**Community Preservation Panel/Planning Board Joint Public Hearing June 3, 2015**

**Present**

**CPP:** Chair Chris MacCormick, Jeff Blum, Dan DiSanto, Ed Easter, and Claire

Morehouse

**Planning Board:** Chair Pat Bianconi, Pat Foser, Michele Murphy, Pam Sheradin, and Frank Zimdahl

**Others Present:** Village Clerk Ann Balloni, Robin Driskel, John Hagerty, Barry Hamel, Bill Krause, Dick Mindemann, John O’Connor, Ralph Singorelli, Todd Smith, and John Wedler

**Call to Order:** Chair MacCormick called the Public Hearing to order at 7:03 pm.

**Application #15-11 for a demolition/new construction from Robin Driskel and John Haggerty at 513 Main St (Tax Map #181.08-1-20)**

Chair MacCormick explained that, per the Village of Aurora Zoning Law, applicants must make their case for demolition and Mr. MacCormick confirmed with Planning Board Chair, Pat Bianconi, that the application is a Type 2 Action requiring no further State Environmental Quality Review.

Mr. McCormick read letters received from the Village Code Enforcement Officer, Mick Piechuta, Village Historian, Dr. Linda Schwab, and the applicant, Robin Driskel, (attached) addressing the deteriorating condition of the structure as well as the building’s history. Mr. MacCormick then asked for comments from the public:

**Ralph Singorelli** (neighbor) – No concerns with the project.

**Dick Mindemann** (neighbor) – His family views the project as an upgrade to the neighborhood.

**Kathy Chase** (neighbor) – No concerns.

**Todd Smith** (neighbor across Main Street) – Mr. Smith expressed concern regarding his view of the lake due to the increase in height of the proposed new house. Mr. MacCormick remarked that, per the Village Comprehensive Plan, views along Main Street are a legitimate concern. Mr. Maccormick suggested that the applicant submit a photo shop rendering of the proposal.

Ms. Driskel explained that the house will be placed on a lower elevation, closer to the lake, which keeps the height in line with the other houses in the neighborhood. Ms. Driskel further explained that the Cape style house is 28’ 6” from the finished floor to the roof line and that the accompanying barn style garage is lower than the house even including the cupola.

Planning Board member Michele Murphy questioned the plan for asbestos removal. Mr. Piechuta explained to Mr. MacCormick, previously, that no permit would be issued until the asbestos abatement.

Mr. Mindemann questioned the work schedule for the project and Planning Board Chair, Pat Bianconi, explained that that would be addressed during Site Plan review at the Planning Board meeting. Ms. Bianconi further explained that the Noise Ordinance would be addressed during Site Plan review as well as sewer line easements questioned by Planning Board member, Pam Sheradin.

Planning Board member, Pat Foser, requested a copy of the building inspection report documenting the foundation damage be added to the file.

Mr. MacCormick noted that the application is a modest request for demolition as there is no possibility of renovation.

On motion by DiSanto, seconded by Easter, the CPP voted to close the public hearing at 7:29 pm.

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

NAYS: None

Motion carried unanimously.

Chair MacCormick called the regular meeting of the CPP to order at 7:30 pm and all present remained.

**Changes to the Agenda:** No changes

**Minutes:** On motion by Blum, seconded by Morehouse, the CPP voted to approve the May 6, 2015 meeting minutes.

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

NAYS: None

Motion carried unanimously.

**Announcements:** No announcements

**Old Business:** No old business was discussed

**New Business**

**Application #15-11 for a demolition permit from Robin Driskel and John Haggerty at 513 Main St (Tax Map #181.08-1-20)**

Mr. DiSanto commented that there was no excessive negative comment from the public.

On motion by DiSanto, seconded by Blum, the CPP voted to approve the demolition permit for Application #15-11.

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

NAYS: None

Motion carried unanimously.

Mr. MacCormick issued the applicants a Certificate of Appropriateness.

Discussion ensued regarding the preliminary plans for the new construction. The applicants are considering:

* Board and Batten Siding
* Geothermal heat source with a solar panel roof
* Open gazebo style garage
* Possible limestone foundation dependent on cost

Concerns of the CPP included:

* The rustic design of the house is out of character with the village
* The agricultural design characters are prominent compared to the classical design of neighboring houses
* The cupola on the garage

Mr. MacCormick stressed the desire for computer generated virtual plans in order to have a realistic picture of the proposal with regard to the surrounding neighborhood.

On motion by Morehouse, seconded by DiSanto, the CPP voted to table discussion of the new construction until a complete application with final plans has been submitted.

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

NAYS: None

Motion carried unanimously.

On motion by Easter, seconded by DiSanto, the CPP voted to adjourn the meeting at 7:50 pm.

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

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni, Village Clerk