

Village of Skaneateles
Historical Landmarks Preservation Commission
December 21, 2016

Present: Chad Rogers, Chairman
Kathie Dyson, Member
Dave Birchenough, Member
Lisa Riordan, Member

Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant
Mark Edwards, applicant

Absent: Ted Kinder, Member

At 7:30 pm, Chairman Rogers opened the public hearing in the matter of the application of Mark Edwards for Certificate of Approval for outdoor seasonal seating at 10 Jordan Street (rear).

Eggleston – 10 Jordan Street (Rear) is what was formerly known as 1 Studio Place. It is not in the Historic District. Several years ago when Mark expanded the dining room, he merged three properties – the original Fry, the two store areas in the next property, and then the third was this parking area that’s around the brick building, but the brick building is not in it. This project was generated from Doug Clark’s need to find a plan for the brick building. He has had 8 businesses, 6 different tenants over the last ten years and it doesn’t pay the rent needed to sustain the building. It has been a very difficult building to rent. So he approached Mark. Mark thought that was nice, but he’s not going to have a retail frou-frou shop; he’s thinking how he can best use it. Mark currently has a lot of his prep kitchen in the basement of the existing building, though it was improved when we did that major work. He thinks that he could have this building be his prep area; there won’t be any heavy cooking nor have an exhaust fan. The cool thing is you have these glass windows, so now you can be showing off making the onion rings, French fries.

Edwards – Doing the fresh fruit for our fresh fruit sundaes and just general preparation. People might be interested in watching it happen – making the cole slaw or cutting the cabbage.

Eggleston – He also wanted another cooler; it allows him to put the cooler inside rather than tacking it on the outside of the building. He has a handicapped toilet and he can add the necessary plumbing fixtures. Upstairs; he has as many as 18 employees during the busy season and there is no real employee lounge – hanging in the dining room, or using the customer rest rooms. So this gives a place for employee lounge – they can have lockers, they can put their personal things there, there is a bathroom there. So he thought this might be a reasonable annexation to the Fry – but not for additional restaurant seating or anything like that, but more for the prep kitchen. There’s a number of things that are stored in the alley behind here. He has a used oil containment; he’s actually looking at a different oil system and this would be able to be contained in the building. He also has the laundry bins out here which can be put inside; so those things can actually go inside the building; linen containers. He has done quite a lot to clean up the area; there is a very nice garden and he’s always tried to put plants out. What he’d like to do is make this an additional little outside area different from – and he will keep the lawn behind the Masonic Temple with the picnic benches which is a little more rustic. This he was thinking wrought iron; he has acquired some of these

high-top tables, they are 42 inch high, wrought iron bases, with heavy wood tops – then get some heavy wrought iron seats. Make it not a bistro thing but just an outdoor pleasant area that people could have as another option.

Edwards – A cozy little niche that people could kind of hide out in. Not something; we are not looking to have 45, 50 people out there; just maybe seating for 2 or 4 tables. Kind of dress it up a little bit. Obviously, Bill Lynn decided to block off that alleyway; I used to park my truck in there; so it really has no purpose. I want to make it look pretty and fit into the Village scheme with the black wrought iron and tables.

Dyson – Who owns that space now?

Eggleston – Well this space is owned by Mark. Bill Lynn owns the alley. He used to lease the alley to the Village. He then decided he didn't want traffic going in and out because it is the entrance to the Chamber of Commerce, also it is the entrance to the residence upstairs. So he has put some moveable planters there; he has to keep it available for emergency vehicle access. What he chose to do is block it off up here so Mark lost his access to part of this for parking. Mark has the area between the building and the Masonic Temple for his customer parking.

So what we are proposing is there will be a 54 inch high fence that will be along the alleyway to contain this little area. That requires the building permit that triggers the need for coming here. We are looking at having a wrought iron double rail on the top; these are a couple of examples. We will make it so we could take the posts off; not easily, but if he needs to get something in there they could be removed. We are going to leave a small space there so people can flow into the alley and have circulation. The timber barricades that they had to protect the building; the actual 3 by 12 timbers are getting a little beat and we are going to replace that. We are going to lower it so it's just one bar instead of 2 bars high. And then we are going to put planters on it; we'd like to go to the wrought iron and peat moss kind of planter that would hang on the rails. We are thinking we will have free-standing planters spread around the area; he likes to put in the annuals. The fence around the air conditioner unit will be decreased just to the size of the unit. Here we are just going to put chains on hooks as a suggestive barrier containing this area. It will be a black iron chain. There will be a post in the corner here and here, there is an existing bollard, so the chain will go to the bollard, for a sense of space and enclosure for the customers. The chain can be moved for the delivery truck access. There was some discussion; it's not the purview of this Board, but adding awnings on the brick building which we kind of like.

Dyson – That would be nice.

Eggleston – He has the green awnings.

Dyson – Is there any thought for down the road for using that building also as a take-out window?

Edwards – No. It's prepping only.

Eggleston – The cooking actually happens in the other building. And he has the ice cream take-out window.

Riordan – Will the planters remain in the same position as they are now?

Eggleston – Yes. The posts remain the same. We are just redoing the timber rail. We will replace that and lower it a little. There will be high-top tables so people can look out.

Riordan – Are you thinking about repaving the area?

Eggleston – That’s kind of a future thought. Now especially first year getting going...

Edwards – You thought in the back? Maybe in the future. Right now we just want to get it going. With the hustle-bustle in the Village sometimes it’s nice to have a little hide-out. A niche-y, little court where you can go and relax and snuggle.

Eggleston – We will be putting gutters on the building where you do not have control. We’d like to do copper gutters and we’d like to do a chain downspout.

Riordan – The employees going back and forth; they will just use the existing doors?

Eggleston – Yes. In all honesty, the kitchen operation may take a couple of years, but he couldn’t buy the building without the permission to use it as such. Right now there is a couple of tenants in there. So I don’t know the timeframe for this part, but the outdoor part will definitely happen for spring.

Riordan – This will be a nice improvement.

Rogers – I agree.

Member Dyson, “I move that we close the public hearing.” Member Birchenough seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 4 - 0.

Member Riordan, “I move that we approve this application as presented based on photographs dated December 15, 2016 and site plan dated December 16, 2016.” Member Birchenough seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 4 - 0.

The meeting was adjourned by acclamation at 7:51 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards