patricia Serio, MD for renovations at 320 Main St (Tax Map #182.13-1-32.16)**

Mr. Carnes read a letter (see attached) from the property owners expressing their desire to maintain the charm of the historic structure. The owners noted that they are focusing on bringing the building up to code and to do much needed maintenance.

Mr. Carnes also noted that they would like to maintain the basement apartment for long term rental purposes. (Bates left 7:14 PM) Mr. Blum & Ms. Morehouse asked questions pertaining to the soundness of the structure. Mr. Carnes said that the structure was sound.

Ms. Schwab asked Mr. Carnes to describe what work was to be done. Mr. Carnes informed the Board that the building currently does not have a Certificate of Occupancy so the structure is technically deemed a “Church”. His firm has been hired to bring the building up to code(deleted “s’”). He explained that they will be adding egress from the first floor bedrooms by replacing the front storm windows with hinged windows for ease of exiting if the need arises. He also noted that the two (2) rooms in the basement apartment don’t meet code either due to their size. New regulation size windows will be installed. Another issue is hand rails on the front of the building at the steps and an existing areaway. Ms. Schwab asked that they not do what the College did next door with placing modern rails onto a historical structure. She mentioned that there may be early photos showing what handrails might be appropriate. Mr. Carnes said that they will research styles that will best fit this building.

Ms. Morehouse questioned if the basement area still floods out during a rain storm. She noted that many years ago she ran a gift shop in the basement and it would flood often. Ms. Schwab replied that she knew that Brain Dorfman, the previous owner, had done work in that regard a few years ago. Mr. Carnes added that they would be doing gutters which should help remove water from the area. Mr. Easter asked if they would be replacing the current gutters for new. Mr. Carnes said they would only be repairing them where needed.

On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to approve Application #17-35 and to issue a Certificate of Appropriateness.

AYES: Blum, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

**Application #17-36 from the Aurora Masonic Center for metal roof located at 325 Main Street (Tax Map #181.16-1-30)**

Mr. Easter read aloud an email (see attached) from Ms. Holland voicing her concern about the style of the metal roofing being considered as to how the snow slides will affect the property surrounding the Masonic Lodge. Ms. Holland’s email listed three websites to reference.

Mr. Minster informed the Board that the Lodge had hired Ted Bartlett from Crawford & Stearns to help with the preservation of the historic structure. He added that they were planning on several phases to bring the building back up to snuff. They have selected a standing-seam metal roof by FABRAL. The small photo showed snow guide devices (studs) located in various areas of the roof, but not for a large area.

Mr. Farlow added that the Lodge building committee would be meeting with Crawford & Stearns tomorrow evening to finalize the contract for the project. He also informed the Board that they had installed flashing to help curve the water coming into the upstairs.

Ms. Schwab asked what color the roof would be. Mr. Minster said that they hadn’t made any decision on color. Mr. Easter informed them that the CPP Board is very interested in color, materials and design as this building is on the National Registry.

Ms. Holland quoted the Village Zoning Law section 704-C.1 which states that the CPP will “preserve the desirable character of the Village with regards to its community environment, built and natural, and to prevent construction, reconstruction, alternation or demolition out of harmony with existing buildings, and thus to protect the beauty of the Village, promote safety and safeguard public health, minimize the danger of fire, and prevent deterioration of property”. Ms. Holland requested that the Board make a site visit prior to approval of this application.

Mr. Blum accused Ms. Holland of finding fault for every application that came before a Board that pertained to her neighbors. Acting Chair Easter noted that anyone can bring up valid concerns to the Board at any time. Ms. Holland informed the Board that she was recording their comments as per her rights under the Freedom of Information Law. Ms. Brooks noted that the Village Board had passed a resolution (#11-4) which allows recordings of meetings, so long as the Board Chair has been notified prior to the start of the meeting.

Mr. Easter asked Ms. Holland to finish her comments. Ms. Holland informed the Board that she had spoken to several property owners who have metal roofs in the Village. They had told her that there are times when the snow does come crashing down and can cause damage to the area. She also questioned the change in location for the Lodge’s proposed heat pump system and snow possibly coming down blocking how the unit works. Ms. Holland concluded by asking the CPP to consider how this roof will work for the Lodge and the neighborhood and to do a site visit. (Holland left 7:35 PM)

Mr. Blum apologized to the public present and to the Board for his comment to Ms. Holland. He noted that her remarks do have to be weighed on this application.

Mr. Farlow questioned the need to do a site visit. Ms. Schwab advised the Board that it would be to their advantage to visit this Historic Building and to see for themselves what damage has been done from the weather. She asked Mr. Farlow if there would be any change to the roof’s pitch/profile. Mr. Farlow answered that there would be no change.

Mr. Farlow asked the Board for their opinion on the color the Lodge might use. Mr. Minster remarked that the color was the last item for them to choose as it is not part of the cost decision. Ms. Schwab offered her assistance in finding old photos that might denote previous styles/color. She added that the National Registry had good references to use, too.

Ms. Schwab asked the Lodge to document by photographs from start to finish the process to change the roof. She noted that they may find many valid points of construction hidden underneath that would be of interest in the years to come.

Ms. Morehouse questioned when work would commence. Mr. Farlow noted that there is an urgency to get the roof replaced before the inclement weather arrives, so as to preserve the inside walls. Mr. Easter asked what the gutters would look like. Mr. Minster said they would be 5” metal; nothing special.

The Board discussed the items of interest before they would give final approval. Acting Chair Easter moved to endorse the proposed project pending the Board’s site review of the Lodge and the submission of the color, materials and the pattern of rows of snow breaks will be used. The Board asked that they provide this information at their next meeting to be held on September 6, 2017. Mr. Blum seconded the motion.

AYES: Blum, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

Mr. Farlow added that the Lodge will have to come back to the CPP for reconsideration of location of their heat unit at a later date, as they have found problems with how to ventilate it properly in the approved location.

**Adjournment:** On motion by Mr. Blum, seconded by Ms. Morehouse, the CPP voted to adjourn the meeting at 8:08 pm.

AYES: Blum, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

Mr. Easter issued the applicants a Certificate of Appropriateness after the close of the meeting.

Respectfully submitted,

Deborah M. Brooks

Deputy Village Clerk