Village of Skaneateles
Planning Board Meeting
January 13, 2014

In the matter of the application of Ted Kinder for Site Plan Approval, Critical Impact Permit, Special Use permit, Floodway Permit and to vary the strict application of Section 225-A5 Density Control Schedule for Rear yard set-back, Percentage of structure width/lot width and minimum lat dimension; and section 225-58 Parking; to construct a new 3-story, wood frame, multi-family residential and commercial mixed-use building containing office tenants on Level 1 and 10 residential apartment units on Levels 1, 2 and 3 at the property addressed as 21 Fennell Street in the Village of Skaneateles.

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

Riccardo Galbato, Attorney for the Planning Board
John Cromp, Code Enforcement Officer
Dennis Dundon, Clerk to the Planning Board

Ted Kinder, Applicant
Chad Rogers, Architect, on behalf of the Applicant
Scott Freeman, on behalf of the Applicant
Jamie Kinder, on behalf of the Applicant

Connie Brace, 15 Kane Ave., Skaneateles
Brian Carvalho, 8 Academy St., Skaneateles
Jorge Batlle, 818 Franklin St., Skaneateles
Tom McDonald, 3007 East Lake Rd., Skaneateles

Absent: William Eberhardt, Member

Chairman Kenan called the meeting to order at 7:30 pm, announcing the application of Ted Kinder for 21 Fennell Street. Mr. Kinder introduced himself and presented, "I am actually here representing our partnership, which includes myself, Bob Hood and Bill Eberhardt. The property that we are looking at is a triangular piece right here. This is Kinney drugs, these are the 4 houses everyone is familiar with, CVS is here. Bob actually owns this property and he owns the property next door, the former McLaughlin's store. Bill own this property right here. I am here with my architect, Chad Rogers of King and King architects and hopefully we are going to be joined by our site engineer, Scott Freeman any moment. What we are proposing, as Bruce read, is a small mixed-use building where the original storage barn was. There has been a structure here for about 110 years. We asked Khim Winship to do a little research on this, and I'd like to

read you what he sent, 'This barn was built for the teasel industry and came to be known as the McLauglin family trim shop. It was a barn where teasels from around the countryside were brought to be stored, prepared and packed for sale and transport. The barn dated from about 1880 and was the last teasel barn in the Village.' Unfortunately, the barn was way beyond saving and Bob had to tear it down the summer before last. It was a safety problem. What we are planning on doing is building a structure that's essentially the same configuration as this property. There's the original barn, the 1880 barn and then they put on a number of additions. We'd like to keep that shape in mind. When Chad gives his presentation we're going to show you how we are actually playing off this shape for the shape of our building – and we're going to call it 'The Teasel Barn'. We wanted to do something that commemorated the look of the teasel barn and worked it into the program. We have 3 partners in this who are all experienced in this sort of thing. We've got a funny shaped little site, kind of quirky site; no actual frontage on the road. It's got some historic character and I'm going to let Chad give you the details on the building."

Mr. Rogers said, "As Ted mentioned, it's a little bit of an unusually shaped site; it's triangular. That posed a few challenges when we looked at the conventional zoning and fitting into some of those requirements. To give a general overview of how and why we have sited the building and parking – the shape of the site has influenced the shape of the building substantially. We have tried to fit in as small a footprint as we can, leaving room for some site amenities and leaving room for the parking requirements that we need to hit. So you can see in the orange here how the building sets in. We are farther away from the rear set-back than the existing building, and similar on the other 3 sides. The building shape in topo; topo is falling away, so as you get close to the creek landscape goes down and gets lower. With the footprint of the building outside the 100 year flood – there's a red dashed line at 859 topo, that's the 100 year flood. So we're outside of that with both the footprint of the building and obviously the first floor, which is several feet higher than the grade adjacent to the foundation – about 5 feet higher because of the way the grading works."

Mr. Rogers continued, "Before I go on with the building, I'll talk about the site. We tried to do as much of a double-loaded driveway, for parking, as we can. Circulation through the site driving ends up being a one-way circulation. We'll have an access ROW between Bob Hood's property and the adjacent – that will allow us to connect into our parking. Then there is a 10 foot ROW access easement on the Kinney property, which would then be our egress in this case. That allows for the required parking on-site. What is unusual about the parking is that the 6 spaces to the southeast would be set aside and reserved for Bob's adjacent property. So we don't use those in our parking calculation. Instead, we use the ones that are on-site plus 3 at the rear of the Eberhardt property. Those would be set aside for use by occupants of this site."

Mr. Rogers continued, "Let's talk about the exterior elevations and then about the floor plans. The buildings on the right hand side of the map here are some of our local context, but also some inspiration for this project. The one on the top right is the Cider Mill facility in Pawtucket, RI. That's a very traditional clapboard mill, three story, sloped roof with an old stone mill on the same property. So a little bit of inspiration for this project with the context in the Old Stone Mill and the building we are proposing. And then a couple of other contextual shots; directly next door in Kinney and around the corner in The Creamery, which is a similar old mill,

clapboard. So with that, these are the exterior elevations of the building. Obviously, a 3 story – the shape of the building influencing what we can and can't do with the roof. We have a section of sloped roof this would be what we are calling the front elevation facing Fennell Street; facing away from the creek. It is pretty traditional simple but nicely detailed, 3 story fiber-cement clapboard building. There is a center entrance, with a stairwell which goes up. And then the other elevations. There is a section, because of the triangular shape of the building, the front rectangle lends itself to a traditional gabled and pitched roof. The rear triangular section that's left over is where you see the flat roof dropped down. That's similar to the old barn that was there, but a little different proportion." Chairman Kenan, "So the lower left picture – is that an elevation or a perspective? Mr. Rogers, "It's a little bit of both but you are looking straight on at the side that faces the creek." Chairman Kenan, "And that's a flat roof; so if that were an elevation, the ridge of the sloped roof would be parallel with the flat roof?" Mr. Rogers, "It's in a little bit of a different plane." Chairman Kenan, "But if it were a dead-on elevation they are both horizontal lines." Mr. Rogers, "Right. That elevation would be the facade facing the creek, so we have, on the upper floors, balconies for those residents. The makeup of the building is 10 apartments, 10 residential units. There's 4 on the top floor, 4 on the middle floor, 2 residential units on the ground floor and the remainder of the ground floor is commercial space. The residential units would be on the front side." Mr. Kinder, "I would add that in regards to the commercial space one of the reasons Bill is involved in this project – he's a partner in it – is that he intends to put his Dining Associates operation in the offices on the ground floor."

Chairman Kenan said, "So the contemplation is even as shown as two tenant spaces, he would occupy that space." Mr. Kinder, "One of them is his and one of them is another tenant that's within the Sherwood Inn operation right now that's related." Chairman Kenan, "So 10 apartment units." Mr. Rogers, "10 apartments, yes. Here's the floor plans – first floor ground level, coming in Fennell Street is on the top of the plan here, so you're coming in the center entrance. Two apartment units left and right, and on the back of the building towards the creek, two tenant spaces. The second and third floor plans are identical, with four units per floor. Units are ranging from 750 SF for 1BR to 999 SF for 2BR. The larger units face the creek and have the best views, most private. One other thing I meant to touch on relative to the site plan [Mr. Freeman arrived] is Ted's intention to really clean up the creek bank here. It is overgrown, it is kind of a forgotten amenity that would be great to return to a community amenity. Our intention would be to clean this up, get the brush out of there and leave some of the nice trees that are along there if possible and to create views for our tenants in the building but also provide benefit."

Mr. Kinder said, "With the lake being what it is, the stream has become the lost step-child. It is really attractive; it's crystal-clear and if you cleaned up that bank – we'd obviously like to have a way for our tenants to be able to walk to the center of the Village that's quick and attractive. They could always walk down Fennell Street if they want to but to be able to walk along the creek up to the alley next to The Old Stone Mill and get to the Village center from there would make a lot of sense. That creek is an asset; I think we need to start talking about – Bob Hood controls pretty much the whole site plan you see there; there are only 2 properties beyond that to get to the alley, Kirby Janke's property and The Old Stone Mill. It wouldn't take a lot to turn that from an eyesore into a real amenity."

Mr. Rogers said, "A summary of the variances that we are seeking would be helpful to walk through? There are four:

- The first one is the general provision related to front yards. In our case, we don't front on the street, but we do have, by definition, a front yard. The requirement that only 25% of a front yard be paved or used for driveway is in the Zoning. We are much above that relative to how the site lays out and what was a good spot for a building; what was the best spot for parking. We think that since we are not fronting on the street, the intent of that particular requirement – in this case we're setting up a parking lot that's far back, behind the row of houses. We feel that that is a good way to do it." Mr. Kinder, "I would add one more thing about the parking. That's a parking lot right now; it's all paved. On any given day that you drive over there, there is anywhere from 10 to 15 cars parked there – probably people who work in the Village and decide to walk to wherever they are working. It has been a parking lot for many years."
- "The second variance we are seeking is on the rear set-back where Zoning requires 20 feet we have 15 from the rear property line to the closest point. So we have a 5 foot variance that we are asking for there. Again, we are still far out of the 100 year flood plain for both the floor and the building line.
- The third one is relative to density, that there be 3,000 SF of site per dwelling unit. We are seeking 10 dwelling units, so 30,000 SF of site would be required. We have a much smaller site; just shy of 17,500 SF.
- The last one is the dimensional requirement for the off-street parking required is 9 feet by 20 feet of depth in each parking spot. Because we are sort of compressed here in the site, we are proposing 18 foot deep parking spaces, which really isn't an unusual number; many city projects use this that both Ted and I have done. That's the quick summary."

Chairman Kenan, "Just on the parking standard, the 9 by 18, I think assumes perpendicular parking. From the way it is described, if it is on a diagonal, you can get by with a lesser dimension. Is there a standard you can point to that says 60 degrees and 18 feet is adequate? And the width of the roadway comes into play." Mr. Rogers, "We did measure it conservatively." Chairman Kenan, "And how wide is the roadway?" Mr. Rogers, "The roadway is 24 with the sidewalk. That's something that was challenge with the site was how do we make a 24 foot wide drive lane for fire rescue. Because this is one-way we don't need it, but we thought from a safety standpoint the Fire Department would like to see that. So this 5 foot wide sidewalk is actually flush curb and flush with the driveway so it effectively could be a 24 foot wide driveway." Chairman Kenan, "How wide is it now as it is drawn?" Mr. Rogers, "Right now we are at 19 plus 5 on the sidewalk." Mr. Freeman, "If it was one-way design standards, if you did a DOT entry off any state road, they dictate 12 – 16 feet; parking lot standards may be 16 to 18. We thought in the interest of giving people a little more room, a lot of communities are going with a curbless look, where you differentiate by color or type of material. We look at this as a low travel, lower speed limit area."

Attorney Galbato asked, "How many parking spots on this site are you proposing?" Mr. Freeman, "We have a data chart. Being in the Village we have 6 that we are allocating to this business over here, and then we have 9 here, 4 here that puts us at 13. And then we are using these 3 for a total of 16. It's kind of a shared use parking." Chairman Kenan, "How does that compare with so many cars per housing unit?" Mr. Rogers, "The requirement ends up being 16

required on site." Chairman Kenan, "Then how does 6 satisfy the former McLaughlin's and how does what's left over satisfy Bill Eberhardt's property?" Mr. Rogers, "As I understand it, Ted, for the former McLaughlin's property, these additional 6 aren't necessarily required for that building, is that right?" Mr. Kinder, "I don't know. Bob just wanted to have 6 additional units for that building." Member Sutherland, "Doesn't McLaughlin's also have parking along the front of that building?" Mr. Kinder, "Yes, they have a number of parking spaces along the front of the building and they have 3 or 4 behind it too." Chairman Kenan, "I believe there is a site plan approval that we went through for McLaughlin's some years ago that uses some of these parking spaces down here to satisfy that building. It is today one lot, right?" Mr. Kinder, "No, it is two lots." Mr. Freeman, "We are trying to recognize that these are the limits of this project, but we understand that it is a shared…" Chairman Kenan, "But I think if you were to not give him the 6 or not give him some number it would violate the site plan approval required." Mr. Freeman, "We'll look into that." Mr. Kinder, "Bob didn't say, maybe he didn't remember, he just said he needed 6 for the other parcel." Chairman Kenan, "And then the same thing with Bill Eberhardt's parcel." Mr. Kinder, "Bill's OK." Chairman Kenan, "He's OK, but does it satisfy the parking requirement from a Zoning point of view. What is there in the way of easements to get to this lot?" Mr. Freeman, "That's a good point. On the survey there is an access easement from the road to the site on this side. There is not an easement here, but that's something that we were talking about this afternoon. We could work that out. There's an existing easement between Creekside and McLaughlin's that goes here to here and it would be needed for one-way egress." Chairman Kenan, "So that's something you could acquire from Bob." Mr. Kinder, "He's in Florida; his attorney Jim Messenger was on the phone. We talked about having to draw up an easement across the back of that property too in order to access it."

Mr. Freeman, "Utilities. There's a transformer and pole right here so that's an easy connection point. As early as today, Ted worked out with DPW the gas, water and sewer." Mr. Kinder, "We met with Bob Lotkowictz a couple of weeks ago and walked through the whole site. He saw no problem with the sewer, water and gas." Chairman Kenan, "Do you have gravity flow to the sewer?" Mr. Kinder, "We actually raised the building up a couple of feet which puts us over 5 feet above the flood plain and it allows us to gravity flow to the sewers." Mr. Freeman, "State building code is 2 feet above and we are 5 feet above. We have contacted DEC about storm water. Their biggest concern is that we adhere to the latest regulations respecting the flood plain. Horizontally we are beyond it and vertically we are above it. This site has previously been developed, so DEC has a less stringent storage requirement. Skaneateles has some additional criteria for storage of the storm water that we will get into. We are thinking 3,800 SF building; if the DEC is open to it, we can split it in two and use some rain gardens that would be maintained and built in to the apartment group. We might end up with some dry wells and perforated pipe; that's contingent on our getting some soil tests done. We have to se if the soil has a good infiltration rate. So we're going to use a combination of what's recommended; what comes out of the Village engineer and what makes sense for the project. We'd like to showcase a little bit of that. That's why I mentioned the rain gardens, if it works. Chad also mentioned the pedestrian walkway; that's also a function of what we do for storm water and how the final grading works out. There are some trees on the site, but many of them are in poor condition."

Member Sutherland asked, "Is your creek walk plan all above the embankment as it is now? Is it all up or the way that you have it shown does some of it go into [unintelligible]?" Mr. Freeman,

"We have a survey, but I don't think the survey we have is sufficient to answer that question." Mr. Kinder, "Once you get past the building, I think you are up. There is a flood elevation line on that plan. I think right to the building, unless we build that up which I don't think we're going to be able to do because it is part of the flood plain, it will be down low." Mr. Freeman, "We are thinking about adding some boulders, that would be a detail. We'd require a little more investigation by our surveyor before we could present that. Again, that's tied into the whole; once we get an approach with the storm water that's going to dictate where our grades go." Mr. Kinder, "I guess we don't want to mislead you. We are not planning on building a creek walk. We probably should not have even shown it. We want to build a short creek walk that goes just on our property. If in a couple of years something can be worked out with the other properties, cooperate and build a complete loop – we are not opposed to doing that. In the short term we are going to clean our bank up and make it really presentable."

Chairman Kenan, "So on most of the adjoining properties as they have come before the Planning Board at one time or another, we have established the criteria that an easement be created for the creation of a creek walk. And what may be a good thing to do is go research the file on Feldmann property and the Bob Hood properties – I think all of them have been in to the Planning Board at one time or another – and get a creek walk that aligns through there and establish one that does." Member Sutherland, "The Old Stone Mill is the same way." Chairman Kenan, "Pretty much; I don't think Ianno has been here in a long time; Kinney probably all the way to the dam probably has easements already." Member Sutherland, "And then Creekside book store has one on the other side of Kelley." Member Kinder, "So you think there may be an easement already?" Chairman Kenan, "So there may be one existing now. We would want one as part of the site plan approval." Mr. Freeman to make this project work, you'd have to work the engineering out and then dovetail that into working with our project." Chairman Kenan, "I think in some cases, where the creek walk was shown, I'm not sure it is physically possible to build a creek walk. That's something we'd like to be certain of at this point. Lay it out in a place where it could be built." Mr. Kinder, "Our first floor elevation is about 5 feet above grade there, so we can come as close to the building as we want to – the windows will be another 3 feet above that."

Mr. Freeman, "I guess the last site item is that the waste recycling enclosure seems to work well here; the vehicle removing the waste backing up and coming through. Screen it, fence it, gate it. Plantings, once we get a little deeper into the drainage calculations, the rain gardens would be part of it and along the front do a nice foundation planting and try to get some street trees tucked in where we could. The units here would have visual green space; we have a nice opportunity for this one apartment unit with a partially screened patio area with a semi-public view. Our approach was to get this idea out there and we'll develop it and take it further as a lot of additional design in done. We are open to questions."

Member Hartnett asked, "How much space do you have from the corner of Kinney property; is there room to drive vehicles down that once you develop it? Is that being kept as vehicular access?" Chairman Kenan, "As a practical matter do they drive on any of this property at the present time?" Mr. Kinder, "No, the building went virtually to the property line." Member Hartnett, "Could you get a fire truck through there?" Mr. Freeman, "Here's the existing pavement right here." Mr. Kinder, "They get a semi-trailer down there all the time." Chairman

Kenan, "What is the dimension there at the tightest point?" Mr. Freeman said, "It scales at 20 feet." Member Stokes-Cawley, "Have you considered using permeable pavement for the sidewalk or parking?" Mr. Freeman, "We talked about it; until we get into the storm water calculations we didn't want to put a particular practice forward. I like infiltrating as much water as possible into green space because you get a double benefit – you're recharging the soil and people can appreciate the green. In the north east the permeable asphalt doesn't have the design life that regular asphalt has. Permeable concrete looks good but doesn't plow well." Member Sutherland said, "So you are saying that you are accomplishing the same effect but you are sending it through to the soil." Mr. Freeman, "If we didn't get enough storage here or in the pipes we might have to balance with that." Mr. Kinder, "We're going to have to do a perc test at some point, and do our calculations." Mr. Freeman, "If the soils are not well draining, then we're not going to get a rain garden, permeable pavements don't make sense. Then we're going to have to store it and slowly release it. We're going to have to pay more money to store it where you can't see it. When you get infiltrating soils there is an opportunity to provide something that can fulfill the engineering and give something back with an esthetic." Mr. Kinder, We had soil borings done for the building and it showed a lot of sand and gravel for 5 or 6 feet, but down 8 or 9 feet there starts an 8 foot layer of loose clay with loam worked into it."

Member Stokes-Cawley, "I wasn't involved in your Fennell Street Master Plan but it does ask for a 30 foot buffer from both sides of the creek." Mr. Freeman, "I guess that's where the proximity and unique layout of the site." Chairman Kenan, "What's the edge of what you have colored green, is that the center of the creek or the edge of it?" Mr. Freeman, "This is the water's edge taken at the time of the survey." Member Stokes-Cawley, "The Master Plan recommends a 30 foot buffer from both sides of the creek." Mr. Freeman, "So 30 foot clear is what it's saying. We are a 15 foot setback. We are smaller than the barn footprint." Mr. Kinder said, "The barn actually went in the creek." Mr. Freeman, "I guess in exchange for encroaching on the 30 feet, we are cleaning up the embankment and trying to accommodate a useful entity for pedestrian thoroughfare."

Chairman Kena asked, "Any other thoughts? I think for the Board to approve a site plan and make the other determinations and recommendations required, we should see this plan complete with easements -- a delineation of where the creek walk would go and an easement created for it and the access easements. Also a simple parking analysis of each of the 3 properties to show how the way you have delineated who gets to park where – how they stand alone on their own, or if you're short, then the justification for the variance from the parking requirements. I would go back and look at the site plan approval for the former McLaughlin's building to make sure that there's nothing in this that violates that, or if there is, that it is identified so it can be dealt with. We also need storm water remediation and siltation control, and so on. Which of any of these requests requires a public hearing? Any of them?" Attorney Galbato, "The Board has the right to schedule a public hearing prior to site plan approval. You have done that most recently in the Krebs application, but not otherwise recently. And once you have given your recommendation on the variances to the ZBA, then the ZBA will have a public hearing. What's the Board's pleasure?" Member Stokes-Cawley, "I think the public wants to be heard, but I don't know if they have to be heard twice." Chairman Kenan said, "There will definitely be one for the Zoning Board, and the Trustees will hold a Public Hearing for Critical Impact."

Mr. Kinder and Mr. Rogers thanked the Board.

This portion of the meeting was concluded at 8:28 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
January 13, 2014

Preliminary discussion in the matter of the application of Cathy McDonald for renewal of the previously-granted approvals for Hidden Pond Subdivision.

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

Riccardo Galbato, Attorney for the Planning Board
John Cromp, Code Enforcement Officer
Dennis Dundon, Clerk to the Planning Board

Tom McDonald, 3007 East Lake Rd., Skaneateles

Connie Brace, 15 Kane Ave., Skaneateles
Brian Carvalho, 8 Academy St., Skaneateles
Jorge Batlle, 818 Franklin St., Skaneateles

Absent: William Eberhardt, Member

At 8:29 pm Chairman Kenan said, "We have nothing else formally on the agenda. I see Tom McDonald is sitting here. I understand you intend to make application to the Board for reconsideration of Hidden Pond. If you want to discuss it briefly with the Board, as soon as you submit all the stuff we'll pick it up actively at a Board meeting." Mr. McDonald. "I wasn't exactly sure what the protocol was. This is a project that was approved in 2008, put on the shelf, and I just want to resurrect the plans and approvals. Dennis, you spoke with Jo Anne today?" Mr. Dundon, "I did. Jo Anne is from EDR. She said that upon my sending her the list from the resolution that was approved previously, that they will duplicate and redate all of the drawings that were approved by the Planning Board."

Mr. McDonald, "I am trying to ascertain what is necessary to get the approvals reinstated." Chairman Kenan, "Well the materials requirement would be the same. I see no reason why it would be different. We do have some new members on the Board since the time that was done, so we should give everybody the opportunity to understand what the process was, what the thinking was at the time. A quick summary: the process the Board took -- and we have done this with several subdivisions – was a request to use cluster zoning. The land within the Village, I think is delineated like this." Member Stokes-Cawley, "It's across from the high school?" Mr. McDonald, "From the high school yes. The water tanks are right there and this is the high school property."

Chairman Kenan said, "So the process we went through was to have the applicant make one or two layouts of how you would comply with every requirement of the Zoning, and how many lots could you fit within that piece of land. And we apparently came up with 21. Because then the applicant did a tighter configuration of 21 lots which anyone of them does not literally meet the area requirements of the Zoning, but because there was land set aside, and it is the same overall density, we approved it as a cluster zoning." Mr. McDonald, "And one of the 21 approved lots is an open-space lot. That's the one right at East Street. That can never be developed."

Chairman Kenan, "So this was the configuration that was approved. Tom's desire is to bring it back and basically get the same approval again.. But we need the opportunity for the full Board to go through the thought process." Mr. McDonald, "And does that take the same sort of process where it is the Planning Board recommendation to the Village Board?" Chairman Kenan, "Well it is subdivision approval, which is strictly the Planning Board's purview. Unless there is Zoning change or variances of some type required, it wouldn't need any other approvals…" Mr. McDonald, "We are changing nothing." Chairman Kenan, "That's something you should research and have Jo Anne research as well." Mr. McDonald, "Jo Anne is doing that right now. I spoke with her today." Chairman Kenan, "And if there was a variance of some type, has it lapsed?" Mr. McDonald, "There were no variances." Chairman Kenan, "Just make certain of that." In which case, as soon as you get the updated plans, get then to Dennis and we will put it on the agenda for a meeting as soon as possible."

Mr. Dundon indicated that the Board would receive paper as well as electronic files. Mr. McDonald asked if that were necessary or if the Board would prefer pdf? He indicated "These plans do exist. The Town has got several sets. Dennis and I could not find the final set that the Village had. I have a set that's out at bid right now that is the same set." Chairman Kenan said, "Yes we will need copies so that each of the Board members has a chance to review them prior to the meeting." Attorney Galbato asked, "Are you still using EDR sir?" Mr. McDonald said, "Yes, Jo Anne Gagliano."

Member Hartnett asked, "Just for reference, where does this empty out?" Mr. McDonald, "Middle School." Member Hartnett, "Where is the Middle School parking lot entrance? Further down?" Mr. McDonald, "I believe it's right here. It is offset by maybe 40 feet." Member Sutherland asked, "Does your program include the Town piece again?" Mr. McDonald, "Not yet. That would be a phase 2." Chairman Kenan, "This would stand on its own." Member Sutherland, "One thing I would recommend is the concept here of smaller lots and more in the way of…" Mr. McDonald, "Continuing with the Town? We are all over it. I met with Bruce and some of the Town people in December and the consensus was build the Village, because you're not going to get more density. What I'm trying to do is affordable housing. The Town portion lends itself to that. And they agree that that's what we need and that's what we should do – but they are in the middle of doing a comprehensive plan. So they are all over it and we may try to do some duplexes and maybe even some apartments in the back side." [Multiple conversations] Attorney Galbato, "Mr. Chairman, this application did go before the Trustees before on critical impact." Chairman Kenan, "It did. So I'll have to repeat that. It is a brand-new application since the old one has lapsed. So whatever we have to do with SOCPA, SEQR and Critical Impact we will have to do. Get those to Dennis and we'll put it on the agenda.

February 6 is the meeting date." Mr. McDonald thanked the Board. This matter was concluded at 8:39 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
January 13, 2014

Preliminary discussion regarding traffic circulation for the site plan for the new Village Hall.

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

Riccardo Galbato, Attorney for the Planning Board
John Cromp, Code Enforcement Officer
Dennis Dundon, Clerk to the Planning Board

Connie Brace, QPK Architects

Brian Carvalho, 8 Academy St., Skaneateles
Jorge Batlle, 818 Franklin St., Skaneateles

Absent: William Eberhardt, Member

At 8:40 pm Chairman Kenan said, "The next matter is the Village of Skaneateles." Ms. Brace and Mr. Dundon briefed the Board on the Mayor's request for Planning Board input for the proposed site plan for the new Village Hall. They explained that the desire was for a broader look at the possibilities afforded by looking at the Post Office, Village Hall, TOPS Markets and SECNY Credit Union parcels in total to consider if there was a better and more efficient plan for routing traffic rather that individual access and egress paths. There can be no assurance that a combined plan can be successfully negotiated, but Mayor Hubbard wanted to at least look at any alternatives before the Village starts finishing its site.

The Board also discussed the Fennell Street Master Plan in this context, noting that there was potential traffic-calming attributes to fewer driveways, narrower driving lanes and on-street parallel parking.

Chairman Kenan and Member Sutherland recounted efforts in the past to look at this area without property lines in an effort to rationalize a design that would be more optimal. In discussion, the Board was informed that part of the Village plan is to allow one-way egress behind the Post Office building into the Village property providing for flow around that building, possibly relieving congestion in the Post Office lot and providing for a mail drop-box. The Board also discussed the various easements designed to accommodate the movement of the trucks making deliveries. An agreement also exists with the adjacent apartment owner to provide egress from his parking lot.

The Board agreed that Chairman Kenan and Member Sutherland would meet with QPK to discuss potential ideas for further consideration by the Planning Board.

The meeting was adjourned by acclamation at 9:10 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards