

**VILLAGE BOARD MEETING MINUTES
OCTOBER 8, 2015
6:30 P.M.**

PRESENT: Mayor Hubbard, Trustees Angelillo, Dove, Lanning, and Stokes-Cawley, DMO Harty, Lieutenant Coon, Asst. Fire Chief Buehler, Village Historian Batlle, Special Counsel Galbato, Codes Enforcement Officer (CEO) Crompt, Planning Board Chairman Kenan, Village Attorney Byrne

Others:	Jonathan Monfiletto	Skaneateles JOURNAL
	Jason Gabak	Skaneateles PRESS
	Jim Lambrecht	6312 Fly Rd. – Wladis Law Firm
	Robert Kiltz	42 E. Genesee Street
	Gabrielle K.	42 E. Genesee Street
	Jim Williams	13 Jordan Street
	Michael Fogel	Genesee St., Brown, Sharlow, Duke & Fogel, P.C.
	Toni & Curt Feldmann	27 Lakeview Circle
	Brian Carvalho	8 Academy Street
	Beth Estes	72 E. Genesee Street
	Tara Lynn	Chamber of Commerce
	Bob Eggleston	1391 E. Genesee Street
	Steve & Diane Mueller	8 Fennell Street

Planning Board – Mayor Hubbard explained the reason for the time change – due to the conflict of the Planning Board and the Village Board tonight at the same time, we asked that the Village Board start at 6:30 and I appreciate everyone honoring that. The purpose for that is to allow the opportunity for Planning Board Chairman Bruce Kenan and Atty. Galbato to be present to take questions regarding the Planning Board Meeting Minutes and Statement regarding a moratorium on change of use of dwelling units to lodging or hotel rooms and on special use permits for lodging in Commercial C and Downtown D Districts.

(Insert Planning Board Statement of 9/30/15)

That being said, Mayor Hubbard said the floor is open. Trustee Stokes-Cawley said she has looked over this and thinks that what you have said regarding the issues, findings, and recommendations are great for the residential areas. She said she does have some questions on it for the commercial and downtown districts. As far as the recommended actions, #2 through #6 all make a whole of sense – our definitions for hotel and lodging use need to be refined, but she questioned the prohibition of residential dwelling units into hotel lodging and is not quite sure in the economic area. We want to have the downtown thrive – how can we prohibit these units from becoming hotels or lodging. Chairman Kenan said he'd try to answer that. The Planning Board gave this a lot of thought – this is not a new issue as it has been percolating in the community for a long time and there are a lot of people concerned about it. The downtown area is also a residential area – there are a lot of apartment units in that area and part of the concern about short-term rentals in that area is that if they are not properly managed, they can be a nuisance. More than that, we all know that the school district enrollment is going down. Since 1999 the overall enrollment dropped 28% and there are some projections going forward that the worse of it is that the K through 5 (K5) enrollments is going to drop 46% from what it was in 1999. That's 19 years - that's cutting the enrollment almost half in that 19 year period. K5 is the predictor of what all the other grades are going to be later on. If we remove from our housing stock, units that are available for full-term residents who are making it more difficult for people to move in with young families and fill those classrooms that we pay a lot of money for, the Planning Board just felt it's a mistake to do that and be losing our housing stock to these short-term rentals. The idea that you can take a room and declare it a hotel doesn't make any sense. We (the Planning Board) look at like it is a loop hole that for some reason has been there for a long time and ought to be corrected. Those are the reasons and if you have a downtown area that is dead at night because nobody lives there during certain months of the year that is just not good for the community fabric either. So, I think it fits every district – a community wide issue.

Trustee Lanning said one of the things that he has struggled with from the beginning of this controversy is the number of different clarifications for dwelling units, hotel rooms, and boarding houses – there seems to be a broad array of definitions for what is termed in the code as transient stay. I think it would be helpful if the code were quantified and simplified, if that portion could be made clear. Chairman Kenan said that the Planning Board agrees with that. There is a lodging definition and a hotel definition and the differences are difficult to determine. There are definitions for hotels and so on and there really isn't practically anywhere you build a hotel in the village. So, I definitely think those definitions need to be cleaned up. Trustee Lanning said a motel is classified as one story and asked if that is what differentiates it. Chairman Kenan said no, it is classified as vehicular oriented – that is the basic difference. Trustee Lanning said he certainly sees room for cleaning up the definitions. Chairman Kenan reiterated that the Planning Board very much agrees with that. Trustee Stokes-Cawley asked about different regulations for hotel or lodging. Chairman Kenan said that your definition of a hotel and mine is probably similar – there is on-site management 24/7 and when you talk about a hotel that is one of the things you expect to see. The management is critical to the way in which it impacts the community. We think things like that are simple to cleanup. Trustee Angelillo asked Chairman Kenan with the existing code or maybe even a change in the code, let's say that somebody owns a building downtown and wants to make it a hotel. Is it possible for them to make it a hotel? Chairman Kenan said we have to consider what the definition of a hotel is and I think it includes on-site management 24/7 – that's what you expect from a hotel with or without restaurants. Not all hotels have restaurants. If you come up with a realistic definition and they can meet the definition, then I would say they could. We would be reluctant to see residential units go into lodging units because of the concern about losing our housing stock. The only way we can increase the housing stock is to build new at this point – we have what we have. For starter families building new is a lot more expensive than occupying that what exists. If you want to increase the population, especially the school age population, you really don't want to lose existing residential units. That's the Planning Board's feeling. Relative to residential units that are apartments and codes as apartment, Trustee Dove asked if Chairman is saying that they should stay apartments. Chairman Kenan said for that reason, yes. Trustee Dove said she will go ahead and make a statement that she has copies of for people who like to see it. She said she is appreciative of the work that the Planning Board has done and absolutely agrees with them that we need to look at all aspects of lodging zoning code and add more definitions to bring them up-to-date to what people currently use and understand and have regulations that make sense. Trustee Dove read aloud her statement as follows:

Reasons to consider allowing hotel/short-term rental applications in the Downtown C and D Districts:

To maintain the vibrancy of the village core, tourism and visitors are a must. Our residents alone will not sustain the vibrant business district that we currently enjoy.

Are empty dwelling units in the business district better for that vibrancy than dwelling units used as lodging units? There will be a major economic impact of not allowing short-term rentals or any more hotel rooms in the downtown district. Please consider this data:

- *A recent study by Young Strategies as commissioned by the local 5 county tourism agencies shows an average of \$1100 being spent for an average visitor stay of 2.5 days (average visitor party is 2.5 people). We were told there were 68 vacation rentals in the village. Let's hypothesize each of these were rented for 2.5 days for 26 weeks out of the year (a conservative approach). If we allow none of them that is a detrimental economic impact of \$1,944,800/year that would not be spent in our stores, restaurants or for these lodging places. Here is the link to that research:*

http://www4.dmpemail1.com/visitsyracuse/dsc/collateral/CNY_7_27_Leaders_Presentation_BY.pdf

- *The following is a list of the number of units that would conceivably be looking for approval to operate as short term rentals or new hotel rooms in the Downtown District at this time (there may be others that I am not aware of):*

Loft 42 – 6 units

Finger Lakes Luxury Rentals – 2 houses and 2 apts. which will house a total of 38 people. (15 units for economic development calculation purposes)

Richard Schmidt – 1 unit used as short-term rental in June, July and August (1 unit)

Bob Pornbeck – 1 apt. short-term, 1 long-term (1 unit)

Curt Feldmann – 2 apts., 1 condo. (apartments may be short-term or long-term) (3 units)

Becky Barker – 1 house – 2 units housing a total of 12 people (5 units)

Peter Wiles – 1 apt. (1 unit)

38 Jordan – 3 units – not sure if short-term or long-term (1 is long-term for sure)

Total of 8 properties, and 34 units for the purpose of determining economic development.

The conservative economic impact of allowing these 34 units (1 unit=2.5 people) at 50% occupancy (26 weekends) would bring \$972,400 to our local economy.

We are a tourist town. If we don't embrace visitors and create an environment that welcomes all visitors, and have the lodging facilities that meet all their needs, we will end up with empty storefronts again. I can tell you that over my 17 years as Chamber Director when the empty store fronts were there people were very concerned. We are at a point where there are not empty storefronts right now and things are good because of the climate that we have here. Some visitors want lodging where their entire family can get together in a homelike setting with a vacation rental – a relatively new concept here in Skaneateles. Other visitors want a hotel with a restaurant and a bar, others want a B&B, and others want a less expensive option like a motel. This economic impact is what will keep our restaurants and retail stores open and viable.

With limited development options for new lodging facilities in the Downtown District, we have to embrace those structures we already have, and not limit their use to residential dwellings. We do not limit the number of retail stores, restaurants, drug stores, or real estate offices, so why would we limit the number of hotels or other lodging establishments.

Current Approved Lodging in the Downtown C and D Districts

<i>*Arbor House – 11 rooms</i>	<i>*Sherwood Inn – 25 rooms</i>	<i>*Sherwood House (new) – 6 rooms</i>
<i>*Packwood House – 19 rooms</i>	<i>*Village Inn – 4 rooms</i>	<i>Skaneateles Hotel – 5 rooms</i>
<i>Gray House – 5 rooms</i>		

75 rooms

Current Approved Lodging in the Village of Skaneateles

<i>*Arbor House – 11 rooms</i>	<i>*Sherwood Inn – 25 rooms</i>	<i>*Sherwood House (new) – 6 rooms</i>
<i>*Packwood House – 19 rooms</i>	<i>*Village Inn – 4 rooms</i>	<i>Skaneateles Hotel – 5 rooms</i>
<i>Mirbeau – 34 rooms</i>	<i>Gray House – 5 rooms</i>	<i>Benjamin Porter House – 2 rooms</i>
<i>Serendipity B&B – 2 rooms</i>	<i>Lady of the Lake B&B – 2 rooms</i>	<i>34 State B&B – 2 rooms</i>

117 rooms

Trustee Dove said that shows us where we are at – there are not thousands of rooms currently. Trustee Lanning asked if the Gray House is not a B&B. Trustee Dove said as she understands it, the Gray House was approved as a hotel. In response to Trustee Lanning, Trustee Dove said the Benjamin Porter House is on State Street. Trustee Dove went on to point out:

**87% of the approved rooms in the Downtown District are owned and operated by the Sherwood Inn.*

**55% of the approved rooms in the Village of Skaneateles*

Issue: School district enrollment is down because the population of children ages 0-24 is down. This is a problem not just in our town, but in towns all across NYS and the country. (If you would like to see the statistics, I have them.) Housing stock is up significantly (Parkside Development, Butters Farm, Sachem Drive, etc.). To say that lodging/investment buying in the downtown district is affecting enrollment in our schools, in my mind, is a stretch, as families would be buying in the residential areas, not the downtown. We currently have about 30 properties for sale in the Village of Skaneateles. I just hope that we consider this and look at it holistically and I am sure there is a way to come to terms that we can make our regulations to keep those rentals and things that we might want to approve with regulations in check.

Trustee Dove thanked everyone for their time.

Mayor Hubbard asked if there was anyone else who wants to speak. Chairman Kenan said he'd like to disagree with one thing Trustee Dove said. He said he does not believe that Skaneateles is a tourist town - Lake George Village is a tourist town. He said he thinks we are a residential community, first and foremost a residential community, and he thinks the residents of this community welcome visitors in to enjoy the beautiful surroundings that we've got. There is no doubt that it keeps the stores and everything alive in the downtown area. There is a delicate balance between being a residential community and inviting visitors in. The Planning Board's concern is that balance is in danger of tipping past the tipping

point. If we keep doing this, if we keep further eroding the housing stock and residential character of our community we head down the slope and become a Lake George Village. He said he is pretty sure you wouldn't want to live in Lake George Village any more than he does – that's a tourist town. It is a delicate balance and the Planning Board, as long as he has been there, has tried always to keep that balance in mind. When development goes on outside the commercial core that affects the residents along Genesee Street for instance, you have to do it with great care because so many communities, the residential stock goes downhill next to the commercial stock. It doesn't have to be that way if everything is handled very carefully and thoughtfully. Our view is that we are a residential community that invites visitors in – we need to keep that in the forefront of our minds. Chairman Kenan said that is the prevailing thought process by the Planning Board. I welcome everything Trustee Dove said, I just think that is the difference of approach. Trustee Stokes-Cawley said she feels like vacation rentals is a wave of the future, whether we like it or not. She would almost rather see stiff regulations and permitting requirements and permitting fees for people who want to do something like in the commercial district. She said she doesn't want to see it in the residential districts. Trustee Dove said when we went into all this and looked at vacation rentals, I just think a lot of the residents said wow, I didn't know there were so many out there. Trustee Dove concluded that they did not know because people have been handling it real quietly and it's worked okay. She said she's heard from enough people now that she will agree with and go along with no vacation rentals in the residential districts. However, she feels strongly that downtown is where it is at and with regulations it could work. Trustee Angelillo said that one of his concerns about it is the haphazard nature of how some of the rentals are being used. We have listened to some residents tell us horror stories about bachelor parties and public displays of inappropriate behavior. He said he is sure that happens with hotels, motels – that can happen anywhere, but his concern is that we have no regulations for any of this. Trustee Angelillo said that is why I asked about whether or not a building downtown could be converted into a hotel. I don't know exactly what the regulations are for a hotel, but I suspect they fall in line with what Chairman Kenan suggested about being occupied and having security, having fire escapes, having fire sprinklers; there is a whole list of issues that when you start to house people you need to take care of. So, if we could get to a point where if a facility, a building in the downtown business districts can be called a hotel or whatever you want to call it, maybe loosen the regulations. Again, Trustee Angelillo said he doesn't know the regulations and part of this whole problem is that there is an aspect of this that he personally doesn't know, and not sure everyone else in the room knows what it is, but he'd like to find out. He thinks the only way we can do that is to further examine this with more public input. This is not a public hearing, but he'd like to hear more public input. In that regard, we probably need to take some action this evening considering a local law that would at least address some of these issues. Whether it changes the zoning, whether it's consistent verbatim with what the Planning Board says, we need to have some dialogue as to how those changes would be implemented. Trustee Dove said she thinks we have a lot of work to do before we're ready to change anything. She agreed with Trustee Angelillo who said it is work that we need to do. Trustee Dove said Rick Moscarito provided her with a copy of the contract that he makes all his people sign – it is six pages long; it is unbelievable what you have to agree to in order to rent one of his places. That is the kind of thing that I think we need to look at and decide this is how we want things run, really stringently and have someone responsible if someone does act inappropriately. There are a lot of different things we need to look at. Trustee Angelillo said he agrees totally, but as a group we need to decide on if a building wants to become a hotel, how do they become a hotel and what requirements they need to follow. Then there is also a discussion about compliance and how we enforce this. How do you go forward? Trustee Angelillo said another question he does not have an answer to is how any of this is enforced. He certainly doesn't think we have the staffing right now. The Codes Officer was not really hired to enforce zoning laws like this. When I think of when the Codes Officer came on board, it was determines such as do you have enough setback for a building, is the height of the building the right size, etc. We need to address that as well as his job going forward if it is in fact him or someone we hire to follow-up on this. Trustee Angelillo said to move this forward we need to have public comment and he is aware that we need to resolve to look at the local law. Trustee Lanning said the number one recommendation is that we prohibit conversion of residential dwellings into hotel and lodging – how would we legally go about that, can we prohibit someone from applying for an application to convert into a hotel? Atty. Byrne said yes. Trustee Lanning asked if we'd have to change a local law to do that. Atty. Byrne again said yes. The code as it

exists today allows any owner in the C and D Districts to seek a special use permit to accomplish that conversion. What's been proposed here would require an amendment to the code done by local law to take that opportunity away. Trustee Lanning said so they wouldn't even be able to apply? Atty. Byrne said, yes. Trustee Lanning asked if that would require a public hearing. Atty. Byrne said if you were to consider any local law as you do routinely, they all require a public hearing. Mayor Hubbard asked if there were any more questions of the Planning Board. With there being none, Mayor Hubbard asked what the pleasure of the Board is. Trustee Angelillo made a motion proposing that the Planning Board prepare a draft Local Law intended to revise the Village Zoning Code in order to implement their recommendations barring further conversions of dwelling units to hotel or lodging use, and the granting of further Special Use Permits, in the Commercial "C" and Downtown "D" Districts. Basically, he said is suggesting that we draft a local law and then we will have public discussion on whether or not we go forward with it. At that point if we decide that there needs to be changes, then we can discuss that. He thinks right now we are at a stalemate until we have a public hearing. Trustee Dove asked Trustee Angelillo to say it one more time. Trustee Angelillo said okay; I propose that the Planning Board prepare a draft Local Law intended to revise the Village Zoning Code in order to implement their recommendations barring further conversions of dwelling units to hotel or lodging use, and the granting of further Special Use Permits, in the Commercial "C" and Downtown "D" Districts. Trustee Angelillo said that is a motion; Mayor Hubbard asked if there is a second. Mayor Hubbard said with no second there is no further action. He asked if that is indeed the pleasure of the Board. Trustee Lanning said he agrees with the concept – it's been very quick from the public hearing to this point and the moratorium goes until the December 31 and he'd like to see more conversation, more debate about the issue – more input, he is not ready to move on a local law at this point at the first week of October in a 3-month moratorium. So, he'd like to see more conversation and debate. Trustee Angelillo asked Atty. Byrne if we can have a public hearing if we don't propose a change in the local law. Atty. Byrne said we wouldn't need a public hearing if you don't want to change the law. Trustee Lanning raised an interesting point – let's back up. The moratorium expires December 31, 2015 unless it's extended, which requires a local law. You have one more meeting in October, two in November, two in December. What Trustee Angelillo is suggesting is to ask the Planning Board to draft something and get it back to you. The earliest that could happen is the second meeting in October, and more likely it would be the first meeting in November. Your next step, if you were to do anything, would be to then schedule a public hearing which would have to be either the second meeting in November or the first meeting in December. So, there is not a lot of clock to play with to either do something or to extend the moratorium or to allow it to expire. Trustee Dove offered the option of having an Operations Meeting with CEO Crompt and maybe Bob Eggleston or someone to explain to us what the definitions are now and then figure out where to go from there. We can then figure out a plan for what we want to put together for that local law. Trustee Angelillo said he is open for suggestions but thinks that unless we have a document that we are going to discuss, and modify if we modify, then we can have all the meetings we want. We could have the public hearings that we want, but until we have a document that we can discuss he is not suggesting, or putting a vote in anyone's mouth here whether or not they are going to agree, disagree with it. At least we will hear from our Planning Board what they think the local law should say and then it would be up to us to decide whether or not we want to implement it. Trustee Angelillo said he is not trying to close this to a discussion by any means, but he doesn't want to go through three months of having meetings without coming up with something and thinks this is the first step in coming up with something. Trustee Lanning said he concurs and agrees with the Planning Board assessment that it does have a detrimental impact on the community and the school system. He is struggling with prohibiting anyone from even applying for it – he feels that is a little strong at this point. He said he may change his thinking on that, but right now to not even allow someone to apply for it, is pretty strong language. Trustee Angelillo said it is the language of a motion, it's not the language of a local law which is actually the language we'd discuss and agree or disagree on or modify. Trustee Dove said if the Planning Board wanted to back after what they heard us say today and re-draft and incorporate the comments that we have given, I'd be willing to do that, but I am not willing to approve as you made the motion. Trustee Stokes-Cawley said she is very interested in having the Planning Board work on improving the definitions and bringing up regulations and permitting for all these different transient places. She'd like to move forward with that as number one. Trustee Lanning said he thinks that is one of his struggles – I am not a hotel, I am lodging; just changing the name

of what you are doing based on a loose set of definitions is probably unhealthy. He'd like to see the definitions dwelling unit, boarding house, cleaned up. Trustee Angelillo said he thinks that what we are asking, what we are basically saying by saying, forget that I made the motion, but let's talk about the motion in general. What you are basically saying to the Planning Board is you disagree with what their findings are – that's what I am hearing from the group here and you want them to go back and change what they agree or disagree on. I don't know how they came to a decision. I think they probably all had input on it and came up with their position, so what exactly are we asking the Planning Board to do? That we reject their position and change their position, because I think that is difficult. They already gave their position on it – so, we are saying no, go back and re-think your position. Trustee Angelillo said he thinks our Board can make changes to their position. We have already asked them to give us an opinion, which they did. Now, we are saying that we don't like their opinion, so change your opinion. I don't know how that works. Trustee Stokes-Cawley said she was thinking that the next step would be clarifying language as that would be helpful looking at any of this. Trustee Dove asked if Atty. Byrne has any suggestions. Atty. Byrne said he really doesn't; it is pretty black and white and Trustee Angelillo said it pretty well. We got a recommendation from the Planning Board and the question is whether or not to take action on it. Trustee Lanning said he thinks there is concurrence that in the A2 District this is certainly not appropriate. We have heard the testimonials and seen the number of homes that have done it and the outside investors. He just thinks we should have a little more flexibility in the D1 District than the A2. Trustee Angelillo said that when we get to the end of the moratorium at the end of December, then what do we do. We don't have any kind of written law that we are going to consider. So, are we going to extend the moratorium or enforce the law? Trustee Dove asked how we get to the point that we can get definitions in front of us – do we have to do those ourselves? Atty. Byrne said, no, the motion is to ask the Planning Board to draft a proposed local law that is consistent with its recommendation. That is the subject that is under debate. If there is not support to do that, I am not sure what is step 2 because that is what the Planning Board recommended. You then have to have a consensus to go in some other direction and that would require someone to make a motion and a second and have the majority of the Board support it. Trustee Dove asked if we can think about it and make the motion at the next meeting. Mayor Hubbard asked if it is fair to say that you can't have a public hearing without a local law. Atty. Byrne said he'd have to look at the statute – he said he doesn't know that it is illegal to hold a public hearing to get public input. To say it another way, to adopt a local law you must have a public hearing. You must have public hearings in connection with several things like the one later tonight on a critical impact. Atty. Byrne said you could schedule a public hearing just for advisory or informational purposes. Trustee Lanning asked if this could be a referendum. Atty. Byrne said no, because a referendum costs money. Back when we were doing the fire station we had to have a referendum, actually twice, relating to issuance of bonds. Doing some research we found that you are not entitled to call for an informational referendum on question because that costs the tax payers money. So, somehow you have to get to a comfort level that the proposed policy is right or not. Mayor Hubbard said he doesn't see how we can have a public hearing without structure which we do not have right now. We have some listing of recommends, but that is not structure. I don't know what we are answering to. Trustee Lanning asked if there is any flexibility on the Planning Board position to not even allowing applications. Chairman Kenan said we could go back and discuss that, but this was the recommendation. Trustee Lanning noted that it seems to be the one and only issue that we are struggling with. Atty. Byrne said we do have five more meetings left. Trustee Lanning said it seems like a lot of time but it really isn't. Atty. Byrne agreed that it will sneak up on us pretty quickly. Trustee Lanning recognized the posting requirements and things of that nature. Atty. Byrne said the drafting of a local law relecting these recommendations is not going to be easy. Trustee Dove said she'd like to make a motion that we do have a public input session that includes input from our zoning officials, from anyone who has input on how this should be with a time limit on how long a person can speak so that they have to come prepared. We can then take that information and decide where to go from there. Trustee Lanning said the other option is that, as Trustee Angelillo suggested, just because we propose something doesn't mean that we have to vote for it when it comes before us. We can put this law together as best we can, define the definitions of housing, debate it more among ourselves and leave it up to the individual vote. It doesn't prevent us from voting no in the future. Trustee Angelillo said he will support what Trustee Lanning said, he is not playing his hand here to say what he will or will not agree to. He thinks once we have a document we can modify it if we decide it is something we want to do.

Without a document we are just going to have public hearings. Looking at the audience tonight there are a lot of people who have a vested interest in having lodging approved in the community. We represent the entire community. Everyone in the A2 Districts and all the other districts who are not represented here, we represent them. He'd like to move this along. Mayor Hubbard said he'd like to agree with Trustee Lanning who brought up the best point tonight. Just because you are moving forward tonight, doesn't preclude your vote in the future. He is not in favor of a public hearing that does not have structure. At least this has structure and we certainly are not going to pick and choose who is going to attend public hearings and who is going to speak at public hearings. We have certain protocol that we have to run by and we have certain autonomy of these boards that we have to respect. Just because we move this forward tonight does not change the ability to vote yes or no or change it in the future. That is the best point brought up. Mayor Hubbard said he'd ask Trustee Angelillo to make that motion again as he thinks we need structure and move this along. Trustee Lanning asked if we can have more community input into the front-end writing of this. Mayor Hubbard said the community input will come in the form of them addressing structure. We will put a structured local law or code modification on the table to be interpreted. Trustee Lanning asked who will write that document. Mayor Hubbard said the Planning Board will construct it, we may take issue with it, but they will construct it. Atty. Byrne confirmed that that is what Trustee Angelillo's motion makes clear. The Planning Board will draft something that reflects its recommendations. You would then consider whether or not to schedule a public hearing. It's a series of steps; its drafting, consideration, public hearing, and ultimately a decision on whether to adopt a local law that makes changes to the code. Trustee Angelillo said he thinks the motion recognizes the work that has already been done by the Planning Board whether you agree or disagree with it and gives us a path to move forward with either accepting it or not accepting it. I am not suggesting that anyone here say they are in favor of it or opposed to it. I think there still is a lot of conversation that needs to be had on it. Mayor Hubbard said he'd like to see this subject moved forward and it needs formality and structure to move forward. Trustee Lanning said he agrees with Mayor Hubbard. Having a public hearing without a document, we are going to hear the same stories from the same people. While never opposed to a public hearing, without structure there will be the same back and forth we've already heard. Atty. Byrne said that we all know that this is a controversial issue, as controversial as any we've had in his memory and there is a division of opinion in the community. However, until you have a specific proposal as to what to do about it, all you are going to regurgitate are the same pro and con arguments in favor of or in opposition to short-term rentals. Trustee Angelillo said, with that being said and without reading it again, I am going to propose that we revise the Village zoning code in order to implement their recommendations as stated in the document they delivered to us. Trustee Lanning said not necessarily the recommendations stated here, but that they will bring forth to us. Trustee Angelillo said their recommendations were to bar further conversions of dwellings units to hotels or lodging use and the granting of further special use permits in the Commercial "C" and Downtown "D" Districts. That's what their recommendations are, so what I am suggesting is that we ask them to prepare a local law with those recommendations which would then go into the process of a local law having a public hearing and further discussion. That is my motion. Mayor Hubbard said that is the point – that's how you move forward. You can vote whatever you want; you can decide whatever you want. Mayor Hubbard asked if that is a motion. Trustee Angelillo said that is a motion. Mayor Hubbard seconded the motion. Trustee Lanning said this is the time for discussion. He said he hopes that the Planning Board is hearing the comments that are being made here and find some willingness to compromise or find an alternative on the outright ban. That seems to be the only bone of contention. The Village Board is struggling a little bit on the outright ban, so he is hoping that the document that's presented will bear some of the commentary put forth tonight. Mayor Hubbard asked for any further discussion. There being none, Mayor Hubbard asked for a vote that was as follows: Trustee Angelillo – yes; Trustee Lanning – yes; Trustee Dove – no; Trustee Stokes-Cawley – yes. The motion passed 4-1 in favor. Mayor Hubbard asked about a timeframe. Atty. Byrne said the earliest the Board could consider something is two weeks from tonight. You almost have to have something in your hands by the first meeting in November. Chairman Kenan said the Planning Board will have something to the Village Board before their meeting on November 12, 2015. Mayor Hubbard asked about the Planning Board's availability as he'd like to have them at the meeting when their proposals are being discussed. Chairman Kenan said he has a potential conflict on the 12th. Trustee Lanning expressed appreciation for the time, effort and energy that the Planning Board has put

into this issue as it has been ongoing for months. It was decided that the Village Board will meet with the Planning Board at 6:30 p.m. on November 5 prior to the Planning Board's regular meeting starting at 7:30. Trustee Stokes-Cawley said she won't be able to attend on the 5th.

Minutes – Resolution #2015-203: On the motion of Trustee Stokes-Cawley, seconded by Trustee Dove, it was resolved and unanimously carried (5-0 in favor) to approve the Minutes of the Regular Meeting of September 24, 2015, as presented.

Chamber of Commerce Update – Chamber of Commerce Executive Director Tara Lynn provided an update on Dicken's Christmas. The events will remain the same with the addition of a Snowman Building Contest on December 20, 2015. Additional porta-potties are being ordered to alleviate the stress on the public restrooms. Director Lynn thanked the Board for providing the truck bays as a "green room" and said they will likely begin using the bays on November 27, 2015 and will have access to the Village Hall restrooms. The Chamber of Commerce will provide cleaning service and Jim Greene will be in charge of securing entrance/exit of the Village Hall building. Mayor Hubbard said that they could use the back entrance for access to the restrooms and the Village may need to look at blocking the indoor entry to the Village Offices. Bus tours will continue to be directed to Austin Park for parking. In response to Trustee Lanning, Executive Director Lynn said the wooden character signs will be taken down after the event. Atty. Byrne asked about the timeline of the construction work out front. Mayor Hubbard said he is confident that access to the building for Dicken's can be worked out. There is a lot of room in the truck bays. Executive Director Lynn additionally provided an update on the community docks. The docks have been removed and a campaign is ongoing to fundraise \$250,000 for a new commercial dock system – a seasonal, temporary dock.

7:30 p.m. Critical Impact Public Hearing – Architect Bob Eggleston spoke on behalf of his client Richard Charles who owns property at 37 and 39 Jordan Street. Mr. Charles recently purchased the Trabold barn and is looking for a new use for the property and requesting five uses for office space, commercial space, physical fitness, personal service and general business. The Planning Board recommended only three uses, however Mr. Eggleston is asking for all five uses. Mr. Charles has on tenant, Salt Fit which will rent space. In response to Trustee Lanning asking for a definition of commercial space, Mr. Eggleston gave an example of a contractor or a small shop. Trustee Stokes-Cawley asked if Salt Fit would be installing lockers or showers. Mr. Eggleston answered no. Trustee Lanning asked if Salt Fit will have business contained indoor as the previous location had many outdoor activities. Mr. Eggleston said activity would be contained indoors. Atty. Byrne advised that this hearing is not about a change of use, but rather about impact to Village sewer, water, parking, police, etc. Mr. Eggleston stated that they will tie into a basin maintained by Curt Feldmann and has agreed to construct an easement. Mayor Hubbard opened public discussion. Diane Mueller of 8 Fennell Street indicated her disapproval of Salt Fit stating that they utilized outdoor activity which created increased noise at early hours and throughout the day. She said parking issues also increased when Salt Fit was on Fennell Street. She also commented that the house next to her on 6 Fennell Street was initially slated for residential but is being used as a vacation rental which has been very stressful as well. Steve Mueller noted that the noise level will increase and if the business is commercial there will be trucks attempting to load or unload. There was discussion on how to proceed; Mayor Hubbard said the Planning Board needs to hear the concerns of the Mueller's. **Resolution #2015-204:** On the motion of Trustee Lanning, seconded by Trustee Dove, it was resolved and unanimously carried (5-0 in favor) to keep the Public Hearing open for 30 days and meet with the Planning Board regarding this matter on October 22, 2015 at 7:30 p.m.

Correspondence & Announcements – Mayor Hubbard noted the following:

- Skaneateles Chamber of Commerce Executive Director Tara Lynn's update on Dicken's
- Cornell Cooperative Extension of Onondaga County email relative to Skaneateles Long-term Flood Resiliency for Communities: A Watershed Management Approach free workshop on October 16, 2015, 9 a.m. – 2 p.m., First Presbyterian Church, Skaneateles
- Letter from Onondaga Citizens League

- Email reminder that Meals on Wheels of Syracuse will soon serve the town of Skaneateles. An Informational Open House will be held at the Skaneateles United Methodist Church, 26 Jordan Street, on Thursday, October 15, 2015 at 11:30 AM for anyone interested in receiving home-delivered meals or volunteering to deliver meals in Skaneateles.

- Email from Village of Fayetteville Mayor Mark Olson relative to the Upstate Revitalization Initiative (URI)

*** Other Matters That Have Come Before the Board since Posting the Agenda***

- Receipt of the Treasurer's Reports for September, 2015

- Email from Village of Minoa Mayor Donovan – FEMA meeting relative to the issue of flood insurance on October 19 in the Minoa Municipal Building Board Room

- Email invitation to Cornell University Cooperative Extension Onondaga County 2015 Annual Meeting on Wed., October 28, 2015, 6-8:30 p.m. at the Martha Eddy Room, NYS Fairgrounds

- Onondaga County Mayors Association Meeting Wednesday, Oct. 21, 2015, 6:00 p.m. at Liverpool Village Hall

Police Department – Police Lt. Coon confirmed that the Police monthly report for September was emailed and recorded activity as follows: 109 Calls for Service; 0 Felonies; 1 Misdemeanor; 0 Violations; 0 DWI's; 20 V&T Tickets (total); 29 Courtesy V&T's; 113 Parking Tickets; 79 Courtesy Cards; 10 MV Accidents; 9 Personal Injury; 9 Property Damage; 3 Larcenies; 1 Burglary/Robbery; 11 Assist Fire/SAVES; 14 Alarm Calls; 714 Property Checks; and 6 Car Lockouts. Lt. Coon also noted that there is a current phone scam in the area from someone calling residents claiming to be the IRS and asking for money. The Police Department has received several complaints and urges people not to engage or return calls. Atty. Byrne said that the IRS sends letters and does not make personal calls.

Director of Municipal Operations (DMO) – DMO Harty read aloud her report as follows:

DPW

- Cleaned sanitary sewers from west side of Village, down Highland, Orchard and W. Elizabeth. Saw some decent grease coming from Town Sewer District so reminders will be going out to property owners on grease trap maintenance. Will be moving over to clean Griffin, West Genesee, Jordan and Fennell sewers.
- Joint paving project with the Town – finished milling and paving the north end of East Street.
- Upcoming projects:
 - Continue sanitary sewer and storm sewer cleaning
 - Vehicle maintenance in preparation for winter plowing
- **REMINDER: Fall Brush pickup will be from September 28 through October 18. Will switch to leaves only after that.**

Water

- Month of September 2015:
 - Produced a total of 16.829 Million Gallons of Water = average of 560,967 gallons per day
 - No raw water turbidity exceedances
 - All 3 microbial samples in distribution system came back negative
- Only approximately 50 water meter replacements remaining (4.3% of 1,146 customers)
- Hydrant flushing will be starting next week

Sewer

- Month of September 2015:
 - Treated a total of 10.536 Million Gallons of Water = 0.351 MGD
 - Total Precipitation = 5.4 inches
 - Discharge to ORF = 350,000 gallons
 - Discharge from ORF to outfall = 0 gallons
 - Sludge Disposal = 45,000 gallons of sludge sent to Auburn WWTP
 - Wastewater from Mid-Lake = 450 gallons
 - Maintenance:
 - 9/1 – Plant Lagoon air net clean with hydrochloric acid

- 9/1 – 9/30 – removed 200 pounds of snails from RBC
- 9/14 – Changed oil and water filter for high pressure water pump
- 9/30 – Cleaned out sludge tank
- Brad/Zlatko working on asset management program and various maintenance/cleaning projects around the plant

Electric

- Replace utility pole on West Elizabeth Street
- Working on underground conduits and distribution for:
 - Village Hall site
 - Village Landing Apartments
 - New transformer/service for 11 Fennell
- Landis & Gyr Gridstream System
 - Allan completed RF system installation/maintenance training
 - Completed Factory Acceptance Testing (FAT) which released meters for production. Meters shipped 10/8
 - Site kick-off meeting with L&G project manager 10/13 to review construction, meter deployment and Gridstream set-up, and billing integration
- IEEP pamphlets and forms for appliance rebates are available at Village Office on counter

Village Hall Project

- Completed the replacement/repair of existing storm sewers
- Have installed approximately 85% of the new storm sewers and structures for the site drainage and rain gardens
- Will be boxing out and installing new curbing over next two weeks. Paving will be done around the end of October
- 4 additional solar PV panels have been installed over entry walkway

Codes Enforcement – CEO Crompton provided his report that recorded the following:

16 Building Permits; 3 Certificates of Occupancy; 1 Demolition Permit; 1 Footer Inspection; 2 Framing Inspections; 1 Insulation Inspection; 3 Final Inspection; and 2 Fire Inspections; Continuation of the gathering of information on rentals in the residential districts.

Skaneateles Volunteer Fire Department – Asst. Chief Buehler read Chief Evans' report for September 2015 as follows:

Calls for the month of September – Insert Chief's Report (9/1-9/30/2015)

Upcoming Trainings:

- 10/12 – Sexual Harassment & Work Place Violence (mandatory) – 19:00
- 10/19 – Move-up on Pork Street – 19:30
- 10/26 – Radio Communications & Bail-out make up – 19:30

Meetings for October:

- Budget/Finance – TBD
- Officers – 10/29 @ 19:30
- Truck – TBD
- Trustees/Board of Directors – 10/29 @ 19:00

Other Business:

- The membership approved the sale of the surplus American Eagle Engine to the Sanitaria Springs Volunteer Fire Department, Town of Coleville, Broome County for \$5,500. The purchasing Department originally offered \$11,000, but the members of the SFD elected to “pay it forward” and offered the Engine at the reduced purchasing price to aid this rural department. In the past, the SFD has offered surplus Engines to other rural departments within the United States and in foreign lands through Rotary International.
- The membership approved the purchase of a new Engine from 4Guys Fire Apparatus for the Coon Hill Station not-to-exceed the purchase price of \$350,000. This new piece of apparatus will replace the other American Eagle Engine which is 26 years old. The new apparatus should be

delivered within 300 days of signing the contract. This is the same manufacturer of the department's newest piece of apparatus.

- On Monday, September 14, the membership voted in two firematic members, Quynn Costello and George Dobrovosky and earlier this week the membership voted in Jason Bush as a firematic members as well. One of the newest members began Firefighter I two weeks ago which requires 104 hours of training concluding in December. The other members will need to enroll in the Firefighter I course this spring.
- Open House tomorrow (10/9) – 7:00 to 9:00 p.m.

Status of NYSERDA Grant – DMO Harty indicated that she is currently working on LEED Certification.

Status of Masonic Temple and Gazebo Restrooms – DMO Harty gave the status of the Gazebo restrooms.

Grease Trap Inspections – DMO Harty said they are not ready for further action by the Board at this time.

Skaneateles Girls Lacrosse Request – Resolution #2015-205: On the motion of Trustee Dove, seconded by Trustee Stokes-Cawley, it was resolved and unanimously carried (5-0 in favor) to authorize the Skaneateles Girls Lacrosse to display Veterans' Flags in Shotwell and Clift Parks from November 6 to November 16, 2015 and to host a special ceremony on Wednesday, November 11 at 11:00 a.m.

NYCOM GRT Petition – DMO Harty suggested that the Village Board write a letter to NYCOM that she will draft. **Resolution #2015-206:** On the motion of Trustee Stokes-Cawley, seconded by Trustee Dove, it was resolved and unanimously carried (5-0 in favor) to officially comment on the NYCOM GRT petition matter as the Municipal Board recommended.

Crosier Legends Sign – Village Historian Jorge Battle gave a power point presentation on Sgt. Crosier as follows:

Legends & Lore Marker Proposal

The William G. Pomeroy Foundation of Syracuse started their Historic Roadside Markers Grant Program in 2006, starting out in just Onondaga County. Since then, they have expanded out and to date they have placed over 250 markers in 42 counties. This one is at a very old and almost forgotten cemetery on Benson Road.

The Pomeroy Foundation last month introduced a new marker grant program called Legends & Lore. Skaneateles has an interesting legend from the Civil War.

William Henry Harrison Grosier, born May 5, 1844 in Skaneateles enlisted in the Union Army's Company G, 149th New York Infantry on August 20, 1862, at age 18. Mr. Crosier was slightly wounded in the face at Lookout Mountain November 24, 1863. He was severely wounded at the Battle of Barnum, his regiment's commander recommended him for the Medal of Honor for bravery at Peach Tree Creek. According to a quote from Mr. Crosier in the Syracuse Herald of February 6, 1899:

"It was in the fight before Atlanta, July 20, 1864. We were way ahead of the main line, trying to establish an advance position, when the fight came on. The regiments were run in one at a time to check the advance of the enemy and were literally wiped out as they were struck. When I saw the six color guards all shot down, and myself standing alone, unarmed, with armed Confederates demanding my flag, I told them to take it. They did take the staff, but I tore off the flag and stuffed it under my shirt. It was there when I met Colonel Barnum. When he saw no flag in my hand he drew his sword to cut me down. I told him that I would produce it when we got out of the fight where it would be safe, but he must have it then, and I drew it out. That was the affair the General referred to when he asked for the medal."

The Medal of Honor was presented to Sergeant William Crosier by President Benjamin Harrison, January 12, 1892.

Crosier was discharged from the Army in 1865 and returned to Skaneateles. He ran a furniture store, undertaking business and a billiard room. He left Skaneateles in 1881 to live in Syracuse. He died March 14, 1903. He is buried in Oakwood Cemetery in Syracuse.

Shotwell Memorial Park on the lakeshore level lists soldiers from World War I, World War II, Korean and Vietnam, War of 1812 and the Spanish-American Wars. Civil War soldiers are recognized with a large monument in Lake View Cemetery. One function this proposed new plaque would be to bring mention of the Civil War to Shotwell Park.

Because the intent of this proposed plaque is different from the plaques in the lakeside portion – it is suggested that it could go in the upper level, the street level, of Shotwell Park. Mayor Hubbard suggested in the area of the water fountain on the right side of the top of the stairs going down to the lakeside level.

IF we get this grant, the Pomeroy Foundation has the plaque made, supplies the mounting post and pays for the shipping. The only responsibility for the Village is the installation.

This is the proposed text for the plaque:

CIVIL WAR HONOR
WM H CROSIER OF SKANEATELES
AWARDED THE MEDAL OF HONOR
SEVERELY WOUNDED WENT BEHIND
ENEMY LINES TO RETRIEVE THE
REGIMENT FLAG – JULY 20, 1864

This project is endorsed by the Town's Skaneateles Veterans' Memorial Plaque Committee and the Town Historian.

The grant period closed at the end of the month. I would need a letter from the Village approving the installation in the park.

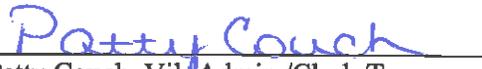
Resolution #2015-207: On the motion of Trustee Lanning, seconded by Trustee Dove, it was resolved and unanimously carried (5-0 in favor) to authorize Village Historian Batlle's application for a grant honoring Sgt. Crosier.

Approval of Bills – Resolution #2015-208: On the motion of Trustee Dove, seconded by Trustee Stokes-Cawley, it was resolved and unanimously carried (5-0 in favor) that bills from Abstract #9 be audited and paid as follows:

General Fund	Vouchers #1617-1664	Checks #17859-17905	\$ 68,044.74
Sewer Fund	Vouchers #363-377	Checks #5039-5053	\$ 10,327.19
Electric Fund	Vouchers #435-449	Checks #5803-5817	\$ 16,623.93
Water Fund	Vouchers #214-225	Checks #3947-3958	\$ 12,809.12

Executive Session – Resolution #2015-209: On the motion of Trustee Lanning, seconded by Trustee Stokes-Cawley, it was resolved and unanimously carried (5-0 in favor) to enter into an Executive Session at 8:47 p.m. for an Attorney/Client discussion. **Resolution #2015-210:** On the motion of Trustee Stokes-Cawley, seconded by Trustee Dove, it was resolved and unanimously carried (5-0 in favor) to move out of Executive Session at 9:30 p.m.

Adjournment – Resolution #2015-211: On the motion of Trustee Stokes-Cawley, seconded by Trustee Dove, it was resolved and unanimously carried (5-0 in favor) to adjourn the meeting at 9:30 p.m.


Patty Couch, Vil. Admin./Clerk-Treasurer

Chairman Kenan continued, "I will read through what has been drafted, and if all of us agree that's what I suggest we do and pass it on to the Trustees." Chairman Kenan read this statement, "expertly written by Mr. Galbato":

September 30, 2015

Village of Skaneateles Planning Board

Re: *A moratorium on change of use of dwelling units to lodging or hotel rooms and on special use permits for lodging in the Commercial C and Downtown D Districts.*

The issue: *Investors are converting residential units into hotel lodging, but this does not build community, it weakens the character and fabric of the community. That's our sense of it.*

Findings:

1. *Such conversions are not in the best interest of the Village or its residents.*
2. *Uses of dwellings for this purpose are contrary to the expressed goals of the Joint Comprehensive Plan regarding affordable family housing and maintaining the vibrancy of the Village core.*
3. *Elimination of dwelling units puts further pressure on school district enrollment.*
4. *Proliferation could result in areas of the Village being vacant during parts of the year.*

Recommended actions: *It would be our suggestion that the Trustees create some language that would:*

1. *Prohibit conversions of residential dwelling units into hotel/lodging.*
2. *Examine and extend additional requirements to apply to hotel use, including on-site parking and supervisory management.*
3. *Reexamine additional requirements that apply to lodging use, including on-site parking and supervisory management.*
4. *Determine functional distinction between lodging use and hotel use. Those definitions are quite similar right now.*
5. *Define supplemental apartments as dwelling units; permitted in conjunction with retail, office or owner-occupied dwelling principal uses only.*
6. *Modify Motel, Rooming House and Tourist Home in the Code and Permitted Use Chart accordingly.*

As a follow up to that -- sort of examining the sense of the question: But are there enough places for visitors to stay? I would suggest that the Planning Board's view expressed to the Trustees to be that -- Village government's role is to establish appropriate standards for the land uses, and it is the free enterprise system's role to seek an economic balance. The residents of Skaneateles are pleased that the attractive features of this community make it a pleasant place to visit. However, a delicate balance must be maintained, and our community must not lose its desirable residential qualities.

**Village of Skaneateles
Planning Board Special Meeting
September 30, 2015**

Special Meeting to consider issues raised by the moratorium on use conversions within the Commercial C and Downtown D Districts.

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

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

Jonathan Monfiletto, Skaneateles Journal
Michael Byrne, Village Attorney
Rosemary Stack, Esq., Velasko Road, Syracuse
Michael Fogel, Esq., Genesee Street, Syracuse
Robert Kiltz, Skaneateles
Chris Newcomer, Pittsford
Robert Eggleston, Skaneateles

Absent: Stephen Hartnett, Member
Douglas Sutherland, Member

At 7:00 pm Chairman Kenan called the special meeting of the Planning Board to order saying, "When originally scheduled it was planned that this would be a work session which would enable the Planning Board to offer the Board's advice to the Village Trustees on what actions would best take advantage of the moratorium that's now in place with regard to the C and D Zoning districts in the Village. But as such things go, everything doesn't work out the way you planned. Two of our members could not be here tonight. One is an airline pilot who is off somewhere above earth flying around right now, and the other is on a vacation trip. I have spoken with each of them and I learned from them what they suggest our advice ought to be to the Trustees on the subject. Then I conferred with Counsel, Rick Galbato, and relayed to Rick what our combined thinking on the subject was. Rick has taken that and drafted up some language which I suggest may give the Trustees the advantage of the Planning Board's thoughts on the matter. This is not offered as Zoning language as such; it's more in the form of a generic view of what our advice to the Trustees ought to be. I suppose it is a philosophical view of what our advice to the Trustees would be."

Chairman Kenan continued, "I will read through what has been drafted, and if all of us agree that's what I suggest we do and pass it on to the Trustees." Chairman Kenan read this statement, "expertly written by Mr. Galbato":

September 30, 2015

Village of Skaneateles Planning Board

Re: A moratorium on change of use of dwelling units to lodging or hotel rooms and on special use permits for lodging in the Commercial C and Downtown D Districts.

The issue: *Investors are converting residential units into hotel lodging, but this does not build community, it weakens the character and fabric of the community. That's our sense of it.*

Findings:

1. *Such conversions are not in the best interest of the Village or its residents.*
2. *Uses of dwellings for this purpose are contrary to the expressed goals of the Joint Comprehensive Plan regarding affordable family housing and maintaining the vibrancy of the Village core.*
3. *Elimination of dwelling units puts further pressure on school district enrollment.*
4. *Proliferation could result in areas of the Village being vacant during parts of the year.*

Recommended actions: *It would be our suggestion that the Trustees create some language that would:*

1. *Prohibit conversions of residential dwelling units into hotel/lodging.*
2. *Examine and extend additional requirements to apply to hotel use, including on-site parking and supervisory management.*
3. *Reexamine additional requirements that apply to lodging use, including on-site parking and supervisory management.*
4. *Determine functional distinction between lodging use and hotel use. Those definitions are quite similar right now.*
5. *Define supplemental apartments as dwelling units; permitted in conjunction with retail, office or owner-occupied dwelling principal uses only.*
6. *Modify Motel, Rooming House and Tourist Home in the Code and Permitted Use Chart accordingly.*

As a follow up to that -- sort of examining the sense of the question: But are there enough places for visitors to stay? I would suggest that the Planning Board's view expressed to the Trustees to be that -- Village government's role is to establish appropriate standards for the land uses, and it is the free enterprise system's role to seek an economic balance. The residents of Skaneateles are pleased that the attractive features of this community make it a pleasant place to visit. However, a delicate balance must be maintained, and our community must not lose its desirable residential qualities.

Chairman Kenan, "Do you have any thoughts or changes? I know we have discussed it one-on-one in the past. I would suggest that there be a motion that it be our recommendation to the Trustees."

Member Carvalho, "I agree with the statement; I had some ideas to expand on the findings a little bit more. Specifically in Finding 1, I expanded that to read: *Such conversions are not in the best interest of the Village or its residents. Conversion of residential units to hotel lodging replaces residents with transient visitors who have no stake in the community.* For Finding 2, I changed the language to read: *Uses of dwellings for this purpose are contrary to the expressed goals of the Joint Comprehensive Plan regarding affordable family housing and maintaining the vibrancy and population of the Village core. Conversion of residential dwelling units to hotel rooms reduces the pool of affordable units and potentially drives up the cost of these residential units.* For Finding 3, I would expand that to read: *Elimination of dwelling units has a negative impact on population growth putting pressure on school enrollment, churches and volunteer-dependent organizations such as the Fire Department, Village boards and recreational organizations.* I agree with the findings that we've got; I thought we should expand on them a bit more to provide more backup of what our thoughts are." Member Eberhardt, "I agree with Brian. That enhances the points."

Chairman Kenan, "Do you want to make a motion that we adopt this with Brian's suggestions as a recommendation to the Trustees?" **Member Eberhardt, "I will make the motion that we adopt the recommendation to the Village Board of Trustees dated September 30, 2015, including the additional findings of Member Carvalho." Member Carvalho seconded the motion.** Chairman Kenan and Members Carvalho and Eberhardt voted "Aye" and the motion was carried 3 – 0.

The recommendation of the Planning Board to the Village Trustees, as adopted, is set forth on the following page in its entirety:

September 30, 2015
Village of Skaneateles Planning Board

Re: A moratorium on change of use of dwelling units to lodging or hotel rooms and on special use permits for lodging in the Commercial C and Downtown D Districts.

The issue: Investors are converting residential units into hotel lodging, but this does not build community, it weakens the character and fabric of the community. That's our sense of it.

Findings:

1. Such conversions are not in the best interest of the Village or its residents. Conversion of residential units to hotel lodging replaces residents with transient visitors who have no stake in the community.
2. Uses of dwellings for this purpose are contrary to the expressed goals of the Joint Comprehensive Plan regarding affordable family housing and maintaining the vibrancy and population of the Village core. Conversion of residential dwelling units to hotel rooms reduces the pool of affordable units and potentially drives up the cost of these residential units.
3. Elimination of dwelling units has a negative impact on population growth putting pressure on school enrollment, churches and volunteer-dependent organizations, such as the Fire Department, Village boards and recreational organizations.
4. Proliferation could result in areas of the Village being vacant during parts of the year.

Recommended actions: It would be our suggestion that the Trustees create language that would:

1. Prohibit conversions of residential dwelling units into hotel/lodging.
2. Examine and extend additional requirements to apply to hotel use, including on-site parking and supervisory management.
3. Reexamine additional requirements that apply to lodging use, including on-site parking and supervisory management.
4. Determine functional distinction between lodging use and hotel use. Those definitions are quite similar right now.
5. Define supplemental apartments as dwelling units; permitted in conjunction with retail, office or owner-occupied dwelling principal uses only.
6. Modify Motel, Rooming House and Tourist Home in the Code and Permitted Use Chart accordingly.

Q. But are there enough places for visitors to stay?

A. Village government's role is to establish appropriate standards for the land uses, and it is the free enterprise system's role to seek an economic balance. The residents of Skaneateles are pleased that the attractive features of this community make it a pleasant place to visit. However, a delicate balance must be maintained, and our community must not lose its desirable residential qualities.

Attorney Galbato, "Mr. Chairman, how do we present your recommendations? The minutes, when they are prepared probably tomorrow or Friday, how do we present that to the Trustees?" Chairman Kenan, "When do they meet?" Mr. Dundon, "They will meet October 8 as do we." Chairman Kenan, "That's the same night as our next meeting. What time are they meeting?" Mr. Dundon, "They are scheduled to meet at 7:30 pm. The Trustees may request that you and Attorney Galbato present your recommendation to the Trustees earlier that same night." Mr. Dundon said that he would confirm those arrangements and handle the distribution of the minutes to the Trustees.

Mr. Newcomer, "May I ask a question? Where is the Board right now as far as short-term rentals go in the business district?" Chairman Kenan, "The Board meaning the Trustees? I'm not sure." Attorney Galbato, "What's your question?" Mr. Newcomer, "Regarding the moratorium and short-term rentals in the business district?" Chairman Kenan, "I think that question has to be put to the Trustees." Mr. Dundon, "I believe the moratorium applies to those conversions as well." Mr. Newcomer, "Currently the moratorium right now is set to run 'til January?" Chairman Kenan, "I think the end of the year."

At the suggestion of Chairman Kenan, the meeting was adjourned by acclamation at 7:12 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards