Village of Skaneateles
Planning Board Meeting
September 5, 2013

Preliminary discussion in the matter of the formal deeding of phase I of the Whitgate Subdivision to the Village of Skaneateles.

Present: Bruce Kenan, Chairman
Mark Roney, Member
Carol Stokes-Cawley, Member

Riccardo Galbato, Attorney for the Planning Board
Dennis Dundon, Clerk to the Planning Board

Frank Sheehan, Developer

Nanette Rodormer, Skaneateles

Absent: William Eberhardt, Member
Douglas Sutherland, Member

Chairman Kenan opened this portion of the meeting at 7:58 pm. Attorney Galbato noted that he has received a package of information regarding Whitegate that he will be reviewing. Chairman Kenan asked, "Fran did you come to talk about Whitegate?" Mr. Sheehan, "Yes I did." Chairman Kenan, "Did you have anything you wanted to share with us?" Mr. Sheehan came forward saying, "Yes. I own it. I brought some pictures to pass around. I came for two reasons. There has always been a question about; I'll do the first thing first. This yellow line is the sidewalk that you would like. I didn't do this map – Sal Strods drew this map. He put the sidewalk on it without me even knowing it. I didn't key on the sidewalk until about 8 months after he put it up. I asked him why he did that. He said well that's going to be required. I told him 'but that's a lot of sidewalk'. So anyway, that's what happened. So I just want you to know, that's how it got on there. I didn't know anything about it.

"Frankly, our whole subdivision doesn't like sidewalks especially on this property. It is a very critical safety thing. Both cul-de-sacs are tipped up. I cannot imagine somebody on a sidewalk." Chairman Kenan asked, "Tipped up. What do you mean?" Mr. Sheehan, "It's got a grade on it. For instance, my house. This is Mary Kate's. If she comes out of her house, which is right close up here, and got on a sidewalk she'd be out. She'd have a broken hip and everything else. There are so many elderly people up there, including myself, that if they walked a lot of them are carrying canes. When we get some snow; when the Village snowplow comes over it -- the sidewalk plow – they don't take everything off. They leave the dangerous stuff. It freezes. That's why everybody walks in the road. Because the road is always clear. The DPW puts some sort of a liquid on it; it's not always dry but it is walkable without any chance of going down. So

that's one of the reasons that we don't like them. One of the other reasons is it's terrible when it cuts across the lawns. These lots are quite small and the houses are kind of up close to the front – to the street. So if you had to put a sidewalk in – I didn't know.

"Bruce you always asked me where they went. I didn't know until I asked Sal where they went. He proceeded to mark this all out. There's 2,500 feet of sidewalk at a cost, I've been told, off the top of somebody's head – of about $100,000. I don't know whether that's right or not. So that's how this came up. There it is – you see what it looks like. The people up there love it just the way that it is. There's no small kids there so we don't see a lot of kids in the road. And if they are, everybody respects them with slow driving. We've had no problems with that.

"The other thing I'm here for is I thought – this thing is finished now; this cul-de-sac is finished. The finish coat is on it. All the houses are sold. And it's been paved up to here. This is not. This is one coat. There's 4 lots left. Those lots are left. When we get those, it's sold out. So with it finished, I wouldn't mind, if there is no problem with this, if we deeded this whole thing to the village." Chairman Kenan, "The road?" Mr. Sheehan, "No, the whole thing. Everything that's there." Chairman Kenan, "Are you talking about the land? The undeveloped land?" Mr. Shehhan, "Sure, sure. Everything – this whole thing right here." Chairman Kenan, "So who maintains the land, mowing it or whatever?" Mr. Sheehan, "We do – the residents. We have a homeowners association." Chairman Kenan, "And they pay for the maintenance of the…" Mr. Sheehan, "The trees, the detention basin. Incidentally, the sidewalk that we put up is on our property. The Village plows it. The town wasn't too happy about putting it on their right-of-way so I said let's put it on ours. The only thing is when you get over to here, the sidewalk that we put in attaches up with Heritage Woods.

"I don't know why you'd have to wait until all of this is done. You did Furcinito's across the street. He still has a piece left, I think. One lot left. It's just more paperwork I have to do at some time; I wouldn't mind if you took this now. Another thing, we pay taxes on it."

Chairman Kenan, "So Fran, you have made a request to the Village to take…" Mr. Sheehan, "No, I wanted to start with you guys first." Chairman Kenan, "What initiated…" Attorney Galbato, "His attorney, Dave Loftus, called me and my understanding was that they were thinking of proposing the turnover of Wicklow Drive. That's what he proposed to me." Mr. Sheehan, Yes. Deed the road as they normally do and the pipe that's underneath." Chairman Kenan, "Who pays for plowing the streets now?" Mr. Sheehan, "The Village does. We pay as taxpayers." Chairman Kenan, "So the Village is plowing it even though they don't own it."

Mr. Sheehan, "That brings up an interesting point. People think that we're getting a free ride. We're not. We're paying the same taxes as everyone else." Member Roney, "Except that's private property." Mr. Sheehan, "We do that — that's none of their business. I mow my own lawn." Chairman Kenan, "So your request, whether it is formal or informal, is to deed Wicklow Drive and utilities, to the Village. Now having said that, you would be happy if the Village would take all the vacant land along with it. Is that what you just said?" Mr. Sheehan, "I didn't mean that. Really it's this stuff."

Chairman Kenan said, "These sidewalks were not an afterthought, Fran, we talked a lot about it at the time." Mr. Sheehan, "We still don't want the sidewalks." Chairman Kenan, "I hear you. I'm not sure that is a universal feeling. At the time that was part of the requirements." Mr. Sheehan said, "We sent a petition." Chairman Kenan said, "Well, that's a decision by the Trustees. But they will probably want the Village departments to sign off and that probably includes us."

This matter was concluded and the meeting adjourned on motion of Member Roney, seconded by Member Stokes-Cawley at 8:14 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards