**DRAFT**

**Community Preservation Panel Meeting Minutes February 1, 2017**

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

**Present:** Chairperson Chris MacCormick, Jeff Blum, Dan DiSanto, Ed Easter, and Claire Morehouse

**Others Present:**

**Village Officials:**  Clerk Ann Balloni, Attorney Tom Blair, Code Enforcement Officer Patrick Doyle, Historian Dr. Linda Schwab, Engineer Ken Teter, and ZBA member Laura Holland

**APC Towers/Verizon Representatives:** Jeffrey Davis and Robert Willson

**Members of the Public:** Rufus Bates,G. Alan Clugston, Silas MacCormick, Robert Jetty, and David Timm

**Call to Order:** Mr. MacCormick called the meeting to order at 7:00 pm.

**Changes to the Agenda:** No changes

**Approval of Minutes:** On motion by Mr. Blum, seconded by Mr. DiSanto, the CPP voted to approve the December 7, 2016 meeting minutes.

AYES: MacCormick, Blum, and DiSanto

NAYS: None

ABSTAIN: Easter and Morehouse

**Announcements:** Mr. MacCormick discussed an initiative by Mayor Bennett and Village Historian, Dr. Schwab, regarding training for CPP members along the lines of the mandated training for planning and zoning boards. Having CPP members attend training in historic preservation would bring the village closer to obtaining Certified Government status and the grant funding that the status entails.

Mr. MacCormick also noted that pictures of the new sign for the village park are in the member’s packets. The sign is located on the north-west corner of the post office and matches the village signs at the north and south entrances to the village. Mr. MacCormick reminded the committee that the sign submission is a courtesy as the Village is exempt from the review process.

**Visitor Welcome:** Mr. MacCormick welcomed all visitors and there were no comments.

**Old Business**

**Application #16-16 from the Aurora Masonic Center for an outside appliance at 325 Main St (Tax Map #181.16-1-30)**

Application #16-16 was previously approved at the September 7, 2016 CPP meeting for placement on the south roof of the Masonic Lodge, a village landmark. The Masons have since discovered that the roof is not stable enough to support the heat pump and submitted a letter and revised picture locating the heat pump in the basement doorway on the north side of the building and a louver replacing the window next to the door.

Concerns about the location were submitted by a neighboring property owner, Laura Holland, and an alternative site and legal agreement was offered to the applicant by the Holland family. Spokesperson for the Masons, David Timm, replied that the Masons declined to sign the agreement due to a “revocable license” in favor of the Hollands.

Discussion ensued on the Holland’s complaint of the appliance intruding on their property. Ms. Holland argued that the location in the doorway violates their Right-of-Way agreement due to the venting needed and because of manufacturing requirements for air flow around the appliance. Mr. Timm asserted that the appliance is flush with the doorway and does not extend past the footprint of the building.

CPP members discussed the proposed location with Mr. MacCormick finding that the appliance is more visible in the doorway and questioned if there is a less noticeable option. Other members noted that there is some visibility for all outside appliances and they are hampered by only owning the building, but not the surrounding land. Members also discussed the benefit to the inside of the building that the heat pump will provide.

Village Historian, Dr. Linda Schwab, weighed in that preservation guidelines recommend retaining the door/window for re-installation in case the appliance is removed in the future.

On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to approve Application #16-16 as amended to permit the change in location of the appliance to the exterior cellar doorway, including replacing adjacent window with louvers for venting, conditioned on the appliance staying within the building footprint.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

**New Business**

**Application #16-52 from APC Towers, LLC and Verizon Wireless for a Public Utility Monopole Telecommunications Facility (cell phone tower) at 170 Main Street, Wells College campus. (Tax Map #193.05-1-1)**

Mr. Davis, representing APC Towers, explained that Application #16-52 completed an extensive State Environmental Quality Review (SEQR) process. The village Planning Board issued a negative declaration at their January 4th special meeting and approved the site plan, with conditions, and issued a Special Use Permit at their January 25th meeting. Mr. Davis also noted that the Zoning Board of Appeals granted a height variance for the tower.

Mr. Davis further explained that the applicant addressed the village’s concerns regarding tree removal for the site, as well as the proposed access road, by decreasing the number of trees removed from 29 to 23 and then 17 on the final, approved site plan. Mr. Davis also agreed to allow village engineer, Ken Teter, to consult with local experts on re-planting native plants within the lease area.

Dr. Schwab expressed concern regarding the potential impact on losing one of the Village’s last hickory forests and the surrounding ecosystem if the proposed location is allowed. Dr. Schwab asked the applicant and the Community Preservation Panel to reconsider placing the tower closer to the parking area to protect the forest.

Mr. Davis reiterated that several locations for the tower were considered and the proposed site was chosen due to coverage gains, topography, buffering, and tower height. Mr. Davis also noted that the property owner, Wells College, requested that the tower be as unobtrusive as possible and in the other suggested locations the tower is more visible especially on the campus. Mr. Davis further remarked that the New York State Office of Historic Preservation (SHPO) recommended buffering the site in their comments.

Dr. Schwab emphasized the potential loss of the hickory forest as the last one in the village, as well as iconic views from Cayuga Lake and the proximity to walking trails and the golf course. Dr. Schwab remarked that, quite literally, the forest isn’t seen through the trees and requested that the CPP consider the entire historic environment while weighing their decision.

Mr. MacCormick thanked Mr. Davis for the mitigation measures in place and their willingness to address the historic concerns of the village. Mr. MacCormick also appreciated Dr. Schwab’s defense of the environment and credited her with the decrease in the number of trees slated for removal.

The members discussed the benefit of the project with the concerns of the change in the environment. The committee remarked that the impact on the area in question is less than 2/10 of an acre and shouldn’t prevent the project from moving forward. The main concern of the committee is for the tower to be less noticeable and the applicant has addressed that with the location and adequate buffers.

Dr. Schwab requested that the CPP require native plantings for screening, with her recommendation of witch hazel, spicebush, and red bud.

On motion by Mr. DiSanto, seconded by Mr. Blum, the CPP voted to approve Application #16-52, permitting the cell tower and the associated construction, with the stipulation that the native plants suggested by Dr. Schwab (witch hazel, spicebush, and red bud) be used for screening.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

Mr. MacCormick issued the applicant a Certificate of Appropriateness.

**Application #17-04 from Rufus Bates for a new fence at 366 Main St (Tax Map #182.13-1-22)**

Mr. Bates presented plans to extend an existing mesh fence and noted that his goal is to replace it with a wood fence in the future.

Concern for the fence by the committee, and a neighboring property owner, was mainly due to the unattractiveness. The existing and proposed fencing is utilitarian, to keep the applicant’s dog in and the deer out, and Mr. Bates acknowledged the concerns. However, Mr. Bates pointed out that the fence is see through and other fencing materials are much more visible.

The CPP discussed buffering the fence with vegetation and Mr. Bates agreed to consider and voiced his desire to be respectful of his neighbor’s concerns. The CPP also suggested that they review the fence again in the Fall when it is clearer how well the Spring and Summer vegetation act as buffers.

On motion by Mr. DiSanto, seconded by Mr. Blum, the CPP voted to approve Application #17-04 for a temporary fence with the stipulation that the applicant return for further review in October with alternative materials.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

Mr. MacCormick issued the applicant a Certificate of Appropriateness.

**Application #17-06 from Rufus Bates for porch additions at 366 Main St (Tax Map #182.13-1-22)**

Mr. Bates described two porches on the east side of the house to regain additional outdoor space. The porches will be constructed of the same material as the house.

It is noted on the survey map that the application requires an area variance from the village Zoning Board of Appeals.

On motion by Mr. DiSanto, seconded by Ms. Morehouse, the CPP voted to approve Application #17-06 as submitted.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

Mr. MacCormick issued the applicant a Certificate of Appropriateness.

**Adjournment:** On motion by Mr. Easter, seconded by Mr. DiSanto, the CPP voted to adjourn the meeting at 8:55 pm.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk