

Village of Skaneateles Planning Board Meeting December 5, 2013

In the matter of the application of Adam Weitsman/Krebs Real Estate Holdings for Site Plan Approval in connection with a proposed change in dumpster location and revised landscaping plan at the property addressed as 53 West Genesee Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
William Eberhardt, Member
Stephen Hartnett, Member
Douglas Sutherland, Member
Carol Stokes-Cawley, Member

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

Robert Eggleston, Architect, on behalf of the Applicant
Ross Langevin, Liverpool, NY, on behalf of the Applicant
Jim Clarke, Marcellus, NY, on behalf of the Applicant

Chairman Kenan called this portion of the meeting to order at 7:30 pm, noting that the discussion of the McDowell Variances had been mooted by the action taken by the Zoning Board of Appeals to grant a modification of the Variances at its meeting earlier in the week. Chairman Kenan welcomed a new member to the Board, Mr. Stephen Hartnett. He continued, saying that the first item on the agenda was the application of Adam Weitsman for Krebs Real Estate Holdings for site plan approval. Mr. Eggleston introduced himself and his associates and presented, "The architecture has been done about six months, they are working on interior details – the kitchens and the working aspects of the restaurant have been finished. They have been working on the exterior landscaping; obviously trying to get to a point where they can get their Certificate of Occupancy. As we were getting the CO inspections on the building, there were some differences on the site plan from what was on the approval. There have been 4 Code Enforcement Officers, 2 architects and 2 managers on the project. What has changed from the approval – they originally proposed a 60+ car parking lot in the back. It was felt by the Planning Board and also the ZBA that it was inappropriate to have a large commercial parking space in the back lawn. I guess they did a number of reiterations. At the time that they were proposing the large parking space, they had a lot of arborvitae and they threw in a lot of landscaping. The intent was that all your parking would be back here. Picking up on the fact that the Lovelesses had always had this formal garden in the back of their residence, they put in this very nice cutting garden so that people, as they go from the parking area into the restaurant – and the entry was to be on the west side..."

Chairman Kenan asked, "Is that an enhanced photograph you are pointing at or is the Loveless' garden that evident from the satellite?" Mr. Eggleston, "I suspect that was enhanced. So we have to put in perspective that was where the project started; by the time the project was approved, it was reduced to a small parking space in the back, meant for providing handicapped parking. At the time they still had the entrance coming in the north side and they ended up with the trash being straight in – I think they envisioned that the trash trucks would just come straight in, dump the dumpster and then back straight out. One of the things that I find puzzling about this approved plan, for instance all the arborvitae that corral the parking on 57. Adam Weitsman owns the 3 properties, 57, the Krebs and the Loveless home to the east. There is an easement on 57 to the west for the driveway to come back because it was too narrow without it. So there were some required plantings to enhance that – but they were cutting off 57's back yard from itself. Anyway, that's what was approved."

Mr. Eggleston continued, "The first item that was evident was the dumpster location. I wasn't a part of the decision to change that, but they decided to move it to the east. One of the reasons was they didn't want, from the street, looking and seeing the dumpster straight down the driveway. That way it is offset, it is not a straight look right in at it. I think possibly another reason was that it is a direct walk from the kitchen door straight across to the dumpster; the idea being that they will have moveable, on wheels dumpsters; it's not a huge stationary one. They just wheel it out, the truck comes in, picks it up, and goes out, rather than having it there all the time. The second item were the plantings and the number of approved plantings. When I look at what the approved plan was, I personally feel that there is some left-over stuff and a lot of the planting around the apartment area or whatever. Jim Clarke is here and developed the final planting plan with the Weitsmans. The original approved plan had close to 90 arborvitae, which I call landscape architectural caulk. We have 21 arborvitae which will be along this east property line, that will protect the visual impact of this parking lot from Adam's property to the east. That is a separate property and has to remain a single-family dwelling. The gardens have been maintained; Adam has a tenant in there who loves the gardens and has actually been bringing them back from several years of neglect. So they actually are coming back to what they used to be. We do have arborvitae around – there's a large transformer in the back and we have circled that. We have maintained the deciduous trees – these are some crabapples along the drive, which is adjacent to the easement for the driveway coming back. So we have maintained that."

Mr. Eggleston continued, "Some of the other screening things that they have done; the A/C units are next to the ramp, and they have put some hydrangeas there to help screen the HVAC units and help deaden some of the sound around that. The rest of the plantings that they focused on; there were always nice hedges around the porch – we have put those back as holly around the front side there. There is a dogwood tree and some various foundation plantings and things. The idea of the cutting garden and the formal garden – back when the Lovelesses had it they would let patrons go back and just walk through the garden. I think that was the idea behind this cutting garden. It will be something nice; you have 60 cars back here and it will be an experience going to the restaurant by this formal garden. By the time they got to the 8 handicapped parking spaces, it kind of lost its original intent. We do have – between the parking lot, the ramp and the back kitchen area – we do have perennials, black-eyed susans, daisies, roses, rhododendrons,

bayberry, lavender, and pachysandra. One of the things we also eliminated; there was a sidewalk coming down the side, but that's been gone for a while. That was a carryover from when we had all the cars in the back parking lot and the entrance was on the side. When we returned the entrance to the front, the handicapped entrance we decided instead of a lift to do a ramp on the back and have a second entrance for that purpose. So we took out that sidewalk which affords us the ability to get some nice plantings on that west side. I guess at this point, Jim did you want to talk a little more expertly about the plantings and some of the ideas?"

Mr. Clarke said, "We tried to keep this like a classic formal layout using straight lines and square corners and then using plant material to create structure like on the west side we have these boxes built out of boxwoods and then using coral bells to infill which have a deep burgundy color where boxwoods have a lush green, so we are creating some color contrast in that way. Even in some of the straight line plantings we can get a little more variety by mixing no species, but varieties – so we can come up with two different color flowers but the same habit in the hedge line. Bob, I think you did a good job of covering the intent of our screening over here; instead of using arborvitae we are using crabapples, just because they have a little more seasonal interest. We'll have flowers in the spring and then berries in the fall on this west, between the two properties." Chairman Kenan, "Aren't those there now?" Mr. Clarke, "Those are new. The reason we chose those instead of a full-blown deciduous tree, like a maple or something, is that their canopy is in the 5 feet to 18 feet at maturity range, so it's good screening from the eye without looking like a hard green solid wall." Mr. Eggleston, "One of the observations as you go there, and I know you have been out there for site visits, when you go in the back there's quite a bit of dense vegetation around the property, There are some mature trees that have been kept in the back yard. David Allyn's property is heavily vegetated, as are along the back. Especially without the cars back there, there is less need for the heavy vegetation that got carried over from the original plan to the approved plan. So I offer it for questions or comments at this point."

Member Stokes-Cawley asked, "I have a question about the parking. The one that says 'as approved' has 8 parking spaces and this one has 10?" Mr. Eggleston, "One of the things by code, you only need 1 handicapped parking space per 25 cars. I suspect where this went when they did the final approval, the idea was a minimal parking area back there – was to have all handicapped parking – 8 handicapped spaces. To me that seems like why have a paved parking area that's going to be empty most of the time." Member Sutherland, "Aren't you a smaller seating count now than this plan was? Is that part of it also?" Mr. Eggleston, "Yes. Because based on the number of cars that are required, 4 handicapped parking spaces would accommodate 100 cars. We thought we can get 4 handicapped parking spaces, which is generous for what the required parking for the restaurant would be for the handicapped. That would allow us 6 parking spaces for the staff people which gets them off the street to open up the street parking – the intent was that, as with the original restaurant, the customer parking would be on the street. So you add the employee to the street; it's more competitive." Member Sutherland, "Is it safe to say from a code standpoint the number of seats that you have and the number of handicapped spaces that you have match?" Mr. Eggleston said, "Yes. That's all that is required by code."

Chairman Kenan, "The tugging back and forth at the time was – a lot of parking in the back or no parking in the back – and the compromise was a small area for handicapped spaces and that

small area would accommodate 8 handicapped spaces, So the question is, if code only requires a lesser number is it OK to leave it the same size and fit an extra two cars?" Member Sutherland, "I'd also look at as I know there are fewer seats that there were before; since the thing has shrunk down, the paving area is the same, you probably don't need that number of spaces reserved for handicapped users." Mr. Eggleston, "We are down to 138 seats. We are required to have, based on seats we are required to have 34 parking spaces, based on square-footage we are required to have 75 parking spaces. So 75 would require, would just put you over into 4 handicapped parking spaces." Member Stokes-Cawley, "So the overall dimensions of this hasn't changed?" Mr. Eggleston, "It's identical. What will happen it will be more useful, because now you can put some staff people back there and get them off the street."

Chairman Kenan said, "It would appear a quick comparison of the two plans would be (a) the planting garden which as specifically referenced in the approval was located there and the dumpster someplace else – now the dumpster is there and you are suggesting that the planting garden be dropped as opposed to being relocated someplace else." Mr. Eggleston, "Basically we have accommodated it by putting more vegetation around the building." Chairman Kenan, "From what's on this drawing there was virtually nothing around the building stipulated." Chairman Kenan continued, "(b) you had pretty complete enclosure of that 8 or 10 space parking lot by arborvitae which is gone now form the plan." Mr. Eggleston, "We have a row of arborvitae at the parking lot itself, but we didn't put it down..." Chairman Kenan, "But they are on the other parcel." Mr. Eggleston, "Right. The reason we did that is we've got that area chock-full of drainage and conduits." Chairman Kenan, "So there is a reduction in the amount of the arborvitae. (c) I know I'll miss something in this but there were 6 of these, what are they pear trees? Crabapples. Now there's 5, and there was a series of Norway spruce and some arborvitae around the next door lot." Mr. Eggleston, "I have no idea why they had crabapple and Norway spruce and arborvitae." Chairman Kenan, "Well they do different things. The crabapples aren't a screen they are a pleasant canopy. The Norway spruce actually become an impenetrable screen after a few years, better than the arborvitae does."

Member Sutherland said, "What hits me, the crabapples, they are never that dense a leaf anyways. In terms of screening it doesn't do much of anything, but it is a pleasant drive through there when it's in flower. But Adam does own the property. I think what I wonder about more, is from here to the Johnson's home. That is one of the things we were concerned about early on. If you went from the plan that was approved to this plan, what happens there? What was there and what happens there now? What was proposed and what's there now?" Mr. Eggleston, "I don't have any answer for that – Jim and Ross I'm going to turn that over to you – having taken away the arborvitae that were shielding the Johnson house to the far west, as opposed to having nothing there now." Mr. Langevin, "What would be the purpose of, if we are not parking back there, what would be the purpose of shielding that? From what would be my question." Member Sutherland, "My question was simply what had been proposed, how was it shielded and what happens now." Mr. Eggleston, "It has been eliminated. Is that the answer?" Member Sutherland, "That's what I was asking." Mr. Eggleston, "That appears to be the answer."

Chairman Kenan, "I was just reading the stipulations from the original approval, that so long as the Krebs building is a non-conforming use, which it is, no demolition permits would be issued for the houses on either side, and they would not be further merged or subdivided. And the

planting would occur around the rear parking lot and it mentions the Norway spruce. You are right to observe that they are under common ownership, but they will not necessarily always be under common ownership. So it is appropriate to look down the road to who a future owner might be, and would it adequately protect a future owner.” Attorney Galbato said, “I just remind the Board that your site plan approval was for all 3 lots, 51, 53 and 57 West Genesee Street.”

Chairman Kenan said, “This plan shows ‘existing antique village street lighting to remain’. Is that still in here; I don’t see it on this?” Mr. Clarke, “It is still there. It is kind of obscured by overgrowth of natural hedge wooded border there. But it is still there. I don’t believe it is powered anymore.” Chairman Kenan, “I would have expected it to be powered. Are there any other variances between this and this that we should be cognizant of?” Mr. Eggleston, “I think we have covered it.” Chairman Kenan, “Anybody have a proposed action?”

Member Hartnett, “Being that that garden was listed in the original approval, I am not too keen on seeing that go away. It was, as you mentioned, part of the nature of the property.” Mr. Eggleston, “What I’d like to respond to that comment is it really serves no purpose because the public just doesn’t go back here anymore. We have 4, even if it was 8 handicapped parking spaces, that’s it. From a cutting standpoint, I know Mrs. Krebs probably cut her own flowers in her back yard; I’m not sure that’s a management thing that goes on a lot, but maybe it does. I think the fact that we did a much more zealous job of the plantings around the building, I would consider a very fair tradeoff – where it actually is going to be appreciated by the public more and I think it enhances the building. So I’d like to suggest that that became the trade-off.”

Chairman Kenan, “Anyone have a suggested motion; approve, deny, modify?” Attorney Galbato, “If I may just suggest that if the Board chooses to modify as presented or in part, that the Board reincorporate and reaffirm any and all prior conditions and the prior site plans.” Mr. Eggleston, “I guess would it be easier to take them one at a time. For instance, let’s talk about the trash enclosure; that change. Is that going to help in your looking at and analyzing; we have 4 things. We have the trash enclosure, we have the exchange of the cutting garden for the plantings around the building, we have the change in the amount of the screening plantings and then we have the change in the parking utilization – 4 handicapped and 6 employee parking. Does that help to break down the issues?”

Member Sutherland said, “Personally I’m fine with the package and would be willing to recommend approval of the change. The only thing I would like to see is because the denseness of this has been reduced, is if we could get a few evergreens along the Johnson edge of the property, in exchange for the denseness that’s being lost.” Chairman Kenan, “Instead of between that parking and Krebs, between that parking and the Johnson house?” Member Sutherland, “Yes, getting a few in that back there. The parking has always been a little messy there anyways, but it’s going to be more busy than it used to. It seems only fair to...” Chairman Kenan, “The Norway spruce, I will say from my experience produces a very impenetrable screen. It does take some room. And with any kind of a screening hedge you put in, putting them in a row doesn’t do a lot of good but staggering them is much better.” Member Sutherland, “If there was a bit of staggering where the words on this thing say ‘new arborvitae screening hedge’ I think there’s a way to get something in there that helps these folks, where it’s going to be a little more active. It’s not a lot of trees, they don’t have to be big to start; they’ll grow over

time, but in fairness to those folks if we could figure out a way to do that, I'd be willing to recommend approval." Mr. Eggleston, "What would you suggest an appropriate spacing; I know when I did mine, I did them 10 feet alternated..." Chairman Kenan, "And I did them 15 and they grew together quite nicely." Mr. Clarke, "I think the tendency is to plant to close for the immediate effect, and it's really a disservice in the long run." Mr. Eggleston, "So 15 foot on center staggered." Mr. Langevin, "And how many trees?" Mr. Eggleston, "We're probably talking 6 or 8 trees, something in that range?" Chairman Kenan, "I'd say so. Do you want to make a motion?"

Member Sutherland said, "I make a motion that we approve the adjustments that have been proposed in the Krebs' site plan, including the relocated dumpster, the change in the planting program to remove the cutting garden and replacing it with more foundation plantings around the Krebs and the crabapple trees, that we adjust from 8 to 4 handicapped parking spaces and, not shown on the 11/15/13 site plan but to be added, are 6 Norway spruce 6 foot high to be staggered 15 feet on center, in the location shown on the revised site plan dated 12/5/13, but without changing and reaffirming all other conditions of the previous approval by the Board. The Applicant has committed to have the arborvitae on the east edge of the parking area and the additional Norway spruce in place by May 1, 2014."

Mr. Eggleston said, "I know that you want the Certificate of Occupancy so that they can start revving up the kitchen. The fact that they can't get the plantings done until spring won't prevent that from happening?" Chairman Kenan, "I think that's a call for the Building Inspector, but as far as this Board is concerned we would have no objection to a conditional Certificate of Occupancy until the plantings are completed. Do we have a second?" **Member Stokes-Cawley said, "I'll second the motion."**

Chairman Kenan said, "I know you expressed a concern. You can amend if you like." Member Hartnett said, "My concern is that if it was listed in the original restrictions and obviously for a reason, trying to keep the historic type of feel back there – I'd hate to see that be removed and lose some of the character of the building and the grounds. I understand without 60 parking spaces that a lot of people aren't going to be seeing it, but a lot of people didn't see it before unless they wanted to walk back there and enjoy the garden. I think it is a nice thing to have there; I don't have a problem with changing these parking spots, that actually makes sense. I don't like seeing the garden go away." Chairman Kenan, "So what's your desire? Do you want to propose an amendment to the motion that's been made, or let it ride?" Member Sutherland, "I have a similar feeling. The tradition of the restaurant and folks wandering through the garden – it's sort of like the Krebs sign – it's one of the traditional things, like the bar upstairs out of the way. But those are gone."

Mr. Eggleston, "Would you want to add that you would encourage the Weitsmans to consider the addition of the cutting garden?" Member Hartnett said, "I can agree to the changes in the parking spaces; I think that works. I think that the extra screening with the trees is very important. I do like that the plan as I walked through today with Jim – I think that these arborvitae will do a great job of screening and I think that these will be a nice enhancement. I do not want to see that go away. I think it's the character of the building and the history of it. I'd

like to keep that.” Chairman Kenan, “So do you want to amend the motion?” Member Hartnett said, “Yes. To leave that somewhere on the site.” Member Sutherland, “Would you do that as a must or as a recommend?” Member Hartnett, “I guess I could go with a recommend.” Member Sutherland, “I know you said that the old garden was being maintained. Is there a way to keep it accessible? I can appreciate that there is something that’s really nice about that tradition to the place, that somebody who is newer to town might not recognize in the same way that some of the real old-timers who reminisce about walking through the garden.” Chairman Kenan asked, “Do we still have an exterior patio on the building?” Mr. Eggleston, “No we do not. That’s another thing that had changed over the time.” Discussion was held about ways to maintain the accessibility to the adjacent property’s garden, given the placement of the arborvitae to do the important job of screening the cars. Chairman Kenan said, “There is not a prohibition against selling that parcel, except that there’s a covenant to would run with it regarding no demolition permit while this is still a non-conforming use. So if you suggested maintaining the garden where it is or was, that would have to go with that parcel if it was sold.”

Member Hartnett, “I move to amend the motion to add a condition that the cutting garden be created at an appropriate location on the site as previously shown on the plan, or that the Applicant provide and maintain access to the gardens on the adjacent property even in the event that the adjacent property, 51 East Genesee Street, were sold.” Member Stokes-Cawley seconded the amendment.

Chairman Kenan called for a vote on the amendment first. Members Hartnett, Stokes-Cawley, Sutherland and Chairman Kenan voted Aye; Member Eberhardt having recused himself, abstained. Chairman Kenan then called for a vote on the amended motion. Members Hartnett, Stokes-Cawley, Sutherland and Chairman Kenan voted Aye; Member Eberhardt having recused himself, abstained. Chairman Kenan declared the motion approved by a 4-0 vote. Mr. Eggleston thanked the Board. This matter was concluded at 8:17 pm.

Chairman Kenan noted that the next item on the agenda were recommendations to the ZBA in the matter of Doug & Nancy McDowell for the property at 30 Hannum Street. Since the Zoning Board of Appeals had met on December 3 and decided that it was possible to act without waiting, the Board would not be discussing this matter.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
December 5, 2013

In the matter of the request by Parkside Development to reduce the amounts of the Letters of Credit in connection with the development of Phase IV (Section 4) of the Parkside Village Subdivision in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 William Eberhardt, Member
 Stephen Hartnett, Member
 Douglas Sutherland, Member
 Carol Stokes-Cawley, Member

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

Chairman Kenan called this portion of the meeting to order at 8:18 pm. He said, "We have received a letter from Dr. Elstein dated November 25th requesting that the amount of security on file be reduced. At the present time there are 2 Letters of Credit, one in the amount of \$520,800 with M&T Bank, and the other for \$151,700 with HSBC. They are requesting that the latter HSBC Letter of Credit be released, so that the credit held by the Village would be reduced in total to the \$520,800. This was referred to the Village engineer in the form of Jon Putnam at GHD engineers who responded by email on the 2nd of December that he 'has reviewed the request and believes the request is reasonable and acceptable. This reduction leaves \$520,800 to remain as security to finish the punch-list items for Section 3 and the work still remaining in Section 4, which should be sufficient.' Having said that does the Board want to discuss the issue or have a motion to suggest?"

Member Sutherland said, "I move that we recommend to the Board of Trustees that we allow for the reduction in the Letters of Credit as recommended by Jon Putnam." Member Eberhardt seconded the motion. Upon the unanimous vote of the members in favor of the motion, Chairman Kenan declared it had passed. This matter was concluded at 8:20 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles Planning Board Meeting December 5, 2013

Discussion of Fennell Street Master Plan proposed by EDR in 2004.

Present: Bruce Kenan, Chairman
William Eberhardt, Member
Stephen Hartnett, Member
Douglas Sutherland, Member
Carol Stokes-Cawley, Member

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

Chairman Kenan began this portion of the meeting at 8:21 pm, noting that the new members had been provided copies of the initial report that evening. Members who have served on the Board will remember the plan. The report was prepared by EDR in the form of Dave Crandall for the Planning Board and is dated March 8, 2004. There was an addendum prepared that suggested a reconfiguration of and improvements to the intersection of Jordan and Fennell Streets. Chairman Kenan said, "I'm going to suggest that we refer this to the Comprehensive Plan Committee for incorporation into any amendments being considered for the Comprehensive Plan and that we recommend to the Trustees that they endorse it, in a similar manner, to the Comprehensive Plan Committee." Member Sutherland said, "What we should do is to check to see if they haven't endorsed it already. There's at least a 50-50 chance that they endorsed it. But it is more than endorsing it, it's trying to figure out how you take the next step. So I think that maybe our recommendation might include..." Chairman Kenan, "So if it has not been endorsed, that we recommend that it now be endorsed. Let's suggest that the Trustees take such further action as necessary to incorporate the intent of this plan into the Zoning rules of the Village of Skaneateles."

Member Sutherland, "The point that comes here is there is; to get it done, it's really kind of a capital improvement item – things like moving the curbs, narrowing the lanes to pick up more parking. I think it is recommending implementing the plan. It may be implemented in stages. It's really looking at as – here's the plan, now how do we go about putting it together. Not everything has to happen at one time, but there are components here – ingredients – that you would like to become part of the ..." Chairman Kenan, "So they are streetscape improvements that the Village itself would undertake?" Member Sutherland, "Would undertake. The Village workforce has certain things that they do every year. Getting this into the Village workforce's overall plan for the next 4 or 5 years, and taking it a chunk at a time would be one component. There's creek walk, there's undergrounding of utilities that would go to the Municipal Board. If

for example there were changes being considered in electric stuff, it would be a shame to have somebody do something that was counter to the overall plan. It isn't that much harder to follow the original plan." Mr. Dundon noted that the Municipal Board has talked about and estimated the cost for undergrounding utilities for a portion of Fennell and Jordan Streets. Chairman Kenan, "So perhaps part of the language is to encourage the Trustees to adopt this as the official intent of the Village for the future development of this corridor, and so inform the Municipal Board and other agencies to act in kind."

Member Eberhardt, "If they already have adopted it, which we think they might have, to get it into the capital improvement budget plan like this building and apply for grants." Member Sutherland, "I think Bill's point of getting it into the capital budget plan for both Village operations and the Municipal Board – both sets because they have different sets of capital budgets." Attorney Galbato, "This document would not require any changes in our Zoning code or in the Downtown D design standards?" Chairman Kenan, "You could modify the standards that violate this approach. We should look at that."

Member Eberhardt asked Attorney Galbato to look into whether this plan had been adopted by the Trustees?" Chairman Kenan asked Mr. Dundon to draw up a draft resolution and circulate it for editing. Attorney Galbato, "[unintelligible]...and the Trustees to consider any Zoning changes to adopt..." Chairman Kenan, "I had been asked a couple of months ago, maybe even three months ago, by this Board to discuss this with Mary Sennett, and partly because I forgot and partly because she was busy campaigning – but I do have a date with she and Tom McDonald a couple of Saturdays from now, so I'll take it up with her then. But I'd like to get this resolution off to the Trustees before then." Member Sutherland, "From a resolution standpoint highlighting:

- Creek walk investments,
- the municipal Board with decisions on undergrounding utilities,
- going to the DMO and DPW crew for relocation of curbs, picking up parking along Fennell Street – on street parking, (Chairman Kenan observed that the street is too wide because it used to be rail lines; Member Sutherland noted that the plan reduced the width and picked up on-street parking as a result)
- adjusting zoning so it is consistent with this plan,
- adjustments at the Fennell and Jordan intersection to create a safer pedestrian connection.

Member Sutherland continued, "After we did this, the Village Board authorized the expense to have EDR do a second specific study for here; basically what it did was it brought this in at a 90 degree angle, it narrowed the distance from north on Fennell to south on Fennell and it created an organized condition."

The draft resolution reads, "Whereas the Planning Board engaged EDR to prepare a Master Plan for Fennell Street development; and,

Whereas EDR prepared such a plan dated March 8, 2004; and,

Whereas EDR subsequently prepared an addendum specifically addressing the Fennell/Jordan intersection; and,

Whereas the Planning Board feels that this plan should provide guidance to the Comprehensive Plan Committee, Village Trustees, Boards and employees with respect to creek walk

development, undergrounding of utilities, moving curb lines and providing parallel parking lanes on Fennell Street, making adjustments to the Village Zoning Code, and redesigning the Fennell/Jordan intersection; and,

Whereas the Planning Board remains in favor of the elements contained in the Master Plan for Fennell Street; be it

Resolved, that the Planning Board recommends this plan to the Comprehensive Plan Committee for incorporation into their Plan and recommends that the Trustees of the Village of Skaneateles should (a) similarly recommend the Fennell Street Master Plan to the Comprehensive Plan Committee and (b) adopt the plan as the development roadmap for this portion of the Village and (c) direct the other Boards and employees of the Village to begin its implementation in a fiscally prudent manner.”

Chairman Kenan said, “That’s a motion by Member Eberhardt to adopt the draft resolution. Is there a second?” Member Stokes-Cawley seconded the motion. Upon the unanimous vote of the members in favor of the motion it was carried. Upon motion of the Chairman, the meeting was adjourned at 8:33 pm.

Respectfully submitted,

Dennis Dundon
Clerk to the Boards

