Village of Skaneateles
Planning Board Public Hearing
May 8, 2013

Public Hearing, pursuant to Chapter 190 of the Code of the Village of Skaneateles, in the matter of the application submitted by Parkside Development for Final Subdivision Approval of Phase IV (Section 4), containing 18 lots in a subdivision called Parkside Village Subdivision for the parcel of land located north of West Elizabeth Street and west of Skaneateles Creek in the Village of Skaneateles.

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

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

Corinne Knupp, for the Applicant
Greg Sgromo, for the Applicant

Janice Miller, Skaneateles

Absent: Douglas Sutherland, Member

Chairman Kenan opened the Public Hearing at 7:30 pm, announcing the application for the approval of Phase IV (Section 4) of the Parkside Subdivision which had been scheduled at the Board's April 11, 2013 meeting. Chairman Kenan said, "The appropriate thing would be to ask the public out there if they have any comments tonight?" [Laughter since no one was present] Chairman Kenan continued, "Just by background, what we know at this point is the subdivision has been submitted to the Onondaga County Planning Board for its review. They have not acted on it yet; they are going to meet on May 22nd. We have to wait for their response before we can proceed. At the same time, it has been submitted to GHD Engineers, which is the successor to Stearns & Wheeler – same company with a new name and a new owner. We have a response of sorts from GHD, but it is not a final response. Basically there are a number of things they say they are reviewing. In light of the County not having responded yet, their response is not an enormous setback. They did ask for $2,500 for cost to review, which I understand has been submitted to the Village." Ms. Knupp confirmed that it had been, adding "and we sent the check for the bill that he was disputing." Chairman Kenan said, "There was a balance outstanding."

Chairman Kenan asked, "Were you [Ms. Knupp] copied on the letter from the Village Clerk regarding the I & I fee?" Ms. Knupp said she had not. Attorney Galbato said, "It just came out today." Chairman Kenan said, "It is apparently very close to the number we estimated last month; it is $75,600. I'm sure you will get a copy, but here's a copy if you would like it." Ms.

Knupp thanked the Chair. Chairman Kenan said, "I suppose we could wait a few minutes to see if anybody comes and wants to speak to this. Anything else, Rick, that while we are here we need to talk about?"

Attorney Galbato said, "I was just asking Greg if he had revised drawings that might show street lights and trees. That might be good to get into the record as the Board contemplates this matter." Chairman Kenan said. "So you have a revision? We can do that. Also there is a letter from the Fire Department. Have you seen that? I thought we had worked out all these dimensions once a few years back." Mr. Sgromo said, "I don't recall exactly what was worked out. I thought it was all worked out and the plans had reflected that. We got their letter today; we looked it up and, sure enough, it required a little bit bigger hammerhead, which we did." Chairman Kenan said, "Or a cul de sac." Mr. Sgromo said, "Or a cul de sac. I don't think the Planning Board wanted a cul de sac, because of the potential for extension of the roads." Member Eberhardt said, "That's exactly right." Chairman Kenan asked, "Does it make a difference?" Member Eberhardt said, "I don't know, but I know that was the logic behind it."

Chairman Kenan asked, "Are you reserving a right-of-way through to the boundary line of the adjoining properties?" Member Eberhardt said, "I happen to know that the adjacent property is interested, and there might be a discussion." Mr. Sgromo said, "I think that the Village at some later date may want to allow it to be extended, but the reason that there are hammerheads as opposed to cul de sacs was just for that reason." Chairman Kenan asked, "But are the lots laid out such that the street could continue through?" Mr. Sgromo said, "Yes. And what would happen then is there is an extra right-of-way around the hammerhead; you would reduce that down and give that back to the land owners." Attorney Galbato asked, "You are talking about the end of Orchard?" Mr. Sgromo said, "There are two. One at the end of Orchard and one at the end of Packwood."

Attorney Galbato said, "If we can get those revised drawings electronically, Dennis can send it to the Fire Chief again to show that it was followed up upon, and I can reference that in my draft resolution." Chairman Kenan acknowledged the arrival of Ms. Miller saying "we do have one more person who has joined our meeting. We are having a public hearing right now on the Parkside Subdivision." Ms. Miller introduced herself. Chairman Kenan said, "Yes, I understood that but I wanted to make sure you understood that if you wanted to speak as part of the public hearing you may."

Chairman Kenan said, "I think that what we will do is to keep the Public Hearing open until the next meeting, when we will have the feedback from GHD and the County." Mr. Sgromo said, "And by that meeting we should have the National Grid issues sorted out – not that there are issues, but they are still reviewing it. The County Health Department is reviewing it also. They won't give it an approval but they will give a review letter. Their final approval comes after you sign the plat map."

Chairman Kenan said, "You were going to go through something in the plans?" Mr. Sgromo said, "The lights and the trees are now shown on here." Attorney Galbato asked, "Do the plans also show sidewalks too?" Mr. Sgromo said, "I think they were always on here so they should be shown." [Unintelligible] Attorney Galbato asked, "Greg, what's the revised date of the maps,

so we know for the record?" Mr. Sgromo said, "Any of them that have been revised would have today's date [May 8, 2013]. This one here was revised 4/30/13." Chairman Kenan said, "So they are not all revised, but some are. Other than that the date was originally 4/2/13." Member Eberhardt requested copies of the maps in an 11x17 format. Mr. Sgromo agreed to provide 11x17 copies and a .pdf version electronically. Mr. Sgromo continued, "We have shown trees. There are the same notes as before regarding the types. There's a choice of four or five different kinds – personally I would stay away from the paper maple. I don't like them. They look kind of like birch trees; to me they are not really a great streetscape tree. But they were on the list. We showed them with the same kind of spacing as previously, about 50 feet apart. In some areas it gets bunched up just because of corners and that sort of thing. The one area where trees will not be allowed is underneath the National Grid power easement. Essentially that area is this lot here…" Chairman Kenan said, "Basically the four lots here." Member Eberhardt confirmed the total number of lots planned for Section 4 to be 18. Attorney Galbato observed that Packwood Place only has 3 trees planned. Mr. Sgromo said, "There are 3 trees here and I believe there are trees planted here in the previous section. This lot here has trees and this lot has trees."

Chairman Kenan asked, "So National Grid won't let you plant the trees there." Mr. Sgromo, "Yes." Chairman Kenan, "But if the property owner did it?" Mr. Sgromo, "No comment." Chairman Kenan, "Would you donate trees to the property owner in case they wanted to do that?" Ms. Knupp said, "I can ask him; I can't imagine it would be a huge deal. You are talking about 3 trees. Let me ask him." Chairman Kenan, "The streets would look a lot better if there were a continuous pattern." Member Eberhardt said, "The trees would be conspicuously absent." Mr. Sgromo said, "Just be careful what you plant there; it should be something that's not going to get too tall. The lines are very high. Like I said the hammerhead was made a little bigger. It increased 30 feet; 15 feet each side."

Chairman Kenan said, "Mark you had asked about these two lots. Is there buildable room? This is wetland back here? Is there enough room on those lots?" Mr. Sgromo, "If these were your typical set-backs you would have a much harder time, but being that the set-backs are such that the houses are going to be right up against the building line, you are going to have a good, decent back yard. And it is nice back there." Member Eberhardt said, "And it is pretty. I was just going to say that. I know the property. It is totally buffered." Mr. Sgromo said, "The right person – they're going to love it. Somebody else that wants a huge yard where their kids can throw a football around, a different story." Member Roney asked, "Greg, how deep are those? 150 or 160? Pretty deep." Chairman Kenan estimated about 200 feet.

Mr. Sgromo continued, "And we've got lights shown. Again, they are not meant to illuminate the entire street, they are more to give a dim light and they are spaced out every couple of houses or so."Member Eberhardt said, "Greg, you know what we ran into before, with the lights straight into the windows of a couple of houses there." Mr. Sgromo, "Yes, and we put them on the property lines. It's about as good a situation as you can get with that." Chairman Kenan said, "I think that was the solution before."

Mr. Sgromo continued, "Other than that, the detailing is all the same as the previous one, all the specifications are the same, so I can't imagine; we submitted this exact plan, minus these couple of changes here, way back when Section 3 was submitted for Stearns & Wheeler to be sure that

we're not doing something here that's a problem later." Attorney Galbato asked, "Greg, are you using the same surveyor as before; maybe before the next meeting the proposed plat map that would be filed at the appropriate time with the Clerk's office?" Mr. Sgromo, "We can get that going; it's a good idea. It will be Hal Romans. And as far as contractors go it's either going to be the same contractor or the same project manager from before (Tobin or Iwanicki), so there's no new blood for the site. There should be a real smooth transition."

Attorney Galbato, "Is there a topo map that the Village Engineer can look at?" Mr. Sgromo indicated that the topo is shown in the plans presented. It has been updated to show dirt that is being stored on-site." Mr. Galbato, "Generally where does the storm water go from these lots or where will it go?" Mr. Sgromo, "Anything from the developed portions will all flow towards the street and that's going to go to detention basin #2 for this half, and from here over goes to [detention basin #] 1. Those are over by the bridge. As far as the basins go, I would recommend that we leave these alone for now, until this gets stabilized and we get some houses, because there is still a lot of sediment flowing." Chairman Kenan asked, "None of the streets have been turned over to the Village right?" Ms. Knupp said that they had not been; that the only thing that was turned over was the creek walk. Chairman Kenan received confirmation from Ms. Knupp that it is still the developer's intent to turn over the streets.

Chairman Kenan asked if there were any questions. Attorney Galbato suggested that Mr. Sgromo send a set of the revised plans electronically to GHD. Ms. Knupp asked if there were any estimate as to the date when the Board might receive comments, since the developer is hoping to receive approval at the next meeting. Chairman Kenan asked that Mr. Galbato request that GHD file its comments within the next week. Ms. Knupp observed that would give them time to resolve any issues before the next meeting.

Chairman Kenan stated that the Board would adjourn the Public Hearing until its next meeting scheduled for June 6, 2013. Upon motion by Member Eberhardt, seconded by Member Stokes-Cawley, the hearing was adjourned until 7:30 pm on June 6, 2013. Upon the unanimous vote of the members present in favor of the motion, Chairman Kenan declared the hearing adjourned at 7:46 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
May 8, 2013

Variance recommendation in the matter of the application by Bill & Valerie Hanbury to vary the strict application of Section 225-A5 Density Control Schedule for Sideyard set-back, Left and Both sideyards combined; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to enclose an existing deck to create a screen room. Work includes extending an existing roof and installing additional posts for support of the floor system at the property addressed as 49 Academy Street in the Village of Skaneateles.

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

Riccardo Galbato, Attorney for the Planning Board
Dennis Dundon, Clerk to the Planning Board
Adam D'Amico, Code Enforcement Officer

Janice Miller, Architect, representing the Applicants

Absent: Douglas Sutherland, Member

Chairman Kenan opened this portion of the meeting at 7:47 pm, announcing the application for Bill and Valerie Hanbury. Ms. Miller introduced herself and said, "I don't know if you are familiar with this. Adam gave us a building permit and two weeks ago he called and said now they are requesting a variance – the Zoning Board apparently. I'm not sure what you need to know from me except that it is half built. I am here to answer questions on their behalf." Chairman Kenan said, "So this is a structure built over a pad that was there before?" Ms. Miller, "It was a raised deck and they are enclosing it. There is a roof over it and they are putting windows around it. The size never increased, it is the same set-back which is existing non-conforming." Chairman Kenan, "So it is basically the extension of a non-conforming building, structure or use." Mr. D'Amico said, "It is not increasing the thermal envelope either." Chairman Kenan asked what that was. Ms. Miller, "It is an unheated space." Mr. D'Amico confirmed it is an unheated space and continued, "It is also not the closest structure to the property line either; it is still non-conforming." Member Eberhardt asked, "When did they start construction, Janice?" Ms. Miller, "Probably 3 or 4 months ago." Mr. D'Amico, "October; that's when the permit was issued."

Chairman Kenan asked, "If you would, just walk through what the side yards are; what's the impact of these?" Ms. Miller, "The side yard is 9 feet 7 inches, which is what the deck was." Chairman Kenan asked, "This is the corner house?" Ms. Miller, "The corner of Academy and Leitch; the old Buttolph house. The garage is actually close to the property line at 6 feet. There

is not a lot to say about it. It is taking what's there and making it a structure…" Chairman Kenan, "So the deck was raised, and what you are doing is building a roof over it and enclosing the space between the roof and the deck." Ms. Miller, "The deck was there, yes. They are making it more permanent and a 3-season room, screened, not heated." Member Eberhardt, "Like a sunroom?" Ms. Miller, "A screened porch." Member Eberhardt, "What's the new flooring Janice?" Ms. Miller, "Wood."

Chairman Kenan asked, "Any questions?" Hearing none he continued, "One thing, if it is available when you do meet with the Zoning Board, a letter from the neighbors saying they love the idea is probably good to have. Anybody want to propose a motion?"

Member Eberhardt said, "I will make the motion that we recommend that the Zoning Board of Appeals approve the Variance for Hanburys based on drawings dated 9/18/12, as submitted." Member Roney seconded the motion.

Upon the unanimous vote of the members present in favor of the motion, Chairman Kenan declared, "The motion is passed. There being no further business, I'll entertain a motion to adjourn."

Upon motion of Member Stokes-Cawley, seconded by Member Roney and unanimously affirmed, the meeting was adjourned at 7:54 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards