

TOWN BOARD SPECIAL MEETING

TUESDAY, November 17, 2020 @ 7:00 p.m. **Hampton Inn (25 Lakers Lane),
Cazenovia**

“Future of the Town Office”

by John Drury, Court Reporter

*60-page transcript
(attached)*

1
2 STATE OF NEW YORK

3 COUNTY OF MADISON

4 -----
5 TOWN BOARD TOWN OF CAZENOVIA

6 SPECIAL MEETING

7 Re: Future of Town Offices/
8 Gothic Cottage 2020

9 PUBLIC HEARING in the above matter, conducted
10 at the Hampton Inn, Route 20, Cazenovia, New York
11 before JOHN F. DRURY, Court Reporter and Notary
12 Public in and for the State of New York, on
13 November 17, 2020, 7:00 pm to 8:15 pm.

14 (Also via Zoom)

15
16 A p p e a r a n c e s:

17 BILL ZUPAN, Superintendent

18 PATRICK RACE, Councilor/Deputy Town Supervisor

19 KRISTI ANDERSEN, Councilor

20 JIMMY GOLUB, Councilor

21 KYLE REGER, Councilor

22 Connie Sunderman, Town Clerk
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Andersen Presentation

1
2 Q. Councilor Andersen?

3 A. Wow. (Noise of speaker).

4 Q. Councilor Race?

5 A. Here.

6 Q. Councilor Golub?

7 A. Here.

8 Q. Councilor Reger?

9 A. Here.

10 Q. Supervisor Zupan?

11 A. Here.

12 THE SUPERVISOR: Now there will be a
13 presentation by Kristi Andersen on the
14 town hall, what we've done so far, the
15 history.

16 **COUNCILOR ANDERSEN:** I'm talking
17 into the microphone. Does that seem
18 okay? I'll give a background. Probably
19 going into the history first about the
20 Gothic Cottage. Built in 1847, it's a
21 very good example of Gothic revival
22 architecture, it's considered important
23 because it's one of few buildings
24 certainly in New York or in the
25 Northeast that has been preserved both

Andersen Presentation

1
2 inside and outside with interior decor
3 as well as the exterior of the building.

4 It was, when it was threatened by I
5 think the Brae Loch wanted to make it a
6 parking lot in 1964, Mrs. Anna Oakman
7 bought it and gave it to the town to use
8 as town offices. Interestingly, before
9 that there wasn't really a town office
10 building. Apparently they ran meetings
11 in the offices of whoever was the town
12 supervisor at the time. And looking
13 back, which I recently did at the files,
14 it makes it pretty clear that people
15 were very excited about this gift. And
16 there was a lot of mobilization by the
17 community, fund raising to restore it.
18 The Rotary Club raised \$20,000, Gothic
19 Preservation Committee raised money and
20 so on. So it was renovated a bit then.
21 We've done a pretty good job of upkeep.

22 But it is not optimal really for
23 the town offices, and as we move into
24 the modern error of being handicapped
25 accessibility, for example, better sound

Andersen Presentation

1
2 system and so on. So we've been for the
3 last 13 years I think, looking at what
4 or thinking about what to do with the
5 Gothic Cottage.

6 I've got the dates here but I don't
7 remember them. In 2019 we had Ted
8 Bartlett with Crawford & Stearns come
9 in, funding from the New York Council on
10 the Arts, and the town, just to do an
11 overview of the building, both historic
12 significance, which he wrote up nicely,
13 and also kind of its condition.

14 And basically that diagnosis was
15 that, you know it was pretty good given
16 that it was old and so on, it wasn't in
17 bad condition at that time. Good
18 condition with the town providing good
19 stewardship over the years, but
20 obviously was deficient in some way.
21 Anybody who has been to the Town Board
22 meetings or other meetings knows that
23 the fact that the rooms, it's not a
24 room, it's three rooms really. So it's
25 very difficult to see and hear what's

Andersen Presentation

1
2 going on.

3 The office of the clerk got crowded.
4 There's some handicapped accessibility
5 but not to the second floor certainly.
6 And it's cramped and, you know, it was a
7 house, not an office.

8 So we started looking at other
9 possibilities. This was back in about
10 2010, '11, '12. We went, we the Town
11 Board went to other towns. Sullivan for
12 example, had built a new town office and
13 town community center and so on. We
14 went to DeRuyter, which has a wonderful
15 actually excellent restoration of the
16 old school house on which I think the
17 town offices occupy one floor maybe and
18 the library is on the other floor, any
19 was very nicely done.

20 We also kind of informally costed
21 out what it might cost or take to
22 renovate the Gothic Cottage versus
23 building new. And basically at that
24 point -- and we also at that point, and
25 I think at some point we started a

Andersen Presentation

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2 capital reserve fund, which you can put
3 money into every year and it is
4 designated toward town offices, which
5 could be either buy a new building, or
6 fixing up the Gothic Cottage. So that
7 was something I thought that was a good
8 thing.

9 What we talked about though about
10 the possibility for example, of putting
11 the town offices in the town highway
12 garage too. We had also talked about
13 could we share office space with the
14 village? And this is right before we
15 started seriously considering a number
16 of consolidation with the village under
17 New York kind of encouragement, which we
18 decided in the end not to do.

19 So at about I'd say 2013 it seemed
20 to us remaining in the Gothic Cottage,
21 restoring it and improving it was the
22 best way forward. So we put out an RFP
23 to architects who specialize in historic
24 renovation might help us with it. And
25 we chose initially HKK, Holmes, King,

Andersen Presentation

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2 Kallquist, which is a very good firm,
3 which has done a lot of historic
4 renovations, the Landmark Theater, for
5 example, the Colgate Inn, a lot of the
6 buildings on the Syracuse University
7 campus.

8 And they, one of the things they did
9 which was I think very, certainly will
10 be used for the Gothic Cottage is that
11 they did a very detailed analysis of the
12 work flow and space needs, and just kind
13 of how the Gothic Cottage could be set
14 up and reconfigured to make a better
15 workplace for the people who work there.
16 So they really studied, you know, who
17 did what, where they moved, where the
18 public came in, what the town needs were
19 and so forth. And that then helped them
20 to propose a number of plans for
21 rehabilitating and renovating and
22 expanding the Gothic Cottage.

23 At that point we appointed a
24 Citizens Advisory Committee, which had
25 representatives from CPF, from the

Andersen Presentation

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2 Chamber of Commerce, various other
3 people in town, Cazenovia area,
4 Cazenovia Advisory Conservation Committee.
5 And that committee helped us choose
6 among the plans that HKK presented to
7 us. We actually kind of liked to have
8 them kind of combine, which liked two
9 plans. So we actually created, they had
10 five plans, I think we created a sixth
11 plan. We asked them to.

12 And what that involved is a whole
13 lot of just fixing up, but the main
14 changes are that if you, you've been in
15 the Gothic Cottage, the offices that
16 Connie Sunderman sits in used to be a
17 dining room. And it's very cramped and
18 very crowded, that's basically where you
19 stand behind the counter and do your
20 business.

21 What this plan would do is to build
22 a room, which think about the same size
23 of that, to the back. And that room was
24 in all its former glory with the
25 fireplace, would be more visible and so

Andersen Presentation

1
2 on, that would be an anteroom, a waiting
3 room. And the office which would be
4 much more usable and optimal for what
5 you're doing would be the back of it.
6 The entryway would be changed to be
7 better accessible. Also install a small
8 elevator to the second floor. The
9 second floor would have some changes in
10 doorways and things like that, but just
11 be fixed up more or less.

12 The other alterations that are
13 important to think about are the front
14 three rooms where we have meetings. And
15 what the plan for that was, was to, you
16 know that there are folding doors that
17 are never used, and so those would be
18 taken out. And the walls that protrude
19 into the, two sets of walls that
20 protrude, would be pushed way back.
21 They would become less than half of what
22 they are. So there would be remains of
23 them to show the demarcation between the
24 three rooms, but they wouldn't block as
25 much of the view. The room would be one

Andersen Presentation

1
2 room with light protrusion if you would,
3 I guess is the way to put it. But they
4 would restore the woodwork. It would
5 look, you know, all the trimmings and
6 the woodwork and so on would be restored
7 to historical standards.

8 And I think unless somebody else can
9 remember something specific about that,
10 those are the major changes that would
11 be. Bill recently talked with them
12 about, HKK about while they were in
13 fussing around with things they should,
14 we should, we would want them to bring
15 the electrical systems and other
16 structure up to modern. We've done some
17 things like that, but probably needs
18 more to be done in that sense.

19 So that's the history of it really.
20 And then -- and we had, you know, so I
21 found, I think I wrote something to be
22 published in the paper which says the
23 Town Board determined to spend money, we
24 set up a capital fund. We have
25 reasonable understanding of what space

Andersen Presentation

1
2 needs, and thanks to the analysis making
3 sure this historic and architectural gem
4 is preserved and ideally open to the
5 public. So that's where we were in
6 2016.

7 This meeting was taken by another
8 opportunity opening up, which is the
9 possibility of purchasing the former
10 Stearns & Wheler and then GHD building
11 on Route 20, next door to the equipment.
12 So that's where we are right now. And
13 that's why we're calling the meeting and
14 we want comments not only from you all,
15 but from people who haven't come to the
16 meeting.

17 So I can answer questions. You're
18 looking at the building you're probably
19 familiar with. The lobby, also has an
20 open courtyard. So the things to know,
21 one thing to know or a number of things
22 to know about this building. One is
23 that we don't need, we only need about a
24 third of this office space in that
25 building. So we would need to, if we

Andersen Presentation

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2 did this, rent out the other, the rest
3 of it. And would have to, I mean that
4 brings the whole cascade of potential
5 responsibility I think. We have to try
6 to rent it, have somebody deal with the
7 rental people, reconfigure it for people
8 who wanted to rent it. We would have to
9 maintain the whole thing. It would
10 involve extra costs for us for sure, and
11 I'm not sure how -- that we can probably
12 put a number for that right now.

13 So there is still some unknowns
14 right now. And anybody can correct me.
15 So 1 million dollars is the asking price
16 right now, is that right?

17 THE SUPERVISOR: That's right.

18 COUNCILOR ANDERSEN: And the
19 estimate is need to spend some money to
20 reconfigure it. And I will say that if
21 anybody who has been in the building
22 knows it was built in the '80s and it's
23 kind of modular, I guess. You know, you
24 can move walls around, and desks. It's
25 like the cubicle world of 1988 is the

Andersen Presentation

1
2 building.

3 THE SUPERVISOR: Well, Kristi, the
4 only thing I would add is that this
5 meeting, this Town Board, has looked at
6 just about every available building from
7 First Street school to the old NAPA gas
8 station site, to the building at the end
9 of the Lake. And plus building a new
10 building up here at the corner of Laker
11 Way and Route 20.

12 And the reason we're having this
13 meeting is because it's, I think the GHD
14 building is the first viable alternative
15 to redoing the Gothic Cottage in my mind.
16 And plus the 250,000 for the renovation
17 of the GHD building, I just threw that
18 in as a number. I've gotten estimates
19 between 50 and a hundred thousand
20 dollars. I don't know if that's a good
21 number or not, but I wanted to present a
22 high enough number so people going in
23 would have a set idea. Not saying it's
24 going to cost 2.2. I'm not going to say
25 1.8, because I can almost guarantee it's

Andersen Presentation

going to go 2.2.

COUNCILOR ANDERSEN: Yes, I think given the higher numbers is useful. And my own view is that the numbers are close enough together that we don't need to primarily decide on the basis of numbers. I think there are plenty of other considerations to take into account. And that's my view, not necessarily anybody else's.

And I would say one thing about, or at least one thing about financing. We do have, as I said, this capital reserve fund which is about \$900,000. So we have saved up a big chunk of these things we want to do. If we stay in the Gothic Cottage we also have, I have applied for, we applied for a grant from SAM grant, State Municipal Facilities Great. Sent to Rachel May's office, and that will come eventually as things are, it's reimbursable. So it don't mean we have it before we do anything. But that's \$200,000.

Andersen Presentation

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2 And it also is the case that, in
3 either case we would need more than you
4 know 900,00 plus, would be a million and
5 more I guess. But we are in very good
6 financial shape thanks to Bill's
7 budgetary competence, thanks to our
8 highway department, Pat Race. We
9 reduced the amount of money the highway
10 spends and have better stuff than we
11 used to. And we are very well
12 positioned to bond for this. Interest
13 rates are very low. By the estimates
14 that I worked out actually more in line
15 helped me work out, if we bonded for
16 \$800,000 for 20 years it would be repay
17 it \$70,000 a year, which would be an
18 insignificant impact on your taxes. So
19 in a sense we've been frugal, we've been
20 careful in various ways tucking this
21 money away and keeping our finances
22 good. We always have to pay attention
23 to the cost and money. But as I said
24 before, I think that we can do either of
25 these things in a reasonable way I

Baldwin

1
2 believe. Everybody agree with that?

3 **THE SUPERVISOR:** Just for example, I
4 did 30 years Kristi, and for every
5 hundred thousand dollars we borrow
6 you're going to be paying 51,001 for the
7 loan, for financing. So you know, every
8 year it would be \$51,019 at 3 percent.
9 4 percent it goes up a little bit higher.

10 **SUSAN BALDWIN:** How many square feet
11 is that approximately using?

12 **COUNCILOR ANDERSEN:** Have to be the
13 square feet of the first floor of the
14 Gothic Cottage.

15 **COUNCILOR RACE:** First floor is
16 24,000 square feet.

17 **THE SUPERVISOR:** No, the Gothic
18 Cottage.

19 **COUNCILOR RACE:** I don't know. I
20 don't have a clue.

21 **COUNCILOR ANDERSEN:** 5,400 is now, I
22 think. One way to think about it is
23 when HKK did this detailed space use
24 analysis, and we did assume that, you
25 know, capital is not growing at a fast

Baldwin

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2 rate, we would probably not need
3 significant additional staff in the
4 foreseeable future. It might be that
5 some of the part time, we have some part
6 time employees might turn into full time
7 employees, but that wouldn't impact too
8 much what we need. So with the addition
9 their analysis was we would be fine in
10 terms of the spacing need for a while.

11 **SUSAN BALDWIN:** That was my thought
12 commercial work for example, 5,000
13 square feet, minor renovations on the
14 second floor you have to add your
15 elevators and HVAC and so on.

16 **THE SUPERVISOR:** Excuse me, I'm hard
17 of hearing so could you come up to the
18 microphone to talk?

19 **SUSAN BALDWIN:** I'm a commercial
20 real estate person, so I can't help but
21 wonder about cost. So the first thing I
22 would do is look at another cost
23 proposal. I'd have to break it down and
24 really look at it. So if I look at is
25 there about 5,000 square feet on that

Baldwin

1
2 first floor with the addition?

3 **TOWN CLERK:** Says total square feet
4 is 1,904.

5 **SUSAN BALDWIN:** Addition is 1,904?

6 **TOWN CLERK:** No, the first floor.

7 **COUNCILOR RACE:** 5,400 total all
8 three floors.

9 **SUSAN BALDWIN:** Where did I see the
10 9,300 square feet?

11 **COUNCILOR RACE:** That's if they
12 included the basement, unfinished.

13 **SUSAN BALDWIN:** Price per square
14 feet, and then I'd think of the
15 opportunity of the building GHD, and
16 look at that price per square foot.
17 You're looking at \$250,000, that's about
18 \$20.00 per 10. Which is reasonable for
19 looking at that 12,000 square feet.

20 When you're looking at tenants that
21 might be going in on your lower level
22 your first floor you would rent that as
23 is. You would decide what your base
24 rent is, and let the tenant do a long
25 term. And then they would need their

Baldwin

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2 total use over time. So I think I look
3 at the opportunity of the building on
4 the hill, especially when we don't have
5 any assistive living here in the entire
6 Madison County area. You know, or we
7 don't have certain levels of apartments
8 here in the Cazenovia area.

9 I'd look at all the different
10 possibilities that we could have here
11 and how this building could assist the
12 Cazenovia, greater Cazenovia area. So
13 that's something to look at.

14 The only other thing I wanted to say
15 is I guess it's basically I feel like
16 and can't help because of my background
17 in commercial real estate, that the
18 opportunities that we're going to have
19 at the GHD building for whatever it may
20 be in the future. And I know you're
21 going to be taking one building off the
22 tax rolls and have to put the Cottage
23 back on. And I think it would be great
24 that somebody else came to the Gothic
25 Cottage and do the renovations, back to

Bartlett

1
2 professional careers in historic
3 preservation. We both vigorously oppose
4 any alterations to the Gothic Cottage
5 that involves negatively impacting the
6 historic integrity of the structure.

7 I know that I'm probably the last
8 person that the Board wants to hear from
9 regarding the Gothic Cottage, but I do
10 wish our comments to go into the record.

11 The Gothic Cottage and site are of
12 special visual physical and associative
13 significance to the Cazenovia community.
14 They are iconic with the Albany Street
15 and Cazenovia's identity.

16 As Paul Malo, the noted Syracuse
17 University architectural historian and
18 preservation architects once commented:
19 "Everyone understands the significance
20 of properties like the 1807 Lorenzo,
21 with outstanding federal architecture
22 and unending historical associations.
23 However, while Lorenzo is of distinctive
24 architecture it is not necessarily
25 unique." He went on to say, "The 1849

Bartlett

1
2 Gothic Cottage however is beyond just
3 distinctive, it is an extremely rare
4 example of mid 19th Century Gothic
5 revival style architecture. Given its
6 completeness, inside and out, to its
7 19th Century design, it is comparable to
8 Lorenzo in architectural significance
9 and importance to the community, region
10 and state."

11 For those reasons of community and
12 architectural significance, Anna B.
13 Oakman purchased and gave the Gothic
14 Cottage to the town for its preservation
15 and public use, in December 1964, which
16 Kristi alluded to. She included a 25
17 year protective covenant in the deed.
18 The town has honored her wishes, and on
19 the whole been good stewards of the
20 Gothic Cottage, working to retain its
21 significant architectural character
22 inside and out for over 50 years.

23 I would like to put forth that when
24 the town accepted the Gothic Cottage in
25 1964, they also accepted the

Bartlett

responsibility to protect and preserve the historic resource for the future of the community. Anna Oakman trusted that the best way to meet the town's needs and assure preservation of the Gothic Cottage was to put it in the hands of the public, through the town, with assurances that the town would accept the trust and obligation to care for it long after her involvement. Just because the 25 years ran out does not relieve the Town of its commitment to preserve the Gothic Cottage.

Since listing of the Gothic Cottage in the National Register of historic places in 1978, the professional evaluation of historic properties has become more refined, inclusive and comprehensive.

As for the Gothic Cottage, the fact that the 19th Century architectural interiors are virtually intact and in excellent condition is very important. The true historic significance of the

Bartlett

1 Gothic Cottage is just not the exterior
2 but the comprehensive architectural
3 design of which the interior is as
4 important as the exterior. And in
5 public ownership the community has an
6 obligation to protect its historic
7 integrity inside and out.
8

9 The two options presented for
10 consideration, relocation to the former
11 Stearns & Wheler property; or remain at
12 the Gothic Cottage and remove the two
13 most significant interior rooms, seems
14 like a severely limited choice. Why is
15 the town limiting its options so
16 severely?

17 In the case of the Gothic Cottage,
18 it is to protect its integrity, it
19 perhaps has been long overdue for the
20 town to accept the notion that remaining
21 in the Gothic Cottage with expanded
22 operational and spatial needs, the town
23 administrative needs, is like trying to
24 force a square peg in a round hole.

25 It appears that it is about time to

Bartlett

1
2 bite the bullet and make the decision to
3 seriously consider relocating from the
4 Gothic Cottage at the same time -- and
5 at the same time prepare for the future
6 protection of the Gothic Cottage in
7 someone else's hands as long as it has
8 protective covenants and protection in
9 the deeds.

10 This is certainly not a negative
11 inference to the town. After all they
12 have preserved the Gothic Cottage for
13 over 50 years. And maybe the best way
14 to assure it's future preservation is
15 not alter it but let the torch can
16 passed to a new owner.

17 With regard to the proposed plans of
18 Gothic Cottage, the drawings provide for
19 removal of some of the most significant
20 and character-defining interior features
21 of the Gothic Cottage. Namely the
22 parlors, entry hallway and former dining
23 room.

24 In preservation as you probably
25 heard me say before, we have a saying:

Bartlett

1
2 Once it's gone it's gone. To us, my
3 wife and myself, it is criminal and gut
4 wrenching to even consider abandoning
5 the interior architecture of the Gothic
6 Cottage. For a plan that really does
7 not provide for significantly expanded
8 meeting space and use space in the
9 historic building.

10 The Gothic Cottage decisions impact
11 the Cazenovia community historic
12 qualities and require a more expansive
13 look at resolving the issue of a town
14 office venue.

15 Barb and I urge the Town Board to
16 reject any option that obliterates or
17 changes the Gothic interior or exterior,
18 and to accept the probability that the
19 most feasible and win-win situation for
20 all is to seek a new town home elsewhere
21 or consider an addition to the Gothic
22 Cottage that allows for the retention of
23 the Gothic Cottage interiors as are.
24 Thank you for your time and
25 consideration. My wife, Ted Bartlett

Ferguson

1
2 and Barbara Bartlett. I will send a
3 copy of this.

4 **ANNE FERGUSON:** In speaking about
5 this, I'm speaking as a citizen who
6 cares very much about preservation and
7 also for adaptive reuse of historic
8 properties. But I'm also speaking as a
9 member of the Planning Board. And on
10 first point I think that you're giving
11 us a binary decision. And I really
12 think you need a third option.

13 Because I think in order to accept
14 the Gothic Cottage we have to accept the
15 proposed changes to the rooms that are
16 the most historically worth keeping, and
17 we're further destroying that which
18 we're trying to protect. But I think
19 there needs to be not just binary choice
20 but maybe a third option of either a
21 different design or a different location.

22 I'm not in favor of this Stearns
23 Wheler location, I think it gives the
24 town too many property management tasks
25 in a space that size way too far out.

Ferguson

1
2 But I have to say with the current
3 design, from a Planning Board
4 perspective, does not meet today, meet
5 the objective of giving us a space that
6 is functional for the next 10 to 25
7 years.

8 What I think HKK may have done as an
9 analysis, no one asked the Planning
10 Board what we would like. And right now
11 to hold the Planning Board meeting
12 requires a minimum of 14 people in that
13 room. And that is before an applicant
14 even approaches the table. And
15 typically when the applicant comes, it's
16 two people, often times four people.

17 Half of us in the Planning Board
18 have our backs to the public. We cannot
19 hear. The acoustics are bad. The space
20 is tight. And in the proposed design,
21 we are not getting double the space that
22 we would need. We are still huddled
23 around a six foot table. That's
24 unacceptable for the next 10 to 25 years.

25 So we need to come up with either a

Ferguson

1
2 different design, as suggested maybe a
3 different space in the back, adding
4 space on in the back, but something that
5 would allow us to have a highly
6 technological and visible room. We
7 would like to have four monitors on the
8 wall so that the public can see the
9 plans and can be displayed.

10 Wonderful that we're saving the
11 windows, but there is no place to mount
12 them. You're keeping the plaster walls
13 but I don't know how you're going to run
14 a COAC. So these are things that I
15 don't think have been addressed in the
16 plan. And I wish the architects we're
17 here to tonight to address those.

18 But this is something that you're
19 going to ask the Planning Board and
20 other groups to live with for a long
21 time. And for \$2 million I think we
22 ought to have a state of the art
23 facility for the public. So that third
24 option is of another space, maybe we can
25 rent a space for public meetings, needs

Ferguson

1
2 to be included. That way we can keep
3 and restore the integrity of those front
4 rooms, and maintain them. But give it
5 somewhere that we could have public
6 meetings in a technologically up to
7 speed space for the next 10 to 25 years.

8 When we talk about is it feasible
9 financially? It seems feasible, but
10 operationally and technologically I
11 don't think the current plan makes
12 sense. It would be suboptimal.

13 So for anyone tonight that is advocating
14 to stay in the Gothic Cottage please
15 also ask that we consider an alternate
16 design. Thank you so much.

17 **THE SUPERVISOR:** Just so you know,
18 HKK came up with four or five different
19 designs for the building. And the Town
20 Board took two and modified them and
21 came up with what we're presenting
22 tonight. There was a plan where the
23 clerks were in the three front rooms and
24 the back was a meeting room. And it
25 just didn't work as far as the Town

Ferguson

1
2 Board was concerned. I mean I would
3 love another option, but if you're going
4 to build something you're looking at
5 well north of \$2 million.

6 **ANNE FERGUSON:** Have you thought
7 about using the American Legion Hall for
8 public meetings, it's handicapped
9 accessible, it has ramps, a large
10 meeting space, has sound, you know.

11 **THE SUPERVISOR:** We still have the
12 problem with putting a lot of money in
13 to stabilize the Gothic Cottage. We're
14 getting water leaks in the old
15 galvanized pipes.

16 **ANNE FERGUSON:** I'm not disputing
17 the need to do that.

18 **THE SUPERVISOR:** Water running
19 through the first floor.

20 **ANNE FERGUSON:** I'm not disputing
21 that, and the need to upgrade it. I'm
22 just saying that, don't say that this
23 design for the front room meets the
24 requirement when we were not asked for
25 our requirements and obviously they

Ferguson

1
2 don't meet our requirements
3 technologically.

4 **THE SUPERVISOR:** I agree with you.
5 I'm just saying that we looked at a
6 number of options that were presented by
7 the architect. And this is the design
8 the Town Board came up with.

9 **COUNCILOR ANDERSEN:** I think that
10 given that we didn't talk to the
11 Planning Board in 2013 or whenever that
12 was, we might be able to revisit some of
13 the other, the alternative HKK plans.
14 And if we go back even further than that
15 test, you actually, not planned it all
16 out, but did present us with an option
17 of minimal changes but, you know, fixing
18 up the Gothic Cottage and then having a
19 separate meeting room, if you'll
20 remember kind of in the back of the
21 parking lot, so to speak, but it was
22 connected. Do you remember that? So I
23 think it's reasonable, very reasonable
24 that looking at some other of the
25 alternatives that we have had presented

Kevin Race

to us makes sense.

THE SUPERVISOR: Is there anybody else that would want to speak?

KEVIN RACE: My name is Kevin Race, 112 Albany Street. My question is, so if you were to go with the Stearns & Wheler building what happens to the Cottage?

THE SUPERVISOR: I would say, I would follow Mr. Bartlett's lead of putting the restrictive covenants on the building and try to find somebody who would either be living with the covenants, and would probably be sold at a reduced price. But at least architecturally and historically the building would be saved.

KEVIN RACE: Seems to me that kind of a no brainer. Seems like a decades long process, to find a new space. Just seems like a no brainer to move up to the Stearns & Wheler building. I mean I know people want more options, but this is Cazenovia, how often do options come

G o r i s

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2 million potentially for the Gothic
3 Cottage, that to me suggests that that
4 means you can buy the Stearns & Wheler
5 property and to sink money into the
6 Gothic Cottage not to remodel and
7 restructure it, but to refurbish and
8 repair it.

9 Certainly you have \$800,000 after
10 the purchase of the Stearns & Wheler
11 property, I would think that would be
12 enough to go a long way toward taking
13 care of the pipes, taking care of the
14 electricity, maintaining all the
15 architectural features and the history.

16 And then with the excess space that
17 you have at the Stearns & Wheler
18 property, that you're going, you're
19 talking about or exploring renting out
20 to generate income off it, why not
21 earmark some or all of that income
22 revenue to the maintenance and upkeep of
23 the Gothic Cottage?

24 Seems to me the Gothic Cottage would
25 be a wonderful place for Chamber of

G o r i s

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2 the decision was to stay just with the
3 Gothic Cottage. So it's not -- I'm not
4 talking about money necessarily that
5 hasn't been considered. And you're
6 taking in the potential revenue stream
7 on top of that by purchasing the Stearns
8 & Wheeler as a means of repaying that
9 money and upkeep of the Cottage.

10 Again, Bill, look, I defer to you
11 guys, I don't know the inner workings of
12 finances here, I'm just reacting to what
13 I've seen and heard here tonight. But
14 if we are as a town or government
15 considering or willing to go, pouring \$2
16 million into the Gothic Cottage, then if
17 we made a commitment to spend that much
18 money. And I understand that was from
19 what you said, then perhaps that much
20 money is spent in a different fashion
21 that we get both, we have our cake and
22 eat it too.

23 **TOWN SUPERVISOR:** If we do both
24 options and spend a million 2, on
25 Stearns & Wheeler and 800,000 at the

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G o r i s

Gothic Cottage, you're looking at probably \$45,000 a year in payments towards that 800,000.

MARK GORIS: What's the revenue suggestion or proposal or potential for the space that we have?

COUNCILOR GOLUB: There is no guarantee.

THE SUPERVISOR: No guarantee.

COUNCILOR GOLUB: Especially today, people working from home.

COUNCILOR RACE: Also the Gothic Cottage once we vacated it it's not like it's falling down. We just put 140 some thousand dollars into it a year ago. So what you're saying is potentially viable I think. You wouldn't have to put \$800,000 into it.

MARK GORIS: I have no idea.

COUNCILOR RACE: You have to clean it up and make it good, but you have to maintain that property in perpetuity.

MARK GORIS: I understand that. But seems to me there is a way to do that.

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G o r i s

And certainly if it remained as a government structure I would assume that there also would be grants and such available.

THE SUPERVISOR: I'll have to tell you, we wouldn't be able to rent it out to any non-profits in Cazenovia, because they tell me that's illegal to do, or give them free space.

MARK GORIS: I'll defer to him as well. Even though I hate to do it. As I say, look, I understand you guys are the experts here, you've been all through this, just maybe giving you what my knee jerk impression was, perception was this night that perhaps, if that hasn't been considered perhaps there is a way you can keep and use both.

THE SUPERVISOR: Thank you. Is there anyone else that wishes to talk?

BOB RIDLER: Bob Ridler, 2045 Rippleton Cross Roads. I listened to the comments by all the speakers, and I also participated in some of the studies

Ridler

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2 regarding the options that are being
3 considered tonight. First and foremost
4 I think it's important that we recognize
5 as Ted pointed out, the value of the
6 Gothic Cottage from a historical
7 perspective. It's unique, it's
8 something that I don't think the town
9 should lose under any circumstances.

10 But what I'm hearing are options
11 that don't solve the problem. As Anne
12 pointed out, not only of the Planning
13 Board but the Town Board and any other
14 official government meetings that take
15 place in the Gothic Cottage. It just
16 doesn't work. It's not fair to the
17 community to struggle to hear what's
18 going on. I don't think any members of
19 the Board can argue or present their
20 perspective when issues come before the
21 Board in a manner that allow the public
22 to hear exactly what they need to hear
23 in order for them to be confident that
24 the Board is making the right decision.

25 So I think we need to keep the

Ridler

1 Gothic Cottage. We need to consider
2 options that will provide government
3 space or space for government to
4 function for the next 30, 40 or 50 years
5 with the technology that exists today
6 and which is going to improve over those
7 years. What I would hate to see happen
8 is that we come up with, I hate to say
9 it's a half baked plan where we spend a
10 little bit of money or a lot of money on
11 the Gothic Cottage that doesn't really
12 solve the problem. And we fail to spend
13 a little bit more money to resolve the
14 needs of the community government.
15

16 So I think there is, as the previous
17 speaker mentioned, I think we really
18 need to consider how to solve both
19 problems. I'm not sure I heard that
20 solution tonight. So I hope that
21 somebody smarter than I am comes up with
22 an option.

23 **THE SUPERVISOR:** I can solve it,
24 Bob, I can raise the tax rate. I can do
25 anything anybody wants.

W o n g

1 easements on seven historic structures
2 in the Village of Cazenovia, including
3 the building known as White Lilacs,
4 located at 9 Albany Street, immediately
5 to the east of the Gothic Cottage.
6 These historic architecture easements
7 are designed to preserve the integrity
8 of the historic building facades or
9 aspects of a property's landscape
10 design, which are vital to maintaining
11 the character of our community.
12

13 As has already been discussed this
14 evening the Gothic Cottage represents
15 the best example of architecture in
16 Cazenovia village. It's important that
17 we protect the architectural resources,
18 that's undisputed. And the current use
19 of the building as the Town of Cazenovia
20 building demonstrates the high value
21 placed on it as historic resources and
22 important to the current use of the
23 building. The Gothic Cottage provides
24 the best example of Gothic Revival
25 architecture in the Cazenovia village

Palmer

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2 given. You know the Board has tough
3 choices to make. We're hearing
4 everything from GHD and to sell. I
5 think we're looking for guidance on it.
6 Maybe we'll get some good comments to
7 come in. So is there anyone else that
8 would be willing to talk?

9 **MIKE PALMER:** Mike Palmer, 1571 Dam
10 Road, New Woodstock, New York. I'm not
11 in favor of paying more taxes. I think
12 that the Gothic Cottage is an important
13 building as you heard from Mr. Bartlett
14 and as we heard from Anne Ferguson.
15 It's also inadequate. And spending a
16 big bunch of money on a building that
17 would still be inadequate when you get
18 done doesn't make any sense.

19 I think the Stearns & Wheeler
20 building is a viable option that needs
21 to be taken seriously. It's an
22 opportunity I think that could work well
23 for the town. I don't like taking
24 buildings off the tax roll, but we need
25 a bigger building, we need a better

Palmer

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2 building for the town to function as it
3 should function. I sat through a couple
4 of Planning Board meetings over the
5 years and I can tell you that the
6 acoustics there are terrible. And
7 doesn't sound like it's going to be any
8 better after we spend \$2 million on it.

9 I can also tell you my level of
10 support for the Stearns & Wheler
11 building is relative to the amount of
12 protection we can afford the Gothic
13 Cottage as we decide to sell it or
14 however we handle it. I don't think
15 hanging onto it makes a lot of sense. I
16 don't think we need to burden the
17 taxpayers of taking care of that
18 building for the next 10 years. I think
19 there are probably people that would be
20 interested in it. And the level of
21 protection what I'm talking about is
22 deed restrictions and covenants. And
23 you know, I'd like to know what those
24 could be and what they would be, you
25 know, from the standpoint of what we

Palmer

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2 could legally put on as a covenant and
3 deed restriction and who would enforce
4 those covenants and restrictions?
5 Probably won't be the town because it's
6 in the village, right? So whatever deed
7 restrictions are put on it would be
8 enforced by the village.

9 **JOHN LANGEY:** Town. Possible, Mike,
10 to be considered thereby a third-party,
11 certain case law.

12 **MIKE PALMER:** So you can pass that
13 responsibility on to somebody else.

14 **JOHN LANGEY:** Theoretically,
15 although my advice would be for the town
16 to be a part of it as well. If that's
17 the direction the Town Board wants to go.

18 **MIKE PALMER:** That makes sense, the
19 town still has a handle on it and has
20 control over what happens. The building
21 is important architecturally and
22 visually, but it's no longer applicable.
23 And \$2 million isn't going to make it a
24 lot more adequate. Thank you for your
25 time.

F r a z e e

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2 **CASEY FRAZEE:** Casey Frazee, 2475
3 Center Road. I just want a quick
4 question. You mentioned in addition to
5 reconfiguring the spaces for the Gothic
6 Cottage, that there is other work that
7 needs to be done to it. Can you just
8 elaborate more on what the other
9 structural?

10 THE SUPERVISOR: Electrical,
11 plumbing, heating, air conditioning,
12 elevator, you know, sound system. You
13 know trying to get so you can have big
14 screen TV and everybody have a little,
15 like the Planning Board would have set
16 Up stations so they can all talk and be
17 heard.

18 Is there anyone else? Okay, I would
19 like to thank everybody for coming, been
20 very informative. And I need a motion
21 to close this public hearing.

22 COUNCILOR GOLUB: So move.

23 COUNCILOR REGER: Second.

24 THE SUPERVISOR: All in favor. Now
25 I need though, a motion to adjourn the

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special meeting.

COUNCILOR RACE: So move.

COUNCILOR GOLUB: Second.

THE SUPERVISOR: All in favor?

(All responded aye).

(Conclusion of Special Meeting).

* * * *

C E R T I F I C A T E

This is to certify that I am a Certified Shorthand Reporter and Notary Public in and for the State of New York, that I attended and reported the above entitled proceedings, that I have compared the foregoing with my original minutes taken therein and that it is a true and correct transcript thereof and all of the proceedings had therein.

John F. Drury, CSR

Dated: November 20, 2020

At 8:15 p.m., Supervisor Zupan declared this meeting adjourned.