**Community Preservation Panel November 1, 2017 Minutes**

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

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

**Absent:** Dan DiSanto

**Others Present**

**Village Officials:** Clerk Ann Balloni, Historian Dr. Linda Schwab and ZBA member Laura Holland

**Inns of Aurora Representatives:** General Manager Sue Edinger, Project Manager Ted Kinder, Architect Bruce King and Attorney Wendy Marsh

**Members of the Public:** Kathy Kinder, Silas MacCormick and Todd Smith

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

**Changes to the Agenda:**  Application #17-50 under New Business will be reviewed ahead of Old Business.

**Approval of Minutes:** On motion by Mr. Blum, seconded by Mr. Easter, the CPP voted to approve the October 4, 2017 minutes.

AYES: Blum, Easter, MacCormick and Morehouse

NAYS: None

Motion carried unanimously.

**Announcements:**  No announcements.

**Visitor Welcome:** Dr. Schwab informed the panel that a copy of the Secretary of the Interior guidelines is kept in the village office for reference.

**New Business**

**Application #17-50 from Donald Bryant for a ramp at 514 Main St (Tax Map #181.08-1-19.1)**

Todd Smith, representing Mr. Bryant (see attached letter of authorization), presented plans for a black wooden wheelchair ramp from the front door of the house, over the sidewalk to the driveway. The dimensions are 34’ x 12’ x 8’ and Mr. Smith noted that the ramp matches the black trim of the house.

Mr. MacCormick remarked that the review is more of a formality as the wheelchair ramp is a necessary addition for the occupant.

On motion by Mr. Easter, seconded by Mr. Blum, the CPP voted to approve Application #17-50 as submitted.

AYES: Blum, Easter, MacCormick and Morehouse

NAYS: None

Motion carried unanimously.

Mr. MacCormick issued the applicant a Certificate of Appropriateness.

**Old Business**

**Application #17-43 from the Inns of Aurora to convert the former Shakelton Funeral Home to a Guest House at 418 Main St (Tax Map #181.12-1-13)**

Mr. MacCormick confirmed that the application has been deemed complete.

Mr. King described the history of the interior changes from a private home to a funeral home and the proposed guest house. Mr. MacCormick questioned when the residence became a funeral home and Dr. Schwab hypothesized approximately 1949.

Mr. King and Dr. Schwab discussed differing viewpoints on the construction timeline and the significance of the port cochere located on the south side of the building and both presented evidence supporting their outlook. Mr. MacCormick remarked that the CPP will discuss their perspective on the issue at the November 29, 2017 public hearing and appreciates the time and effort of Mr. King and Dr. Schwab.

Dr. Schwab and Mr. King also discussed the architectural firm, Gaggin & Gaggin, believed to have designed both Shakelton and, what is now, Rowland House. Dr. Schwab offered that Louise Morgan Zabriskie may have consulted with Gaggin & Gaggin as the two houses were built for her sons, Nicholas and Alonzo.

Ms. Edinger explained the reasoning behind removing the port cochere and second story porches is partly due to the recent redesign of Lafayette St creating a grading problem. The new design functions better as a drop off zone and with the planned parking area. Ms. Morehouse questioned if the six columns of the port cochere can be repurposed for the new entryway and Ms. Edinger appreciated the suggestion. Mr. King noted that he would provide revised drawings incorporating the six columns into the new entryway.

Mr. MacCormick reiterated the relevance of the port cochere as a part of the history of the building for over 100 years and as long as anyone living can remember. The history of the village is due respect, though he conceded that function is also a consideration for the property owner and the history of the building and its changes can be documented.

Dr. Schwab questioned if repurposing the columns is considered mitigation per question 10 on the Full Environmental Assessment Form necessary for the State Environmental Quality Review (SEQR). Ms. Marsh replied, “technically not”.

**Dories Update:** Ms. Edinger informed the panel that there are two interested parties in renting Dories. The full space is available as the bakery is moving back to the Inns and, when asked about the rent, replied “less per square foot than other Inns of Aurora properties.”

**Adjournment:** On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to adjourn the meeting at 8:15 pm.

AYES: Blum, Easter, MacCormick and Morehouse

NAYS: None

Motion carried unanimously.