

Community Preservation Panel August 5, 2020 Meeting Minutes

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

Present: Chairperson Jim Burkett, Jeff Blum, Claire Morehouse, and Julia Rossmann

Absent: Chris MacCormick

Others Present

Village Officials: Clerk Ann Balloni

Members of the Public: Bettina & Rob Arleo, Michael Bricco, Jim Kirkwood, and John Stevens, Esq.

Call to Order: Mr. Burkett 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. Rossmann, the CPP voted to approve the July 1, 2020 minutes.

AYES: Blum, Burkett, Morehouse, and Rossmann

NAYS: None

Motion carried unanimously.

Announcements: Ms. Balloni reminded the Board of upcoming on-line annual safety training for those who have not completed it for 2020.

Old Business: No Old Business was discussed.

New Business

Application #20-10 from Mark Quick for an addition at 540 Main St (Tax Map #181.08-1-9.1)

Mr. Quick is adding a breezeway to connect the house with the garage. Mr. Burkett noted that only a small portion of the addition is visible from Main St.

On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to approve Application #20-10 as submitted.

AYES: Blum, Burkett, Morehouse, and Rossmann

NAYS: None

Motion carried unanimously.

Mr. Burkett issued the applicant a Certificate of Appropriateness.

Application #20-12 from Dave Reynolds for a new porch at 75 Court St (Tax Map #181.12-1-17.1)

Mr. Reynolds submitted plans for a 7'x10' front porch with Trex decking, pergola roof and white vinyl posts. Mr. Reynolds had previously received a permit to build a carport but decided to build a porch instead.

On motion by Mr. Blum, seconded by Ms. Rossmann, the CPP voted to approve Application #20-12 as submitted.

AYES: Blum, Burkett, Morehouse, and Rossmann

NAYS: None

Motion carried unanimously.

Mr. Burkett issued the applicant a Certificate of Appropriateness.

Application #20-13 from James Kirkwood for rooftop condensers at 331 Main St (Tax Map #181.16-1-25)

Mr. Bricco, Mr. Kirkwood's contractor, explained that the roof is the only viable location for the condensers to cool the second and third floors, placing them on the ground is too great a distance. Mr. Blum questioned the need for the condensers given the geothermal system already in place. Mr. Bricco replied that the geothermal system only provides heating and more piping is required for cooling.

Mr. Burkett referenced preservation briefs provided by Village Historian, Dr. Linda Schwab, noting that "visible portions of the roof should not have HVAC units". The applicant submitted a plan to screen the condensers using 36" railings and provided a picture of the building, dated 1909, indicating railings along the third-floor roof.

In an email to the panel, Dr. Schwab notes that the railings in the 1909 picture are significantly shorter, approximately 15", and there are railings along the second floor as well. Dr. Schwab recommends reducing the height of the railings and adding railings to the second floor for a balanced aesthetic.

Mr. Bricco remarked that the railings can't be any lower than 28" to fully screen the 36" condensers and, additionally, the condensers will have to be moved 18" toward the center.

Mr. Stevens, Mr. Kirkwood's attorney, voiced concerns over safety and code requirements. Mr. Burkett noted that he spoke with the Village Code Enforcement Officer and he indicated that the 28" is compliant as the roof is not used as living space.

Mr. Kirkwood noted that putting railings on the second floor will add \$30,000.00 to the project cost. Mr. Kirkwood further noted that the Inns of Aurora property, Zabriskie House, has 28" railings on the third-floor roof that are visible from Main St. Mr. Burkett confirmed the measurements with Inns of Aurora General Manager, Sue Edinger.

Mr. Kirkwood added that there are many visible condensers along Main St, including at the Masonic Center. Mr. Kirkwood was reminded that the Masons, and others, applied for a permit before installation, not retroactively. Mr. Burkett further reminded Mr. Kirkwood and Mr. Bricco that any change to the outside of a building that can be seen from the public way must come before the CPP for approval.

Discussion ensued on Dr. Schwab's recommendation to add railings to the second-floor roof to tie everything together. Ms. Morehouse agreed with Dr. Schwab, but Mr. Blum felt it would give a "tiered, wedding cake look" to the house. Mr. Burkett remarked that all floors should have matching railings and spindles, but Ms. Rossmann felt that the \$30,000.00 price tag for the second floor was cost prohibitive.

On motion by Mr. Blum, seconded by Ms. Morehouse, the CPP voted to approve Application #20-13 from James Kirkwood for 2 unit condensers located on the third story roof, screened by 28" railings, that match the railings/spindles on the first floor, but no railings required on the second story roof.

AYES: Blum, Morehouse, and Rossmann

NAYS: Burkett

Motion carried 3-1.

Mr. Burkett issued the applicant a Certificate of Appropriateness.

Application #20-14 from Rob Arleo for a boat hoist with a roof at 281 Main St (Tax Map #182.17-1-5)

Dr. Arleo noted that the picture submitted has 4 pilings but his will have 3. The hoist will have a metal roof of an undetermined neutral color.

On motion by Ms. Morehouse, seconded by Ms. Rossmann, the CPP voted to approve Application #20-14 as submitted.

AYES: Blum, Burkett, Morehouse, and Rossmann

NAYS: None

Motion carried unanimously.

Adjournment: On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to adjourn the meeting at 7:35 pm.

AYES: Blum, Burkett, Morehouse, and Rossmann

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk