

**Village of Skaneateles
Historical Landmarks Preservation Commission
November 19, 2014**

Present: Chad Rogers, Chairman
Dave Birchenough, Member
Kathy Dyson, Member
Ted Kinder, Member

Dennis Dundon, Clerk to the Boards
Carol Stokes-Cawley, Village Trustee

Robert Eggleston, Architect, On behalf of the Applicant

Absent: Lisa Riordan, Member

At 7:30 pm, Chairman Rogers called the hearing 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. Chairman Rogers noted that the Commission is just looking at exterior finishes and colors. Mr. Eggleston introduced himself and explained, "We have provided you updated drawings dated November 4th. Of the set, it is drawings 2, 3, 4, 5 & 6. These are the ones that pertain to the exterior and planned layout. A couple of less significant changes – on the south elevation the sliding door configuration; some become all sliding doors. There are no grids on the back -- the more informal side of the building. The front is exactly as we had talked about initially. We are continuing to use the Hartford Green and Poplar White colors. Hartford Green will be 8 double-hung 2 over 2 windows; simulated divided light architect series Pella windows. I did a comparison of this and the darker green on the building, and they are a dead-ringer. We chose to use the Poplar White on the dormer to distinguish it from the original historic three-story façade. We will use the south color scheme, which is all noted by numbers on the drawings."

Mr. Eggleston, "We will use the siding colors – Khaki Brown is the siding and Autumn Tan is the trim – Hardy colors. We will have these as the combination; a little more neutral where the green has a nice historic statement to it. We have gutters and the overhead door which will be the Sand Tone, which follows along really close with the Khaki Brown." Chairman Rogers, "Gutters are only on the rear?" Mr. Eggleston, "Gutters are only on the rear. On the front of the building, we have a Yankee gutter behind the parapet, so all the water doesn't show and won't be on the street. We had submitted last time the exterior fixtures which will be black. These are on the back. There is a coach light and there is also a ceiling mounted version for appropriate places. There will be a ceiling mounted fixture in this recess here on the Genesee Street entrance. We will be using copper flashing – excuse me – copper counter flashing against the brick and the roof. The roof is Dual Black. We had selected the overhead door, which we have redrawn to show the Coplay classic collection appearance. The front door will be a Pella fiberglass door with a ¾ panel, which will be the two-tone green. Over on the retail entrance there will be a glass panel sidelight, again Hartford green."

Mr. Eggleston, "We actually do show the gutters on the drawings, including the downspout locations. It is easier for us to gain access to the lake on the east side of the building; the west side has the transformer. What we have done is we have a downspout coming up from the grade level to the second floor. We pick up this gutter along here. We are picking up the gutter over here that is coming down; we have a

downspout right here that is coming down and then over this way. We are not putting any gutter here because that is a totally protected porch.”

Member Kinder, “Does that go underground or does it just flow over land to the lake?” Mr. Eggleston, “We have to go underground, otherwise we would create an ice condition.” Member Kinder, “Is the dormer roof – that’s probably not visible from...” Mr. Eggleston, “No. That basically is a flat roof – EPDM. There are some sections that we provided earlier that kind of show the low pitch of that.” Member Dyson, “Is that flat roof a membrane?” Mr. Eggleston, “Yes. This has a little bit of pitch to it, this is flat and the back is flat.”

Member Kinder, “On your railing, the spindles – is that a decorative spindle that comes down?” Mr. Eggleston, “It is just a straight spindle. It will have a double top rail that gives you a 4 inch space. A 36 inch rail, when you are sitting in a chair, hits you right at eye level. So by having a 32 inch high and then a space and a bar – your eye sees through that better and it helps to minimize the vertical height that’s necessary for code.”

Chairman Rogers, “In the ceiling, there’s at least one recessed area.” Mr. Eggleston, “That is a composite bead board that will be painted. Any of the porch ceilings – that will be a composite bead board, painted green on the front. On the back we will use the light beige color. Actually I would aim more toward the poplar white color just to keep it light colored.” Ms. Dyson, “Fire egress?” Mr. Eggleston, “What we have is a second stairway – it’s external within the top dwelling unit which is not required to have a second exit. Once you come in it is an internal second stair coming down. We have made provisions so that you can walk to Genesee Street or the parking lot from anywhere in the building.”

Chairman Rogers asked, “Would anyone in the audience like to speak in favor or against?” Hearing no one, Member Dyson said, “**I move we close the public meeting.**” Member Kinder seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the public meeting was closed.

Chairman Rogers said, “I move that we approve the submission of colors, samples and materials as appropriate, per the drawings dated November 4, 2014 (2, 3, 4, 5, 6 of 8) with the one change being the architectural shingle to Dual Black by Iko, noting that the ceiling areas at the rear porches are composite bead board painted similar to Poplar White.” Member Birchenough seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was passed. Mr. Eggleston thanked the Board.

There being no further business to come before the Commission, the meeting was adjourned at 7:48 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards.