

**Village of Skaneateles
Special Planning Board Meeting
November 15, 2014**

Work session to hear presentation on the Mirbeau properties' master plan

Present: Bruce Kenan, Chairman
Brian Carvalho, Member
Douglas Sutherland, Member

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

Marty Hubbard, Mayor, Village of Skaneateles
Sue Jones, Village Trustee
Jim Lanning, Village Trustee
Carol Stokes-Cawley, Village Trustee
John Crompton, Village Code Enforcement Officer
Mike Byrne, Village Attorney

Mary Sennett, Supervisor, Town of Skaneateles
Connie Brace, Town Councillor

Gary Dower, Managing Partner, Mirbeau Companies
Bob Eggleston, Architect, on behalf of Mirbeau
John DalPos, on behalf of Mirbeau
Michael DalPos, on behalf of Mirbeau

Mr. Dower explained that 15 years ago he, the Village and the Town took a leap of faith and allowed annexation of the property; now Mirbeau Companies employ 150 people and have a \$6MM annual payroll. Guests have an average stay of 2-3 days and have a beneficial impact on the community and local retail. Previous projects did not address 3 adjacent properties – the former trailer court, the former Mobil station and the former BP station. All properties have received ‘no further action’ letters from DEC. The Mobil parcel is wholly within the Village, while the other two are partially in the Village and partially in the Town. All three parcels were previously connected to Village water and sewer service, without being part of a formal district for such purpose.

Mr. Dower explained that he had had a discussion with Supervisor Sennett and requested that the Town and Village discuss potential annexation. In return, he would prepare a master plan and present it. There are two separate projects anticipated with differing timelines within each. They are being presented as one concept so there is no segmentation. The Mirbeau Expansion project is to be developed on the existing Mirbeau parcel, the Mirbeau gateway project will be developed on the 3 additional parcels.

Mirbeau Expansion Project

Mr. Eggleston explained that the expansion project will develop two new guest cottages each having four guest suites. They will be located on the west side of the property in an area adjacent to walking paths, gardens and water features. These amenities will be enhanced during the development. Mirbeau has a large tent platform that is used for special events. This platform and tent arrangement is to be replaced with a 3,200 SF banquet and event center having restrooms and a catering kitchen that will allow on-site food preparation. There will be a paved terrace for outdoor use. Events will be limited to 120 guests. There will be lower level meeting rooms occupying 1,400 SF. Traffic will be routed through an extension of the existing driveway and parking areas. The existing parking areas are to be expanded and additional parking added for the event center as well as 10 additional spaces for the new guest rooms. The pine plantation is to be retained and pathways will connect the new portion of the property with the existing hotel and spa.

Mirbeau Gateway Project

The Mirbeau parcels are located in the Village's A-3 Zoning District. The existing block BP building will be retained and redeveloped into 1800 SF of office space with 6 parking spaces. A new commercial entrance will be established onto West Genesee Street. Additionally, a 7,500 SF professional medical office building will be developed to house complementary medical practitioners who have expressed a desire to be located near the spa. Appel Osborn landscape architects have designed a graded access road from the spa to this new office. The hillside will have quarried rock retaining walls. There will be a water feature linking this new building with the detention pond, which will become a wet pond. From Fuller Street, one will look across the pond to a stone wall. In the new area within the A-2 District (3/4 acre zoning, single-family homes) on Fuller Street (a major collector road) are proposed 6 semi-attached 1-1/2 story cottages having a maximum of 2,000SF, a two-car garage and front porch. Garages will be accessed from the rear, and design inspired by the Comprehensive Plan and the Notre Dame recommendations, with sidewalks, a setback of 15 feet from the front property line, but with an 8 foot porch encroaching. Developer would like 9 parallel parking spaces in front of these homes on Fuller Street. The developer also wishes to create and dedicate to the Village a pocket park on the corner of Genesee and Fuller.

The expansion project would require Special Use Permit and Critical Impact Permit. A total of 56 parking spaces would be added. Several additional points were made:

- Trustee Lanning would like to understand the electrical impact of these projects on the Village utility
- Councilor Brace raised issues of lighting, dark sky compliance, sustainability, and sound spillover. Mr. Dower noted that Mirbeau has changed its lighting and that sound from the open deck area goes everywhere. This design focuses it toward the bus garage,
- Chairman Kenan thinks that water pressure may be a problem. Mr. Dower said it is satisfactory at Mirbeau but decreases as the elevation increases to the west.
- Proposal is for annexation of the three parcels into the Village, then merger and resubdivision. Zoning would need to be amended for the office and medical uses, as well

as site plan review. Mr. Dower feels that the progression from Highway Commercial west of Mirbeau, to A-3 transition and then A-2 residential is desirable.

- Member Sutherland suggested the use of State Street or the Long House as a model for the residences.
- Councilor Brace feels that sidewalks should be provided all the way to the edges of the property.
- Stormwater management ties the two projects together.
- Mr. Dower handed out an estimate of the economic impact on the town by permitting annexation, stating that it adds elements for the community, places the property into use and increases assessed values.
- The actual timetable for the various development projects is fluid, but some elements could be completed in '15-'16.
- Chairman Kenan brought up the need to protect the surrounding Fuller/Franklin Street residences from dropping property values. Based on suggestions made by Randall Arendt in a recent visit, he recommended a site walk be scheduled for the various interested parties.
- Trustee Jones noted the sensitivity of adjacent neighbors to wet yards and basements.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

