



**Landmark Preservation Board
Thursday, November 3, 2016**

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, Julia Marshall, Jeff Romano, Don Radke, Joe Saya

Excused: Dan Leary

Staff: Kate Auwaerter

APPROVAL OF MINUTES

The minutes of October 20, 2016 were approved unanimously with the following corrections on the motion of J. Marshall, which was seconded by J. Romano:

Certificate of Appropriateness Applications

CA-16-23 109 Dorset Road. Kerry Quaglia (Home Headquarters) and Hilary Mansur (Group 1 Design) and David Michel (University Neighborhood Preservation Association/Berkeley Park Neighbors) were present.

...T. Cantwell said he did not object to the Spec-Brik because it would not be competing with any original brick on the house and so the uniform appearance would be maintained. B. Haley noted that the joints of the Spec-Brick should ~~be dark~~ *match the masonry color* so that it de-emphasizes the scale issue.

Project Site Review (16-36A): 938 E Fayette St, 941-49 E Genesee St, 325-27 Irving Av, 310 Crouse Ave, 313/311/309 Irving Ave. Overall the Board was supportive of the new design and agreed to recommend approval with the following comment: The Board recommended incorporating lighting, landscaping and/or other features (for example creating greater ~~permeability~~ *visual interest and openness* along the garage facade) in order to create a more pedestrian-friendly environment along the ground floor (garage level) on the Irving and Crouse Avenue sides of the property.

OLD BUSINESS

CA-16-12 408 Sedgwick Drive. No new information was provided for this project.

Site Plan Review (SR-16-09): 311 Genant Drive. No new information was provided for this project.

NEW BUSINESS

Certificate of Appropriateness Applications

CA-16-25 101 S. Salina Street. The applicant Karl Kaelin presented the application to rebrand the M&T Bank properties with new signage and bank logo. The properties include 101 S. Salina (former Onondaga Savings Bank) and the Larned Building, which are in the Hanover Square Preservation District, and the modern office building at the corner of E. Washington and S. Salina Streets. The application includes the removal (no replacement) of four brass plaques with the old M&T Bank logo located at the corner of E. Genesee Street and

S. Warren Street, and at the corner of S. Warren Street and E. Washington Street of the Larned Building. The existing brass plaques at the S. Salina Street entrances of 101 S. Salina Street will be replaced with new brass plaques of the same dimensions featuring the new M&T Bank logo. The Board had no comment regarding the plaques.

More visible will be the installation of two roof signs consisting of the company logo on 101 S. Salina Street: one sign will be located on the south façade of the building facing E. Washington Street and one will be placed on the east façade facing S. Warren Street. The roof signs consist of internally illuminated, green channel letters. The applicants confirmed that the lighting on the roof signs would shine through the letters rather than create a halo around the letters. B. Haley recommended that the applicants be able to adjust the brightness levels of the roof signage on the east façade of 101 S. Salina Street in order to balance the brightness of the new signage with the existing upwash lighting on the upper face of the building. If the lighting is not balanced, one set of lights will compete or possibly cancel out the other. In addition, the Board recommended that the new signage including the upwash lighting should not conflict with the residential uses in Hanover Square. Along the ground floor of the E. Washington Street and S. Salina Street facades of the property the existing, orange "waterfall" awnings will be replaced with dark green, shed-style canvas awnings. A new flat canopy will be installed over the main entrance on the E. Washington Street side. The canopy will be brown and feature a decorative valence. Green LED lights around the interior perimeter of the canopy will shine down onto the sidewalk, illuminating the sidewalk and highlighting the entrance. K. Kaelin explained that the lights would be directed down and will not spread out beyond the canopy-covered area of the sidewalk. Finally, the application included the installation of smaller wall signage at the garage entrance on E. Washington Street. The Board recommended that the central panel parking sign over the garage entrance should be replaced with a projecting, circular, blue-and-white sign that includes the international "P" for parking. This sign will be more visible from Washington Street and will help diminish the visual clutter at the garage entrance.

T. Cantwell made a motion to approve the application with the condition that the applicants calibrate the brightness/light levels of the new wall signs on 101 S. Salina Street, especially the east facing sign, in order to balance the brightness levels with the existing upwash lighting. Secondly, the applicant will remove the central panel over the garage entrance on E. Washington Street and install the blue and white international sign for parking. B. Haley seconded the motion which was approved unanimously.

CA-16-26 723 James Street. Chad Rogers (King and King Architects) presented the application to the Board. The project calls for the installation of five, fixed-sash windows into new window openings on the single-story, noncontributing addition located on the west elevation of the house. These window openings/windows include three on the south elevation of the addition, one window on the west elevation, and one window on the north elevation. The windows will match the dimensions of the existing windows on each respective elevation and will have dark aluminum frames. The application also calls for the installation of a single, 1-over-1, aluminum-clad, wood window on second floor of the rear addition (east elevation) to match the adjacent second story windows.

After short discussion, B. Haley made a motion to approve the application with the following conditions: the windows on the non-contributing side addition shall feature a 4-pane grid pattern that will match visually the muntin pattern of the windows in the house. The second condition is that the new window on the east elevation shall have a sill and header to match the adjacent second-floor windows. T. Cantwell seconded the motion, which was approved unanimously.

Zoning Referrals

Project Site Review (PR-16-44): 900-16 E. Fayette Street. Dean Biancavilla and James Williams (Holmes King Kallquist) presented the application for the restoration of the former Sylvester Apartments and the construction of a 4-story addition on the south side of the existing building. The first floor of both buildings will be commercial/retail with residential units above. This is a Rehabilitation Tax Credit project. J. Williams described their effort to design the addition to complement the older building. He noted the strong vertical lines

in the façade of the addition that reference the projecting bays of the Sylvester and also the way in which the openings of the new addition use the horizontal datum lines of the older building to visually tie the two buildings together. The Sylvester will have new aluminum-clad windows matching the design and dimensions of the older windows. In addition, the storefronts and front vestibules will be recreated in wood. The new addition will have metal storefronts that will be set back from the face of the building. The two buildings are joined together by a recessed hyphen. The Board commended the applicants for the design of the project and recommended approval of the application as submitted.

DISCUSSION

Project Site Review (16-36A): 938 E Fayette St/941-49 E Genesee St. In reference to the October 20 discussion regarding the eligibility for local designation of 945 E. Fayette Street, B. Haley suggested that in the future any potential designation discussion should be kept entirely separate from the development discussion. He and other Board members noted that the Sylvester Building project is a prime example of how older building fabric could be incorporated into new developments.

I-81 Discussion: K. Auwaerter presented materials produced by NYSDOT that indicated the number of buildings that would be removed as a result of the two current build alternatives: the community grid option and the viaduct option. D. Radke requested that B. Haley and K. Auwaerter work together on a statement regarding the project that the Board could review at the next meeting and send to NYSDOT.

ADJOURN

The meeting was adjourned at 9:35 AM.