

**Village of Skaneateles
Planning Board Meeting
January 8, 2015**

Trustee Recommendation in the matter of the review of design development of sustainable elements and traffic routing for the Village Hall site at 26 Fennell Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
Brian Carvalho, Member
William Eberhardt, Member

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

Constance Brace, QPK
Jeremy Davidheiser, QPK

Absent: Stephen Hartnett, Member
Douglas Sutherland, Member

Chairman Kenan called the meeting to order at 7:30 pm and welcomed the representatives from QPK, noting that the Board has endorsed this design on three previous occasions. Mr. Davidheiser presented his further work noting that one of the major issues expressed at the July Trustees' meeting was the ability of a fire truck to circulate through the site -- specifically the 87 foot ladder truck. That was modeled using the Autoturn software, showing the movement of such a vehicle through the site. The Post Office easement was also tested similarly and proved using the box truck, which works as well. In addition he has refined the material selections, done grading studies, and in the interest of a more sustainable site, substantially reduced the impervious area and reduced the amount of runoff into the storm sewer.

Chairman Kenan asked for an explanation of the landscaping and the grades. Mr. Davidheiser stated that the biggest changes from the site as it is, is the development of the green space and the pedestrian connection to the Village Hall from the Fennell Street corridor – a wider main sidewalk to the building front door. Nothing that has been done so far would be taken apart. The rain garden stays intact. There is a sitting area and plaza right by the main entrance envisioning that people would be dropped off. There is a place for informal meetings. It reflects Fennell Street Master Plan concepts of moving parking back and to develop either green space or buildings up by the road frontage. Chairman Kenan said, “Hopefully buildings to emulate what we have on Genesee Street, but the Village Hall building is not going to go away for a long time so the plaza makes a lot of sense.”

Mr. Davidheiser continued saying that he has studied the grades and the parking lot, and has a good feel for what portions of the pavement should be replaced fully and what portions could be

topped. A lot of the green areas and bioretention areas proposed would be in areas of poor pavement. Today, the site drains from the back of the building into catch basins or sheets down toward Fennell Street and enters the municipal storm sewer. The same general concept will be maintained, but the site will intercept storm water and direct it to bioretention areas and rain gardens, which will substantially reduce the amount that goes into the storm sewer system. If there is too much rain, it will pond up in the retention areas and enter the storm sewer system there.

With a focus on sustainability, there is no mowed grass proposed in this whole plan. Lariope is a ground cover that looks like grass but has little purple flowers. Micro-clover is a dwarf clover that gets about 4 inches tall and has flowers. Both will stay green in fall.

Chairman Kenan said, "For the Board – there are only three of us this evening – but we have seen this plan for at least the third time and given advice and endorsed the plan a couple of times before. What's the budget to complete?" Mr. Davidheiser said, "A while ago we developed a very conceptual budget. We have not been asked by anyone to continue our budgeting process. We were around \$290,000 or \$300,000. Phase 1, the initial phase, which is all the stuff we are planning on doing now. Phase 2 is in the back."

Chairman Kenan asked about issues. Ms. Brace said, "We know what the issues are – parking." Member Eberhardt requested that she address that. Mr. Davidheiser said, "The best way to describe that is that the proposed plan would comply with the Village Zoning code. So for the use of the building as it is now and for a suspected tenant, there would be a surplus of, I believe, 6 stalls." Member Eberhardt suggested that they be prepared to answer the actual number. Mr. Davidheiser, "Right now there are 32 stalls shown on this plan." Chairman Kenan, "And what is it today?" Mr. Davidheiser, "It is hard to truly define that, it is somewhere between 30 and 40." Chairman Kenan observed the lack of striping causes the indeterminance. Mr. Davidheiser suggested that there may be a loss of a few spaces. All discussed the fact that all the current parking usage is in the front and the back unstriped area is unused. Ms. Brace said, "The Village has a lot of parking that is mostly underutilized, back here and in back of the Post Office. At crunch time, this is not going to solve the problem of the Village's parking. It is a bigger problem than an additional 10 or 15 cars – or fewer. The Village has decided to solve the issue of parking for this site and it is not required to solve the all-day parking issue for adjacent properties. It still works. There may still be some discomfort on the part of the Fire Department."

Chairman Kenan said, "We have this very, very attractive Village of about 2500 residents, the focal point of a very attractive township of about 7500 residents and a very beautiful lake. We have inherited something very special in this community. I think the community made a whole series of errors some 50 or 60 years ago when they permitted the suburban-shopping-center-type development to happen along Fennell Street. It is completely inconsistent with the character of the rest of the Village and frankly with what an orderly development of the Village could be. The Village has gotten along very well just the same. But the opportunity to put some green space back in that area is an opportunity that shouldn't be missed for the want of a few parking spaces. If this were private property, you would not ask them to put more parking in than they need for their own use. Frankly, I think we are moving better back into the Village atmosphere

by doing this. That's the desire of the citizenry of the town generally. They have moved here because of the beautiful community that's here. The popularity of this place at Christmas time with the Dickens Christmas is in part because that the merchants are offering something but also because the village is a unique atmosphere. It is the duty of all of us to not give away and not destroy what we all inherited, when either we were born here or moved here. I think this is a move in the right direction, and a few parking spaces one way or the other for the benefit of some other circumstance is not appropriate. I think this is a perfect way to go. I think the Planning Board is enthusiastic to endorse this now for the third time after seeing the design development."

Member Carvalho said, "I move that the Planning Board endorses the 10/31/2014 design development by QPK as being a favorable design." Member Eberhardt seconded the motion. Upon the unanimous vote of the members present in favor of the motion, Chairman Kenan declared the motion passed.

Member Eberhardt introduced potential upcoming plans for Sherwood House. After some preliminary discussion, this matter was concluded and upon motion of Member Eberhardt, seconded by Member Carvalho, the meeting was adjourned at 7:49 pm. The Board then joined the meeting of the Village Board which was already in progress.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards