



**SYRACUSE  
LANDMARK  
PRESERVATION  
BOARD**

**Landmark Preservation Board  
Thursday, October 2, 2014**

Meeting Minutes

Common Council Chambers

**CALL TO ORDER**

Chairman Don Radke called the meeting to order at 8:30 a.m.

**ROLL CALL**

Members Present: Tom Cantwell, Cynthia Carter, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, and Joe Saya

Excused: n/a

Staff: Kate Auwaerter

**APPROVAL OF MINUTES**

The minutes of September 18, 2014 were approved unanimously on the motion of T. Cantwell, which was seconded by J. Romano with the following revision:

Cathedral of the Immaculate Conception. As a follow-up to the last meeting's discussion, D. Leary reported that the Bishop had approved the cost of the repair of the tower and four steeples including a complete ~~window~~ restoration of the tower windows.

**OLD BUSINESS**

CA-14-17 118 Windsor Place. Karin Limburg (owner), Rich Champion (CNYSolar), and Chris Carrick (CNY RPDB) were present at the meeting. R. Champion presented the additional information requested by the Board at the September 18 meeting, including a roof plan and shop drawings regarding the conduit run. He also clarified that the panels will have black rims and dark glass. In discussion, the Board requested a catalogue cut of the panels for the record indicating the color choice. J. Marshall made a motion to approve the application as submitted, which was seconded by C. Carter. The motion was passed unanimously.

As this was the first solarization application approved in Berkeley Park, the Board made additional comments about the application standards. D. Leary stated that all information submitted must be accurately depicted, noting that there were discrepancies between the roof plan and an image provided of the panels superimposed on an overhead view of the house. B. Haley recommended the use of 3D modeling software to aide in the accurate depiction of an installation. D. Radke also requested that the contractor provide information about other color choices available for the panel frames that might be better suited in other applications. Finally, it was emphasized that although the view from the front elevation was critical, side views were also important, especially when considering the impact to neighboring properties.

**NEW BUSINESS**

CA-14-19 117 Circle Road. Mike Villa (VC Associates) was present at the meeting for the applicants. The application called for the demolition of a concrete block garage, for which they have a condemnation letter from the Codes office. The applicants plan to place a temporary shed on top of the concrete pad where the garage sat until they can build a new garage. In addition, the application calls for removing the asphalt from the driveway, stabilizing the driveway retaining wall using a deadman anchoring system and pouring a new concrete driveway. It was noted that the wall might need a railing to meet code. If so, the

railing would need to be approved by the Board. C. Carter made a motion to approve the application as submitted, which was seconded by J. Marshall. The motion carried unanimously.

CA-14-20 1408 Park Street. The applicant was not present. K. Auwaerter noted that the Local Protected Site nomination described the church only. However, since the designation runs with the property, the Board has review over the church school and other associated builds that sit on the same property as the church. The application calls for the reconstruction of a portion of a retaining wall along a driveway off Danforth Street. K. Auwaerter noted that there was little left of the original stone retaining wall. In addition, the section of wall is not visible from the street, nor from the church. After discussion, it was agreed that Versa Lok wall systems were not normally approved by the Board. At a minimum, the wall should have a smooth face in a running-bond pattern. Board members questioned the need for a wall and suggested that perhaps a planted slope would work as well. It was agreed that there was not sufficient information to make a decision and the Board held the application open pending submission of more information.

Special Permit: 316 S. Clinton Street. The applicant was not present. The application called for the installation of a new sign on an existing armature on the front façade of the building. Although there was some discussion regarding the “rustic” look of the proposed sign, the Board agreed to recommend approval of the sign.

Project Site Review: 312-18 & 320-44 S. Warren St. Steve Capella (VC Associates), Jeremy Arts (AnCor Inc) and Grazi Zazzara (Icon Companies) were present at the meeting. It was noted that the former Excellus Building is a non-contributing structure in the expanded South Salina Street Downtown Historic District. J. Arts provided a summary of the project to redevelop the vacant office building into a multi-use property that will include commercial retail on the first floor, offices on the second floor and residential from the third to the tenth floors, for a total of 73 apartments. The Board was highly supportive of the project and recommended approval of the application.

### **OTHER DISCUSSION**

Lower Onondaga Park play area. Glen Lewis (Parks Department) and Jeremy Davidheiser (QPK) presented the revised designs for the Lower Onondaga Park play area. The design was significantly simplified from the design presented in the spring. The primary feature is a large planted depressed area that follows the outline of the original Lilly Pond and which features a spray fountain and splash area. The design also includes stone dust paths and “off the shelf” play equipment. It was noted that the revised plans had been approved by the State Historic Preservation Office. The Board thanked G. Lewis for the responsiveness to the Board’s concerns. The Board agreed to recommend approval of the revised drawings.

I-81 Section 106 consultation process. K. Auwaerter provided an overall summary of the cultural resources review that the NYS DOT and FHWA are initiating for the I-81 project. She noted that she and two other members of the Planning Division will be included in all Section 106 consultations and she will keep the Board up-to-date as the project progresses and alternatives are selected.

### **ADJOURN**

The meeting was adjourned at 9:30 AM.