

**DRAFT**

**Community Preservation Panel March 4, 2020 Meeting Minutes**

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

**Present:** Chairperson Chris MacCormick, Jeff Blum, Jim Burkett, and Claire Morehouse

**Others Present**

**Village Officials:** Clerk Ann Balloni, Trustee Grace Bates, Planning Board member Pat Foser, ZBA member Laura Holland and Historian Dr. Linda Schwab

**Members of the Public:** G. Alan Clugston and Silas MacCormick

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

**Changes to the Agenda:** Mr. MacCormick added GEIS discussion to New Business.

**Approval of Minutes**

**February 5, 2020:** On motion by Mr. Blum, seconded by Ms. Morehouse, the CPP voted to approve the February 5, 2020 regular meeting minutes.

AYES: Blum, Burkett, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

**February 24, 2020:** On motion by Mr. Burkett, seconded by Mr. Blum, the CPP voted to approve the February 24, 2020 special meeting minutes.

AYES: Blum, Burkett, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

**Announcements:** Ms. Balloni reminded the Panel of the March 11, 2020 Safety Training from 3:00-6:00.

**Visitor Welcome**

**Dr. Linda Schwab:** Dr. Schwab read a letter (attached) reiterating her responsibility to the CPP as Village Historian and the rationale behind her and the State Historic Preservation Office (SHPO) concerns regarding Application #19-29.

**Pat Foser:** Ms. Foser explained her concern regarding Application #19-29 as a neighboring property owner. Ms. Foser views the scale of the porch as intrusive, not only to the Historic Landmark status of the building, but to herself as a neighbor. Ms. Foser is worried about excessive noise and erosion.

Mr. MacCormick noted that, as a Planning Board member, Ms. Foser should recuse herself from any review of Application #19-29 and Ms. Foser agreed.

**Old Business:** No Old Business was discussed.

**New Business**

**Application #19-29 from Lisa Ryerson to construct a new porch at 280 Main St (Tax Map #182.17-1-22)**

Mr. MacCormick explained that application #19-29 was submitted in September and has been revised multiple times, following discussion with the Panel, the Village Historian and the applicant's architect, Todd Zwigard. The CPP voiced significant concerns over the north end gazebo intruding on the façade of the original, Federal style section of the house. Mr. Zwigard complied with the Panel's suggestion of moving the gazebo 5' to the north. Additionally, Mr. Zwigard revised the porch roof pitch to better align with existing roof lines. Mr. MacCormick did note, however, that there is no reduction in the size of the proposed addition though panel members and Dr. Schwab had voiced objections. Ms. Morehouse also reiterated her dislike of the stone facing on the porch foundation.

Mr. Burkett explained his acceptance of the revised plan by referencing Section 707.B. of the Village Zoning Law, specifically items 1 (original building is not being destroyed), 5 (the porch addition could be removed in the future without compromising the original building's integrity), and 8 (additions may be added if they are compatible with the original structure).

Mr. MacCormick added that, though the square footage of the porch is significant, it does not overwhelm the building given the long flank of the house. Mr. MacCormick further noted that, in their letter, SHPO does not consider the disparate elements of the house beyond the original structure.

Ms. Morehouse again remarked on the inappropriateness of the stone facing on the foundation. Ms. Morehouse added that it is adding a new medium to the building, which historically had hidden foundations, and drawing additional attention to the gazebo. Mr. Blum noted, however, that the north side building addition has a visible stone foundation.

On motion by Mr. Blum, seconded by Ms. Morehouse, the CPP voted to approve the revised plans for Application #19-29, dated February 12, 2020. Approval is conditioned on the architect replacing the proposed stone foundation façade with wood.

AYES: Blum, Burkett, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

**Inns of Aurora GEIS:** Mr. MacCormick discussed discrepancies in the Part 3 SEQR regarding landmark status of buildings such as Chimney Corner and Taylor House. Mr. MacCormick was particularly concerned due to the Inns of Aurora consideration of renovation or demolition for Chimney Corner, listed in their property plans. Mr. MacCormick will confer with the Village Historian and Planning Board chairperson on how best to address.

Mr. MacCormick noted that the Inns are presenting their Draft Scope to the Planning Board on March 9 and would like to have a letter prepared on behalf of the CPP as an Involved Agency in the process. Ms. Balloni explained that comments are welcome at the March 9 meeting but the deadline to submit written comments is March 16. Mr. MacCormick will compose the letter and submit by March 16, 2020.

**Adjournment:** On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to adjourn the meeting at 7:55 p.m.

AYES: Blum, Burkett, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk

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