

**Village of Skaneateles
Historical Landmarks Preservation Commission
Regular Meeting December 18, 2023**

Present: Ted Kinder, Acting Chairman
Dave Birchenough, Member
Lisa Riordan, Member

Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant
Thomas Billone, Applicant

Safoora Usmani, 36 E Genesee St

Absent: Chad Rogers, Chairman
Kathie Dyson, Member

*Re: Public Hearing in the matter of the application of **Thomas Billone** for Certificate of Approval to replace north side residential door, modify storefront trim, add shutters to second & third floor windows, install a fabric awning and replace first floor windows and door on the south side, paint windows black, replace 2nd/3rd floor roof, deck, railing and gliding windows at the property addressed as **20 East Genesee Street** in the Village of Skaneateles.*

At 7:00 pm, Chairman Kinder opened the public hearing for the Billone application for 20 East Genesee Street.

Mr. Eggleston presented that the applicant has owned the building for two years. He received a building permit to remodel the apartments. In the process, he experienced a roof leak and removed the rooftop decks to deal with it. He then replaced the decks in kind with modern materials. He was not aware that the work needed the Commission's approval.

Mr. Eggleston said that the applicant has an application before the Planning Board for a change of use to become an ice cream shop. This involves some improvements to the façade and he installation of larger windows in the back. Those windows will be similar to the ones used on the Sherwood Inn porch, where tow side windows fold up alongside a center fixed window.

Chairman Kinder said he wished to concentrate on those which would have required approval for work that is already done. Mr. Eggleston presented that a pressure-treated deck was removed and replaced with wire railings and a composite deck surface. Also, the existing sliding doors were replaced with Anderson E Series sliding doors which is a cladded wood door. The third

floor deck steps back; it was replaced with the same materials, but the deck itself was made smaller. Mr. Billone pointed out these areas on the photographs of the lake side of the structure. Mr. Eggleston stated that the doors look identical.

Chairman Kinder said that he has no problem with what was done, and thought that the applicant had done a good job. **Member Riordan, “I move to approve the modifications as built.” Member Birchenough seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 3 – 0.**

Mr. Eggleston continued his presentation stating that the existing business signage is rather ugly and that the sign board is too large for the space. The cornice should be exposed. New narrower signage will be proportional and placed similarly to that used on adjacent properties exposing the transoms. The exterior door will be changed to one having full glass. Chairman Kinder and Member Birchenough thought that would look better.

Mr. Eggleston continued that in the back, the applicant would like to open up the first floor space using larger, fully-opening windows that look like 3-over-1 double-hung windows when closed. The two flankers will open upwards, the center window will be fixed. The rear door will be a full glass door painted black. On the front, shutters will be used to differentiate the building and will be painted black. The proposed awning is a black and white stripe that will project 3 feet at an 80 inch height. It will be a fixed awning. Member Birchenough said that it will be a much better front.

Member Riordan asked if there will be some white windows? Mr. Eggleston said Yes, the sliders in back. The Board asked about the lower level finishes? Mr. Billone said that they will have to resubmit when they have a fully developed plan. Member Riordan suggested that the lower level door be painted black, and asked about the shutter material? Mr. Eggleston said Composite.

Member Birchenough, “I move to approve the proposed modifications as submitted, pursuant to drawings dated 11.06.2023.” Member Riordan seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 3 – 0.

This matter was concluded at 7:26 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

