

**Village of Skaneateles  
Historical Landmarks Preservation Commission  
October 15, 2014**

Present: Chad Rogers, Chairman  
Dave Birchenough, Member  
Ted Kinder, Member  
Lisa Riordan, Member

Dennis Dundon, Clerk to the Boards

Robert Eggleston, Architect, On behalf of the Applicant

Kathy Kinder, Skaneateles

Absent: Katherine Dyson, Member

At 7:30 pm, Chairman Rogers called the meeting to order in the matter of Finger Lakes Luxury Homes, Inc./Rick Moscarito's continuing application for a Certificate of Approval for a complete building redevelopment at 46 East Genesee Street noting that the Board was not conducting the required Public Hearing at this meeting because of the lead time available for publication of the hearing notice. Mr. Eggleston introduced himself and explained that this project is the total redevelopment of the former Village Hall. In June of 2013, the Commission did approve the massing and basic concepts of the redevelopment plan, but requiring a subsequent presentation and Public Hearing when the applicant was prepared to present colors, materials, and finishes to the Commission for approval.

Mr. Eggleston explained that the redevelopment will result in two residential units and a retail unit on the Genesee Street first floor with parking and a garage on the lake side ground level. Notable improvements on the front of the building were the addition of a dormer above the third floor – that dormer is set back 5 feet 6 ¼ inches from the cornice. Improvements on the back include a series of sliding doors and decking that are “graciously stepped back” as the height rises. In response to a question from Chairman Rogers asking if there were any new changes that the Commission should be made aware of, Mr. Eggleston replied that there were none, saying “It is being built as approved.” The dormer is to be finished with cement board siding.

Regarding colors, Mr. Eggleston reminded the commission that the plan is to keep all the original colors on the Genesee Street side, with the exception of the windows. At some point, the Village used white vinyl replacement windows which would ordinarily be discouraged by the Commission. The applicant will be replacing the windows and proposes to use Pella aluminum-clad wood windows with a 2 over 2 grid pattern in a Hartford Green finish compatible with the existing green paint scheme. The lake side will use Hardy Board cement siding in Khaki Brown with Autumn Tan trim. The rear Pella windows (without divided lights) will be in a Poplar White finish, a cream white that will provide a monochromatic palette. Mr. Eggleston proposes to employ that same Khaki Brown/Autumn Tan/Poplar White windows combination on the front dormer, on that level only. The storefront stays the same as it is, with the existing color scheme replicated on the Genesee Street façade.

The very small shingle roof adjacent to the dormer will use an IKO architectural shingle in Dual Black color. The dormer roof will be an EDPM membrane roof product and is not visible. The skylights are a flat glass and are likewise not visible. Member Kinder inquired about the coping on the shared party wall.

Mr. Eggleston believes it is terra cotta. Member Kinder asked about the flashing; after discussion the Commission suggested that it should be dark – close to the roof color – if copper is not to be used. The proposed overhead door for the garage will be a fiberglass door by Coplay from the Vintage Series. It will have horizontal glass and will be in the Sandstone factory color.

Light fixtures will be pendant type coach lights by the deck areas on the back elevation 14 inches by 9 inches in black. There is one surface mounted companion fixture in the ceiling of the rear porch area and a similar fixture in the ceiling of the alcove on Genesee Street. Railings are to be black metal with a wood cap. There will be a top rail, then a 4 inch space and then the metal balusters which will be 30 inches high. Window glass is to be clear, low E glass without tint. Yankee gutters along the back roof edge will be in the trim color, Autumn Tan. Deck boards will probably be a composite product. Mr. Eggleston will verify details on gutters and downspouts and ceiling materials.

Member Kinder questioned the use of solid wood in the main entrance. Mr. Eggleston explained that it is meant to distinguish the public entrance from the private entrance. The door will be glass with a transom above. Chairman Rogers said that clear glass would be preferred over frosted glass. Chairman Rogers asked if the drawings would be updated to reflect tonight's discussion. Mr. Eggleston said they would. The Commission agreed to hold a Public Hearing on this matter at 7:30 pm on November 19, 2014.

There being no further business to come before the Commission, the meeting was adjourned at 8:02 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards.