

**Village of Cazenovia Planning Board
Meeting Minutes
January 10, 2011**

5

Present: William Hall, Chair; Charles Macaulay; William Carr; and Anne McDowell.

Absent: Diane Webb.

10 Others Present: Paul Curtin, James Stokes, Village Attorney; Karl Zinsmeister; Jamie Hart, new planner with Madison County.

W. Hall called the meeting to order at 7:30 p.m. and introduced the Board.

15 W. Hall asked if anyone had any changes to be made to the meeting minutes of November 8, 2010. W. Carr made the motion, seconded by C. Macaulay, to approve the minutes as submitted. The motion carried.

* * * * *

20

Karl Zinsmeister, 60 Lincklaen St., Renovations.

Mr. Zinsmeister came forward and gave the Board some background. He was a vice president at Stickley Furniture and he worked with home builders and architects and doing research on houses. He was looking for a civic project in Cazenovia--a place with serious problems in a small neighborhood. He finally settled on 60 Lincklaen Street. The property has a building jammed in the back left rear corner of the lot. Modern zoning would want the building to be in more in the middle of the lot. The property adjoins a big industrial garage that used to be an automobile dealership. The owner of the dealership lived in the house. They are now two separate parcels. Now the problem is that there is a two-story residence overlooking an industrial building. It seemed to Mr. Zinsmeister like a good candidate to untangle. The plan involves a couple of steps. He intends to fix the house so it does not loom over the garage. He would like to take down the back portion of the house that was built in the 1940s or 1950, which was not part of the original historic house. He wants to make this a one-story garage, therefore making the adjoining buildings garage to garage. The main part of the house will be restored. There is a lot of dry rot in the area. Then he would like to put an addition onto the front of the house. This would change the way the building addresses the street. It will address Lincklaen Street for the first time like the other houses in the area already do. The intention is to try to make it blend in. Other houses on the street are in the Italianate flat roof style. When this house is done, it will look like it has been a sister to the other houses for a long time. The roof is squatty and stubby in one area and that will be popped up about three feet to match the other rooflines and connect the two parts of the house. The house will be four bedrooms and 3-1/2 baths with a two-car garage. Mr. Zinsmeister believes this will be very attractive to modern families.

45

A. McDowell asked how far out the new addition would extend on the front. Mr. Zinsmeister replied that the front would still be 40 feet from the front property line. Mr. Zinsmeister pointed out that some of the other houses on Lincklaen Street are set close to the street and others are set very far back. This house will be the transition, the bridge between the two.

50 Mr. Zinsmeister continued that nice things would be done inside as well. He intends to use local cherry and maple. The kitchen is being built by a man from Munnsville using local maple.

Mr. Zinsmeister stated he had three sessions with the Historic Preservation Committee (HPC) and the plans have changed a lot. HPC has given unanimous approval with six small changes, some of which include adding shutters to the little windows. HPC wanted the side pediment a little different. They asked for additional details on how the porch would be constructed, so now there is a whole page about that in the blueprints. They asked what the garage door would look like. That is now spelled out. It is going to look like a carriage house. They asked for 2/2 windows. Mr. Zinsmeister stated that he has given the latest draft to W. Carr, which contains all of the requests from HPC.

Mr. Zinsmeister said he had visited with all of the neighbors and asked them for suggestions. Two of the neighbors spontaneously sent letters of support. Others said they would be happy to write letters of support.

W. Hall indicated that all of the HPC comments have been addressed and HPC approval has been given. W. Hall continued that this is an improvement to the property.

W. Hall asked the Board for any comments or concerns. C. Macaulay remarked that this would be a big improvement for this property and that the architectural design is nice. A. McDowell agreed.

W. Hall asked the audience for any comments or concerns. There were none.

75 A. McDowell made the motion, seconded by C. Macaulay, that this be declared a Type II action under State Environmental Quality Review (SEQR) part 617.5(c)9, no further SEQR action is required. The vote was unanimous and the motion carried.

W. Carr made the motion that the project be approved as submitted on small drawings CS1.1. A. McDowell seconded. The vote was unanimous and the motion carried.

W. Carr said he will compare the reduced size drawings received tonight with the full-size drawings when they are provided. W. Hall signed the most recent small drawings.

85 * * * * *

Patricia Burritt, 52-54 Albany St., Renovations

Paul Curtin, attorney for Mark and Patricia Burritt came forward. He stated that site plan approval from Historic Preservation Committee (HPC) had been obtained, but they wanted more detail on the storefront finishes. HPC has referred him to several resources. Mr. Curtin presented scale drawings to show the existing condition of the building. He also presented the proposed modifications. The building currently has aluminum siding with wood clapboard underneath. The plan is to replace the siding with clapboard cedar or HardiBoard. In the rear, the restaurant exhaust fans are there, it is a mess. There is nothing original about it. What exists now is fake blocks. That will be removed. On the front, the roof lines and parapet will match. The second level would be raised and the third floor would be put back on. The same brick product would be used and painted to match. Windows will be 2/2 throughout. The first floor is going to be commercial and contain a dance studio that is handicapped accessible. No floor

100 plans are available at this time. There will be no less than six apartments in the upper stories.
The rear will have balconies. These are very attractive and clean up the back of the building
significantly. They also provide alternative egress. On the side, existing windows will be
replicated. Most of the HPC contingencies are met. The property is subject to an easement for
parking.

105 Mr. Stokes noted that he had a conversation with Mr. Curtin about the site plan process. But it
did not occur to him until he heard about the six apartments, that a Special Use Permit is required
in a B-1 zone due to the mixture of living space in the upper stories of the building in
combination with permitted non-residential uses on the first floor. Therefore, a public hearing is
required for this application. Also, the application needs to be amended to reflect the necessity
110 of a Special Use Permit and the need for a public hearing.

Mr. Curtin expressed concern about how much time would elapse before a public hearing could
be held. Mr. Stokes outlined the time frame: The earliest the public notice could be published is
January 19, which makes the earliest possible meeting on January 24. Otherwise, it would have
115 to wait until the second Monday in February. Also, the availability of the Board is in question.

W. Hall queried the Board regarding availability for a special public hearing. A motion was
made by W. Carr and seconded by C. Macaulay to have a special public hearing at **7:00 (note
special time) on Wednesday, January 26, 2011**. The vote was unanimous and the motion
120 carried.

W. Hall and Mr. Stokes discussed the State Environmental Quality Review (SEQR)
determination. They decided to make the determination at the January 26 meeting.

125 * * * * *

Katherine Knoff, 3 Liberty St., Replacement Window.

No representative came forward. W. Hall stated that this application has been approved by the
Historic Preservation Committee (HPC). HPC said to center the window over the one below it.
130

A. McDowell made the motion that was seconded by W. Carr to make this a Type II action under
State Environmental Quality Review (SEQR) 617.5(c)1. The vote was unanimous and the
motion carried.

135 A. McDowell made the motion, seconded by W. Carr, to approve the project as submitted
including the HPC recommendation to center the window over the one below it. The vote was
unanimous and the motion carried.

140 A motion to adjourn was made by W. Carr and seconded by A. McDowell. The vote was
unanimous and the motion carried. The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

145
Marlene A. Westcott
Recording Secretary