

## **Community Preservation Panel September 10, 2020 Special Meeting Minutes**

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

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

### **Others Present**

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

**Members of the Public:** Mike Bricco, John & Marie Dentes, and CJ Koepp & John Place

**Call to Order:** Mr. Burkett called the meeting to order at 7:02 pm.

Mr. Burkett emphasized that there is no public comment at tonight's meeting.

### **Old Business**

#### **Application #19-15 from Jim Kirkwood for a seawall renovation at 331 Main St (Tax Map #181.16-1-25)**

Mr. Burkett referred to a picture packet submitted by the applicant showing the planned progression of the renovation of the sea wall and asked the panel for any comments.

Morehouse: Ms. Morehouse remarked on the impressiveness of the wall.

MacCormick: Mr. MacCormick appreciated the respect shown to the panel by the applicant/representatives.

Burkett: Mr. Burkett complimented the layout but questioned the granite caps as the original wall caps were limestone. Mr. Burkett also questioned the size of the anchor stones by the deck and the drainpipe.

The panel discussed replacing the caps with granite. The granite has similar mineral deposits to the limestone and were repurposed from old mills. The granite also withstands the elements better than limestone and there is some granite within the sea wall, though not the caps. Ms. Morehouse and Ms. Rossmann remarked that they prefer the granite caps.

Regarding the anchor stones, Mr. MacCormick questioned if they are "inappropriate" and Ms. Morehouse noted that they will be less noticeable when the lake is at normal levels, not so low as it is currently. Mr. Burkett pointed out that photo #15 in the file depicts the normal lake level as 6" below the drainpipe. Mr. Blum remarked that the sizing might be beneficial.

Mr. Burkett referenced section 707.B.3 of the village zoning law which states "Whenever possible, deteriorated architectural features should be repaired rather than replaced. In the event replacement is necessary, the composition, design, color, texture and other visual qualities of the new material should match as closely as possible the material being replaced." Ms. Morehouse questioned if limestone was available and if granite is noticeably different. Mr. Bricco reiterated the granite preference due to durability and that granite has some of the same mineral deposits as limestone.

Mr. MacCormick mentioned the unfortunate progression of the project review, with fault on both sides. Mr. MacCormick expressed appreciation for the productive dialogue and the applicant's accommodation to the panel. Mr. McCormick also commended the applicant for repairing the sea wall but noted that the horizontal placement of the stones should be maintained.

Mr. Burkett listed four elements to consider:

1. Use of local stone
2. Horizontal design
3. Dry-laid wall
4. Double wall

The panel considered each element and found that the seawall as depicted in the photos and explanations submitted by the applicant conform to the common elements of the Aurora Seawall and satisfy Article VII, Section 707, B,3 of the Zoning Code with the exception of the capstone which is granite, however, since the seawall does contain some granite and since the appearance of the capstone conforms in coloration to the seawall the panel is willing to make an exception and allow the granite capstone.

Mr. Burkett informed the panel that the New York State Office of Preservation (SHPO) was alerted to the project and expressed concern that the project was not designated a Type 1 action by the New York State Department of Environmental Conservation (NYSDEC), requiring a full environmental assessment per the State Environmental Quality Review Act (SEQRA). Mr. MacCormick remarked that SHPO is not a permitting agency, the panel is only obligated to consider SHPO's opinion when reviewing an application and that SEQRA is typically the purview of the Planning Board. Ms. Morehouse added that it was a DEC oversight, not the CPP or Planning Board.

On motion by Ms. Morehouse, seconded by Mr. MacCormick, the CPP voted to approve the sea wall project as pictured in the packet submitted on September 10, 2020.

AYES: Blum, Burkett, MacCormick, Morehouse, and Rossmann

NAYS: None

Motion carried unanimously.

**Adjournment:** On motion by Mr. Blum, seconded by Ms. Rossmann, the CPP voted to adjourn the meeting at 7:30 pm.

AYES: Blum, Burkett, MacCormick, Morehouse, and Rossmann

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk