

Village of Skaneateles
Historical Landmarks Preservation Commission
April 13, 2011

In the matter of the application submitted by Fennell Street Properties LLC for a Certificate of Approval from the Commission for lighting fixtures for the front of the building and security lighting for outside side and back, and painting a fireplace vent for the building known as the Stone Mill located at 3 Fennell Street in the Village of Skaneateles.

Present: Charles Williams, Chairman
Mona Smalley, Member
Pat Blackler, Member
David Neibert, Member
Beverly White, Member
Kihm Winship, Member

Jorge Battle, Clerk to the Historical Commission

Jason Slottje, Applicant

Absent: Karlene Miller, Andrew Ramsgard, Katharine Dyson

Chairman Williams opened the public hearing at 8:32pm, announcing the application of Fennell Street Properties for 3 Fennell Street. Introductions of the members of the Commission.

Member Winship said, “the lights look nice, where are they going?” Jason Slottje applicant said, “we tried to give you some choices to get a feel for what you’d be happy with. So, we gave you 3 or 4 different choices. On the first page there’s a wall lantern and you will see where we scratched off – there are some fancy thing that came down that we didn’t care for, that can be taken off. That’s the type of fixture, and we gave 3 or 4 choices so that you could give us some input as to what you’d be happy with. Basically on the front of the building, there are 5 fixtures like these that we propose placing. I apologize that we didn’t submit the pictures – and I was not in the area and I needed to meet the time line to get them before you for this meeting.

This is an actual picture of the front of the building. These fixtures that we are looking at – the last page is the outdoor, the back security lighting. These actual decorative ones would be placed in different positions. But the main place that they would be positioned would be on this, which is where the large balcony is on the old building. It calls for 2 fixtures, one on each side of the door here, that would go against the old stone. We chose black and this type of fixture thinking that it would look good. I don’t have pictures showing lighting from when it was constructed, or in the past 200 years. We thought that this would be tasteful lantern-looking fixtures. So 2 would be placed here (indicates on photo), then there is one on the side of each of these doors, In the middle, there is an outlet for what we believe was intended to be security

lighting for the walk in front of the property. Unfortunately, there is not a lot of really tasteful looking security lighting. What it would really be, if you can picture like a power-pack with spot light, in black to try to minimize it's look. The thought there is that it would shine down on the walk in front of the property. The alternative there would be to place one of these, we just wouldn't have as much light on the walk for safety issues."

Member Neibert asked, "is there enough street lighting across the building that you even need a security light? I don't know what's down there as far as street lights." Slottje said, "at night, when these units aren't illuminated and the commercial space is not illuminated, it is fairly dark on that edge." Member Blackler said, "they are planning to put street lights on Fennell Street." The Chairman said, "that whole intersection is going to be re-arranged." Member Winship said, "I'm concerned in terms – we have a balcony here. Is there a balcony over here as well?" Slottje said, "on the face of what's considered the new structure, there is balconies completely across the second floor. On the 3rd floor there are very small balconies here." Member Winship said, "it seems to me that if you have a light up there on the second story, that the first floor is going to be in shadow. That would be a place where the light would be needed...I'm concerned that if you have a light on the wall, and then a balcony that protrudes, that the area underneath the balconies which is where there's access, would be in shadow." Slottje said, "actually it's set back. This light here which is literally in the middle of this brick façade, would shine straight down on them – down on the space in front. It's not a necessity, if you are not comfortable with it. That could be capped or it could be a decorative light similar to this."

Chairman Williams said, "the sidewalk itself is in front of this little wall. Then you go up the steps to porch area." Slottje said, "there is a very large, flat stone area. That's really what this light is designed for – was to illuminate that." Member Blackler asked, "would you like to see a light there?" Slottje said, "I think for the homeowners, it's probably a plus – that if it was motion activated that they are walking up front or if you had a guest walking in, it would be a benefit to have a light come on. It could be done and it wouldn't look terrible. But it would be 2 lights shining down." Member Blackler said, "it's more than a benefit, it's a necessity." Member Neibert asked, "wouldn't this balcony put this door underneath – does this balcony protrude out how many feet?" Slottje said, "it's only about a four foot balcony. So, because of the pitch from up here, it would shine down on there. I think that was the intent. Not everything is clear with this project. But we believe that was the intent."

Chairman Williams asked, "these windows here, they would have the back lighting from the hall inside?" Slottje said, "these are just panels, and these are windows here." Member Neibert asked, "what kind of lighting is here? Is it like ceiling lighting?" Slottje replied, "underneath the soffit lighting here. And the same here...out here it's actually flat with the face of the building. Over here, it's not like you are underneath the balconies. The balconies are stepped back from the façade."

Member Winship said, "correct me if I'm wrong, I don't think there is anybody immediately across the street who would be disturbed by lights." Batlle said, "there are residences right across the street." Slottje said, "these would be facing down." The Chairman said, "you could also have a little shield so it blocks the light going across the street." Slottje

said, 'that would also dampen the light a bit.'" Member Neibert asked, "is there any kind of a black decorative light that's like open on the bottom, where the light can just sort of shine down, instead of being a spot light?" Slottje said, "they would be like cans but the top would be black shooting down at the ground. It wouldn't be that large. It would be basically 2 fixtures shooting down." Jerry Morrissey asked, "don't they only go on when you walk by? It would go on when someone walks out of the building." The Chairman said, "or a dog walks by or a bird flies by."

Member White said, "I have a concern about –maybe the people, the homeowners that might be using the porch, would these come on when – motion detector, when people are walking by, when there are cars going by? I would find that kind of unpleasant." Slottje said, "we can adjust them so that will be activated by the motion on that sidewalk." Member Blackler said, "I think they need a light there." Member Neibert said, "I would like to see something more in keeping with an historical black kind of a fixture." (multiple conversations) Slottje said, "we can do that but it will not illuminate the sidewalk" Member White said, "you do have under the soffit lights." Slottje said, "this is all flush with the front of the building. Over here this is, in front of the Morgan Stanley, there's actually a porch over you. There is illumination underneath in the soffit. When you get out here, this building protrudes out, so when you get over here, this is all flat surface. On the ground the grade, this is flat." Member Blacker said, "but the lights would be off at night. When people go home, they turn their light off. They are not going to be on all night." Slottje said, "this would be each homeowner. There are 6 homeowners. Each homeowner would control their light here. But with regard to here, this one here, and this one would be decorative. They would turn them on. They are switched inside the units. This would be a common area light that would shine down to give lighting on the front."

Member Winship asked, "and there's a front entrance to these apartments, rather the businesses?" Slottje said, "this is the entrance to the new structure, and this is the entrance to the old building. This is Nixon-Peabody, and this is the Artisans, and this is Smith Barney." Member Winship said, "in terms of a point of agreement, I think that any of these lights are fine for decorative lighting. I don't have a problem with those lights. The issue is what kind of light here. Obviously you've considered in terms of motion sensing and shielding and all that?" Slottje said, "you would notice it as little as possible but there would be a fixture there in the middle of that." Member Neibert said, 'that's the light that will stand out the most of all of them because it's out on a blank wall. They rest of them are all by doors for the most part and above balconies, so they are not going to be that noticeable. That light in the middle up there is going to be right, front and center."

Member Smalley said, "I think that light in the middle up there shod match the other ones." Member Winship said, "but it doesn't give off enough light." Member White said, "it doesn't give him the down light." The Chairman said, "they don't make them that way." Member Smalley said, "they don't need that much light." Member Winship said, "we want light on the front entrance. So when someone is coming in in the evening there's a motion light on. Approaching that door to see if they can get in, there's a light that comes on and illuminates it." Member Neibert asked, "is there some type of a fixture that's in this style that's open on the bottom, where the bulb is on top? So that the light would come down. Appearance-wise it would look similar to that." Slottje said, 'there isn't one that would look like that because it would be tipped." Member White said, "and you would have to have a sensor in the middle."

Slottje said, “the best way to describe it – it would be this upside down (pointing on catalog page). This on the last page.” The Chairman explained, “usually your motion light detectors are with a 2 cones like this with a detector in the middle.” Slottje said, “if you took this and turned it upside down, you’d have a small, probably about a 4 by 8 box that would be black. It would hold two of these, and they would point down toward that front sidewalk. The black would match the rest of the front of the building, the railings, the trim and the other lights.”

Member Neibert asked, “what about, if you had to go with a light like that, if it were tinted to the color of the gray? It would blend in with the building instead of a black spotlight sitting there. It would still be there but at least color-wise it would not jump out at you. Painted, it would sort of blend in with the brick instead of standing out.” Slottje said, “that’s not hard to do. It certainly can be done...if you have to do a modern fixture that’s not in keeping with the building, at least paint it red, or the color of the bricks so it sort of blends in with the surface and doesn’t jump out at you as a modern black spot light up there.” Member Smalley said, “there are a lot of people who have porch light on all night long.”

Member Blacker asked the applicant if he had a choice? Slottje said, “if we had our choice, we like this look, where it’s mounted. It’s very classic looking and goes in touch with the building. When you get into this, it’s not quite as sturdy because it’s only connected here. This would be our first choice, if it’s acceptable to the Board.” Member Winship asked, “the seeded glass as opposed to the clear glass?” Slottje said, “yes, that’s the choice. The seeded actually looks a little more period to that.” Member Winship said, “I think so and a little less glaring.” The Chairman asked, “the height above the floor of the deck?” Slottje said, “I can’t answer that exactly but I’m guessing it’s about 5 feet. I’m at 6-2, and I think it’s around 5 to 6 feet.” The Chairman said, “people walk across that narrow balcony with the light at 5 feet, their shoulder and head are going to be picking that off.” Slottje said, “it’s not that far out.” The Chairman said, “I know. Your balcony is only shoulder wide and if 2 people try to pass there, someone is going to hit that light, if it is only that high off the deck.” Slottje said, “I would have to look at it to answer that. I would actually have to walk up there?”

Member Neibert asked, “are those outlets already in the building?” Slottje said, “they are.” Member Neibert continued, “so they are already there. The outlets are there.” Slottje said, “they are there and we would have to cap them or illuminate them.” Member Neibert said, “I don’t have a problem with that.” To the Chairman, Slottje said, “we will pay attention to that and make sure it’s not a safety issue.” Member Neibert said, “I think you have considered everything that we would look at and have answered all the questions.” Member Blackler said, “the one you choose is fine with us.” Member Winship said, “I think they are all good choices.” Member Winship said, “**I make a motion that we accept the lights as presented fixture #9962BK, the seeded glass.**” Seconded by Member Neibert. This is for the one that goes by all the doors. The vote was 6-0 in favor of the motion. Declared padded.

Member Blackler asked, “I want to ask you about the railing. I’ve done some checking and one of your steps has 3 steps and one has 3. When you have 3 steps, you are supposed to have a railing.” Slottje asked, “do you mean out front, the stone? I could not answer that. It bothers me because I do not have any balance and I know and I was over there this morning, and

the 3 steps bother me. I asked – maybe Bob or Ted (Kinder) do you know about that? If you have 3 steps then you have to have a railing?” Robert Eggleston said, “you have to have 3 treads, 4 risers, then you need a railing.” Member White said, “it doesn’t have 4 risers.” The Chairman said, “we talked about a railing a couple of years ago.” Member Blackler said, “you don’t even have to have both, if you don’t want to. The 2, the person could actually walk over there and walk up with a railing.” Slottje asked, “do you realize this is a ramp here, at grade level.” Member Blackler said, “I know but I was just talking about this one here.”

Member Neibert asked, “are we still going to discuss that middle light fixture? That wasn’t a part of this, was it?” Member White said, “it was part of it.” Member Blackler said, “it was part of the motion, but it wasn’t that fixture.” Batlle said, “the only fixture you accepted was 9962BK in your motion.” The Chairman said, “right, because we didn’t have a fixture number for that security light.” Member Neibert asked, “so what does everybody think about coloration and what-not?” Member Winship said, “I would leave that to Jason’s discretion.” Member Neibert said, “I think that’s a major thing.” Member Winship said, “it’s Jason’s building. I don’t think he’s going to make it ugly.” Slottje said, “I think the issue is that we can match the fixtures, which would look well, to have them all black. We can, and it’s not an impossibility to paint that to match the brick. I don’t know that illuminated it’s going to hide it that much.” Member Neibert said, “no, not when it’s on but during the daytime when it’s just sitting there, at least it would sort of just blend in... it would be just like taking a vent on a restaurant and painting it the same as the siding of the building, so that it blends in, instead of being aluminum.” Slottje asked, “would you be comfortable if we placed it in black, and if the Board was unhappy with it, we could take it down and painted to match the brick. It is a question of what you’d be comfortable with.” Multiple conversations. Member Neibert said, “the problem is the style of it.” Member White said, “the style – I’m not sure we can do anything about that style.” Member Neibert said, “I know that but because of the style maybe it would be better if it were painted... it’s going to be modern looking and everything else is going to be antique coach looking.” Member White said, “I’d like to see Jason have that option. **I will make a motion to leave the coloration to Jason for the security light on the front of the building.**” Seconded by Member Blackler. The vote was 5 in favor and 1 (Member Neibert) opposed. Motion declared passed.

The Chairman said, “now we have the lights on the side and rear of the building – security lights.” Slottje said, “they are also on that last page of your packet.” Member White asked, “where do they go?” Slottje said, “they are, if you are going down this side of the old structure, on the back of it, there’s one as you make that curve for safety, going back toward the garage. Then on the back of the building, about here on the back.” The Chairman asked, “the dimensions, do we have those?” Slottje said, “I’m only guessing, they are 12 to 15 inches.” Member Neibert said, “they are on the back side of the building and not visible to anybody.” The Chairman said, “like where the entrance to Under The Stone used to be, and then on the back side over the garage doors area.”

Member Winship asked, “motion activated or light activated?” Slottje said, “they will be motion. Our choice is this first one on the top of the page.” Member Blackler said, “**I make a motion that we approve it as presented – WPLED-10 surface mount, black.**” Seconded by Member Neibert. Member Smalley said, “if these are to be black, then the one in front should be black too.” The vote was 6-0 in favor of the motion. The motion was passed.”

Slottje said, "some of you may be aware the previous developer placed a vent for a fireplace on the second floor that comes out the side of the building that had not been approved. It's silver, chrome looking but it is silver tin. On the other side, inside the building there's a built-in stone fireplace. It's a gas fireplace and that's how they dealt with that." Member White asked, "and you want to paint it to match the stone?" Slottje said, "that's our proposal, to match the stone, to try and make it as invisible as possible." Member Neibert said, "make it as invisible as possible." Chairman Williams asked, "the Rust-Oleum heat resistant paint, not that it is supposed to get that hot there." Slottje said, "there are products that we can use to make it look better than it does." Member Winship asked, "you are retaining the fireplace?" Slottje said, "we would like to." Member Neibert said, "the opening is there now, so what are you going to do." The Chairman said, "in time, if you want to take it away, it can be re-stoned, no problem." Member Neibert said, "paint it and make it disappear."

Member Neibert said, **"I make a motion to paint this vent to match the stone."** Seconded by Member Winship. The vote was 6-0 in favor of the motion. Declared passed.

Slottje asked, "am I able to address another issue without it being on the application? The second floor is what we discussed, where there was a hole put through the wall, we are going to paint it to match. There now needs to be venting for fireplaces in the 3rd floor, what people refer to as the penthouse. What we've requested and what we'd like to do is go through the roof with a chimney that will be painted black, that would match the roof to make it at least visible as possible, which is similar to what other buildings in the same area have done. It is metal." Member Neibert asked, "like a round pipe sticking up?" Slottje said, "exactly. It's a double-wall chimney with a cap on it." The Chairman said, "look like a sewer vent type of thing, more-or-less." Battle said, "it is similar to the metal chimneys on the Paris Flea building." Member Blackler asked, "are you talking about one fireplace? You said, fireplaces." Slottje said, "one, in the penthouse." Member Neibert looking at the drawing, asked, "how high is that pipe?" Slottje said, "it is almost 3 feet. At the same time, they have not properly vented plumbing vents. This is the back of the building, so the outlet is not on the street side, but there needs to be proper venting for the bathrooms. They would be pipes coming up and we would paint them black to match the roof." Member Neibert said, "but that's on the backside so we don't care about that."

The Chairman said, "that's going to be close to 8 feet high." Slottje said, "yes, you are correct." The Chairman said, "so let's say, that's going to be 7 feet high, from the roofline to the top." Slottje said, "there's a requirement based on the pitch of the roof and so many feet away from it." Member Neibert asked, "what other alternatives are there?" Member Smalley said, "put a vent on the side, for 2 on the second floor?" Slottje said, "well, this is going to be a wood burning fireplace. That's why the need for this... even the gas one should come out the roof rather than go through those walls. In this particular building, it would be better to have that than be cussing those walls." Member Winship asked, "how close is the pipe to the cupola?" The Chairman said, "about 13 feet." Member Neibert said, "it is right out to the edge of the roof." Slottje said, "it was engineered by an architect, which, with the good Lord willing, it's going to work and be safe and not have any fires." Member Neibert asked, "there's no opening there now? There's nothing there now?" Slottje said, "no. There's nothing there." Member Neibert asked, "does that pipe have to run straight up? Could it jog?" Slottje said, "for wood burning, it

has to go straight up.” Member Neibert said, “I was thinking that if it could go up and over and then out in the middle, it wouldn’t necessarily have to be as tall.” The Chairman asked, “do you have the other view of this, the side view?” (all look at drawing) Member Winship said, “so, it isn’t over the crest of the roof there?” Member White said, “that’s nice to see that.” The Chairman said, “the only place that you are going to see it is from the parking areas behind and along the Outlet.” Member Neibert said, “and along the street because this is the end of the building.” Slottje said, “yes, you would see it from the bridge but also from the parking side...there that one and these others are much smaller. (multiple conversations)...all will be painted black, whether it would be PVC pipe or plumbing vents or this one.” Member Neibert said, “that really impacts the profile of the roofline from the street.” Member Winship said, “from the street I don’t think they will be visible. In terms of the profile, it doesn’t break the roof line at the peak.” Member White said, “I don’t know it that would be an objection to see those when you walk along the street. How many details to people pick up?”

Chairman Williams said, “the other alternative would be to encase it in similar stone to make a little stone chimney up there, and still have that cap on the top.” Slottje said, “we could box it in. But the only issue there is it’s going to more visible.” The Chairman said, “yes, and I don’t know what support you’d need from underneath there.” Slottje said, “we can box it in but it will more visible...it can be done that way, but it will be more visible than this being painted.” Member Neibert said, “the only way it would look good stoned in is it were flush with the side of the building, like a chimney going up is part of the stone structure, not something up on top.” The Chairman asked, “the shingles are black?” Slottje said, “yes.” The Chairman said, “then painted black would be no problem.”

Member White asked, “are we approving all of these cut-outs on the roof?” Member Blackler said, “yes.” Slottje said, “we are requesting that.” The Chairman said, “plus the plumbing vents.” Member Neibert said, “the stuff on that back side are not an issue. You won’t even see it unless you are out on the Creek.”

The Chairman asked for a motion. Member Smalley said, “**I move that we approve the chimney and vents as proposed.**” Seconded by Member Blackler. The vote was 6-0 in favor of the motion. The motion was declared passed.

Slottje said, “one more question...the Fire Chief has requested a Knox Box which we have ordered and secured one and it is on-site. We propose putting it at the entrance to the new space which is also on the first floor, houses the fire alarms and the security alarms.” Member Blacker asked, “is that what you want at the Creamery?” Batlle said, “it is a standard item, and they are used throughout the Village.” Slottje said, “it as to be surface mounted because of the stone it would have been a disaster to start cutting.” Member Blackler said, “I don’t see where we have any choice at this point.” Slottje said, “it is about this side, surface mounted and tasteful looking.” The Chairman asked, “on one of these panels?” Slottje said, “if you were facing the door it would be on the right.” Member Smalley asked, “what color would that be?” Slottje said, “black.” Batlle said, “it is really not an issue.”

The meeting was closed at 8:12pm.