

STATE OF NEW YORK SKANEATELES VILLAGE BOARD  
COUNTY OF ONONDAGA VILLAGE OF SKANEATELES

In the Matter of  
To Consider Proposed Local Law No. 4 of 2015  
ADOPT A LIMITED MORATORIUM  
of Chapter 225, Article IV and Article X

SECOND PUBLIC HEARING in the above matter,  
conducted at the Skaneateles Fire Station, 77  
West Genesee Street, Skaneateles, New York under  
JOHN F. DRURY, CSR, Notary Public in and for the  
State of New York, on December 1, 2015, 7:00 p.m.  
VILLAGE BOARD PRESENT:

- MAYOR MARTIN HUBBARD
- TRUSTEE JAMES LANNING
- TRUSTEE SUE DOVE
- TRUSTEE CAROL STOKES-CAWLEY
- TRUSTEE MARC ANGELILLO
- VILLAGE ATTORNEY MICHAEL J. BYRNE, ESQ.
- VILLAGE CLERK/TREASURER PATRICIA A. COUCH

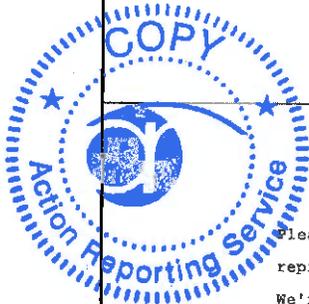
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Mayor

THE MAYOR: Everyone take your seat.  
Please take your seats because the seats  
represent the capacity here tonight.  
We're not expecting anyone to have to  
stand up in this room. When the seats  
are full, this room is in its capacity.  
Just a couple notes. I trust you  
parked legally and you won't have to be  
towed during this hearing. Also I'd ask  
the courtesy that cell phones be turned  
off during the hearing as a reminder.  
Let's start with the pledge of Allegiance.  
Thank you everyone for coming. This  
is a public hearing regarding potential  
Local Law Number 4 for zoning code  
amendments. It was advertised in our  
official village newspaper, to be  
tonight, Tuesday, December 1st, 7:00 a.m.  
here at the Skaneateles Fire Station, 77  
West Genesee Street.  
Are there any discussions or  
questions from the Board before we open  
the public hearing?  
MS. SUE DOVE: Yes, Mayor, would

Dove

1  
2 like to acknowledge, per the Skaneateles  
3 Village Board Code of Ethics: Article  
4 13, to disclose my indirect financial or  
5 private interest in the legislation  
6 coming before us regarding hotel rooms  
7 and lodging.  
8  
9 In as much as this legislation has  
10 to do with the lodging industry, I would  
11 wish to disclose that I am the co-owner,  
12 with my husband, of a lodging property  
13 in the Town of Sennett in Cayuga County  
14 serving the Auburn and Skaneateles  
15 areas.  
16 Also, my sister, Kathryn Severance  
17 owns an approved bed and breakfast in  
18 the A-2 District of the Village of  
19 Skaneateles. In the past she has also  
20 owned and managed short term and long  
21 term rentals in the Village. She no  
22 longer owns any rentals any rentals in  
23 the Village.  
24 Being that I worked as the  
25 Skaneateles Area Chamber of Commerce  
Director from 1999 to 2014, I believe my



66

1 Mayor

2 knowledge and experience balancing

3 business promotion with the quality of

4 life in Skaneateles will be an asset to

5 the process going forward.

6 My platform, when elected to Village

7 Trustee, was based on the job I held,

8 and the things I advocated for as

9 Chamber Director. The residents of the

10 Village voted me to the position of

11 Trustee on these qualities. Therefore,

12 I would like to provide my expertise on

13 this topic as the discussion goes

14 forward. However, I will recuse myself

15 from any vote on this matter. Thank you.

16 THE MAYOR: Anyone else on the Board

17 have any comments before we initiate the

18 public hearing? There being none, I'm

19 going to outline a few protocol items

20 for this public hearing tonight. We

21 look forward to receiving your input.

22 It's an opportunity for members of the

23 public to give their views, which we

24 will consider in making our decision.

25 It's important that this public

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1 Mayor

2 and oral statements will be given equal

3 consideration.

4 A public hearing is an opportunity

5 for the public to give their views.

6 It's not a question and answer session.

7 Questions put to the Board will not be

8 responded to. Trustees may ask a

9 question of a speaker, but we are not

10 required to respond to questions. All

11 comments should be directed to Trustees,

12 not to other speakers, or persons

13 attending the hearing.

14 Every person in attendance must

15 conduct themselves or herself properly.

16 Shouted comments or other disruptive

17 conduct will not be tolerated. It is

18 important that order be maintained so

19 the Trustees have the benefit of public

20 input.

21 For those speakers who may have had

22 a problem or experience with a neighbor,

23 we suggest you describe that problem or

24 that experience by without referring to

25 the neighbor by name.

67

1 Mayor

2 hearing be conducted in an orderly

3 manner with courtesy and decorum, and in

4 order to provide fair opportunity for

5 all who wish to speak.

6 To accomplish that end the following

7 rules of procedure will be followed: We

8 ask each person who wishes to speak to

9 sign the attendance sheet, giving your

10 name and residence address. That will

11 assist our stenographer (court reporter).

12 As each person begins to speak,

13 please give your name and resident

14 address. Each speaker will be limited

15 to two minutes in order that we can hear

16 from everyone who wishes to speak. We

17 will allow speakers a second opportunity

18 to speak, but only after all persons

19 wishing to speak have had an opportunity

20 to do so. There will be a time limit of

21 one minute for the second opportunity,

22 when we ask you not repeat your earlier

23 comments. We encourage everyone to

24 submit your remarks in writing as well

25 as in place of verbal remarks, written

69

1 Pornbeck

2 If there is no other questions I'll

3 open the public hearing. First speaker

4 Bob Pornbeck.

5 BOB PORNBEC: I'm Bob Pornbeck, and

6 I own 50 to 52 East Genesee Street in

7 Skaneateles. And I'm in favor of the

8 short term rentals, due to the fact of

9 the economic impact that it may have on

10 a few of my neighbors, that specifically

11 targeted the short term rental market.

12 And to their knowledge they were allowed

13 to do the short term rentals in

14 Skaneateles.

15 And one of the papers I brought up

16 today, I am from Binghamton, New York,

17 and I own two properties here in

18 Skaneateles. I brought up from

19 Binghamton the Lockdown Law that has to

20 do with nuisances and various other

21 problems that occur. And this is

22 something that I think could be adopted

23 into any legislation that's here in

24 Skaneateles. And it deals specifically

25 with, there is a whole host of problems,

70

1                   Pornbeck  
2                   it's 13 pages. We have a lot more  
3                   problems in Binghamton than Skaneateles  
4                   does, as you can imagine.  
5                   But it deals with some of the  
6                   nuisance items, and the Nuisance Reform  
7                   Law. And I think, you know, the money  
8                   has already been spent on this paper,  
9                   if, you know, you do give us a chance to  
10                  do the short term rentals this is a way  
11                  to at least police it quote-unquote.  
12                  And the law is already written, and I  
13                  think that the people should at least  
14                  get a chance to prove themselves.  
15                  You have a lot of people that had  
16                  short term rentals without incident.  
17                  And for those that have had, you know, a  
18                  few problems, you can't ruin it for  
19                  everybody. So, you know, I'm a big fan  
20                  of Skaneateles here, and spent a lot of  
21                  money here on real estate, and have a,  
22                  you know, a vested interest in the town  
23                  and the short term rentals, so.  
24                  THE MAYOR: Thank you. Joe Whiting.  
25                  JOE WHITING: Joe Whiting, 33

72

1                   Whiting  
2                   The mayor said it right, the real  
3                   iron is just money. Investors are  
4                   buying up real estate to turn into short  
5                   term rentals for their own profit,  
6                   regardless of the law. I believe the  
7                   Planning Board has addressed the issues  
8                   of short term rentals in a realistic and  
9                   fair manner, and that all of their  
10                  recommendations should be followed. And  
11                  that on site management and off road  
12                  parking should be non-negotiable. Off  
13                  site management companies usually  
14                  consist of an 800 number and an  
15                  answering machine that offer no  
16                  immediate help if there is a problem.  
17                  Visitors and overnight guests are  
18                  much less prone to bad behavior if a  
19                  representative of the owner is on-site.  
20                  We all know that this Village already  
21                  has a parking problem. And to think we  
22                  can take a section of our existing  
23                  limited parking and offer it to rentals  
24                  and guests, flies in the face of reason.  
25                  When I hear the phrase, less

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1                   Whiting  
2                   Griffin Street in Skaneateles or referred  
3                   to as the A-2 District.  
4                   First of all, I appreciate the  
5                   difficult task you all have in front of  
6                   you and I thank you for dealing with it  
7                   in a timely manner. The issue of short  
8                   term rentals and the extent of how many  
9                   that have been operating illegally, I  
10                  believe has caught everyone by surprise.  
11                  First and foremost, we are a  
12                  community and a county of laws and  
13                  regulations. We can't pick and choose  
14                  which ones we want to obey. To me this  
15                  is not a political issue, but rather a  
16                  common sense issue. We live by our laws  
17                  and if we break them we have to live  
18                  with the consequences.  
19                  The rather shrill cry of government  
20                  overreach and favoritism really has no  
21                  merit, it's a straw man put up to take  
22                  the focus off the fact that the vast  
23                  majority of the short term rentals are  
24                  illegal and in conflict with our  
25                  existing and established laws.

73

1                   Whiting  
2                   regulation in regard to our zoning laws,  
3                   I get uneasy because if less regulation  
4                   is better than, doesn't it lead to no  
5                   regulation is best? Just Google short  
6                   term rental problems, and see what lax  
7                   regulation can bring.  
8                   Our zoning laws should be strict  
9                   with very demanding criteria that has to  
10                  be met for any change. No one who has  
11                  applied for a permit for one use, and  
12                  illegally changed the use to skirt the  
13                  law should be grandfathered into  
14                  anything. I believe the fines  
15                  infractions should be stiff enough to  
16                  discourage those that break the law, and  
17                  if they continue to ignore the laws, be  
18                  forced to cease operation.  
19                  What makes this Village so special  
20                  is not just the lake, but the downtown  
21                  and residential areas, that to many look  
22                  almost quaint in how they appear to be  
23                  so unchanged. This Village is different  
24                  from many others in that we haven't  
25                  allowed rampant change just for commerce.

1 White  
 2 Residents and business alike have a  
 3 common responsibility to be good  
 4 stewards of our Village, so that we  
 5 leave this very special place for the  
 6 next generation to enjoy. I know you  
 7 all want to do what's best for the  
 8 Village. I ask you to also do what's  
 9 right for the Village. Thank you.  
 10 THE MAYOR: Thank you. Steve White.  
 11 STEVE WHITE: I promise by the way  
 12 to make sure that either the people who  
 13 disagree with me get their chance at the  
 14 mike. I'm Steve White, I live in the  
 15 Village and I also have a business in  
 16 the Village. I am a merchant. I have  
 17 heard all kinds of argument about people  
 18 coming here and spending all their money  
 19 on everything.  
 20 The people who come for short term  
 21 rentals in general profit the  
 22 restaurants, but not much the rest of us  
 23 as far as merchants go. So we don't  
 24 need more rooms, we've got plenty of  
 25 commercial rooms to adequately take care

1 Richards  
 2 rights. That's not the case. They are  
 3 trying to create rights they never had  
 4 and they don't exist. And so we're not  
 5 taking anything away. We're trying to  
 6 make sure that they don't put something  
 7 into our behavior, that isn't allowed by  
 8 code. And I understand that the owner  
 9 of Loft 42 --  
 10 THE MAYOR: I would ask you to keep  
 11 from naming people.  
 12 STEPHEN WHITE: Sorry. Offers other  
 13 rentals in town and says they can come  
 14 down and use his waterfront. That's  
 15 also really kind of unethical to the  
 16 neighbors. Thank you.  
 17 THE MAYOR: Tyde Richards.  
 18 TYDE RICHARDS: I moved here in 1968  
 19 in 6th grade, graduated from high school  
 20 here in 1976. There was over 190 kids  
 21 in my graduating class. And it's my  
 22 understanding now that the kindergarten  
 23 class has about a third that number.  
 24 Our neighborhood at 21 Leitch Avenue,  
 25 where I grew up, was filled with kids.

1 White  
 2 of the tourists who do come to town. I  
 3 should be talking to you guys. So to  
 4 handle 70 more rooms in town to take  
 5 rooms away from the commercial  
 6 establishments already here doesn't make  
 7 sense to me.  
 8 My good friend, Bob, pardon me, I  
 9 can't use his name, has taken a building  
 10 where he had permission for two  
 11 residential units and retail on the  
 12 downtown stairs, and turned it into six  
 13 absolutely distinctly short term rental  
 14 units without permission. To me that's  
 15 (A) illegal, (B) fraud, (C) unethical.  
 16 I don't think of Bob in those terms and  
 17 I hope he changes his mind.  
 18 The fact that you can do something  
 19 like that and turn it around and get  
 20 away with it, boggles my mind. I'm  
 21 surprised we haven't been more creative  
 22 in enforcing the laws. Unfortunately  
 23 those people who are trying to push this  
 24 thing say that we are trying or you  
 25 folks are trying to take away their

1 Richards  
 2 We had the Stahls across the street, the  
 3 Williams across the street, the Palmers,  
 4 around the corner, Steve White lived  
 5 right up the street from me.  
 6 STEPHEN WHITE: He delivered my paper.  
 7 TYDE RICHARDS: And most everyone  
 8 else's paper too. My feeling is that  
 9 short term rentals is going to continue  
 10 to erode neighborhoods, continue to  
 11 decrease the number of kids who go to  
 12 our schools. We've got excellent  
 13 facilities here, and it's a shame that  
 14 we only have 60, 70 kids in a graduating  
 15 class nowadays taking advantage of the  
 16 wonderful community we have and  
 17 facilities that we have here.  
 18 I don't need to repeat what Joe  
 19 Whiting said and Steve White said,  
 20 because I agree with both of them and  
 21 everything they said. But that's my  
 22 feeling on it. So I'm against it.  
 23 THE MAYOR: Thank you, Patricia  
 24 Carroll.  
 25 PATRICIA CARROLL: Pat Carroll, 7

1 Carroll  
 2 East Elizabeth Street. Mr. Mayor, and  
 3 the Board, I think you recall when I  
 4 came before the Board last June with a  
 5 map depicting the number of people who  
 6 were renting their properties on a short  
 7 term basis within our Village. The  
 8 reason I did that was I felt that that  
 9 use was impacting the life of the people  
 10 who live in the Village, myself, my  
 11 neighbors. And I think the reason we're  
 12 here tonight is that that continues.

13 I think we are talking about the  
 14 Downtown D District, but I think we have  
 15 to remember that people reside in the  
 16 Downtown D District and their life  
 17 continues to be impacted by this  
 18 property use.

19 Now it's true that D is a Commercial  
 20 District. I'm not suggesting that we  
 21 shut down transient occupancy entirely.  
 22 But what I would say is that we need to  
 23 find a balance. People have invested,  
 24 lived there a long time. We need all  
 25 kinds of uses in D. D is like by

1 Carroll  
 2 itself, a sort of a neighborhood. It's  
 3 good that people live down there. We  
 4 want them to live down there. We don't  
 5 just want short term uses down there.  
 6 So I would say that striking a balance  
 7 is key.

8 I think that the Planning Board  
 9 amendment, proposed amendment to the  
 10 zoning law that you have up here, I have  
 11 attended many meetings, I heard them, I  
 12 think they speak right to this. I think  
 13 that they're a good balance. I would  
 14 urge this Board to adopt them as they  
 15 are written.

16 I'd also like to add to that, that  
 17 given the large number of short term  
 18 rental properties that have been  
 19 operating in the D District without the  
 20 required Special Use Permit, gave this  
 21 Board no choice but to consider changing  
 22 the law. And as Steve said, as  
 23 everybody said, you have to be right  
 24 with the law. For all members of this  
 25 community you need to follow the law.

1 O'Sullivan  
 2 And further -- I'll have a rebuttal  
 3 later.

4 THE MAYOR: You can have one minute  
 5 on rebuttal. Beth O'Sullivan.

6 BETH O'SULLIVAN: I'm Beth O'Sullivan,  
 7 10 Leitch. I want to first say that I  
 8 agree both with what Steve White had to  
 9 say, Joe Whiting, and I believe it's  
 10 Tyde Richards and also Pat Carroll.  
 11 What the impact of these short term  
 12 rentals in terms affected the schools.  
 13 There is kids and stuff that would have  
 14 been living in these homes either by  
 15 purchasing, because they were actually  
 16 affordable, versus today that they're  
 17 not. Or renting the property by the  
 18 month.

19 We have wonderful schools here.  
 20 Those kids would, a lot of people would  
 21 move to the area and rent a property in  
 22 the area so that their kids could go to  
 23 school. And due to so many houses being  
 24 pulled out of the market they're not  
 25 affordable to rent by the month and

1 Walker  
 2 they're not affordable to purchase. The  
 3 short term rentals are also affecting  
 4 how much money is spent on a home. So  
 5 the normal person would have paid a lot  
 6 less than someone that's renting a short  
 7 term rental.

8 Reminder again, these are illegal,  
 9 as they are now, and I would, my  
 10 recommendation is that the Board would  
 11 accept these proposals as written.  
 12 Thank you.

13 THE MAYOR: Arnie Rubenstein.

14 ARNIE RUBENSTEIN: I'd liked to pass  
 15 at this time and reserve the right to  
 16 maybe speak later.

17 THE MAYOR: David Walker.

18 DAVID WALKER: I have ties with  
 19 everybody who has concerns in terms of  
 20 the short term rental. I don't think  
 21 the functional operative is short term.  
 22 I can give you an example. My primary  
 23 residence is 5 miles down West Lake Road,  
 24 and I had a true nuisance from a long  
 25 term rental. I had -- I'm a single dad

82

1 Walker

2 with three young daughters. I had six,

3 seven documented cases with deputies,

4 with troopers, with all sorts of issues,

5 ambulances. It took literally, and a

6 group of neighbors was called on, on the

7 landlord, a friend of mine, a great guy,

8 not a good property manager. It took

9 six, seven months, literally we were

10 sleeping with weapons in our bedrooms.

11 So it comes down to management.

12 Now, I own a two family house, I

13 basically bought out my other relatives,

14 I wanted the property. Kind of

15 reconsidered after a few of these

16 meetings. But basically I bought out

17 the other family members. I have a two

18 family. That's been a two family, an

19 existing one for over 60 years. We have

20 not had problems. My mom and dad, Marty

21 knows them, there is a lot of people

22 knew my parents, very diligent. I

23 always was too, I still am.

24 I under-rent my properties because

25 once again, I'm a pretty busy guy, it

84

1 Lafever

2 out of their budget. To experience a

3 community, maybe they move in. I do

4 disagree adamantly that the prices have

5 been driven up by short term rentals.

6 The long term rental, your rent to

7 price is completely out of line in this

8 community, it has been for a long time.

9 I think a lot of people would be

10 interested in liquidating their houses

11 in the event that we don't allow good

12 property managers to manage some short

13 term.

14 THE MAYOR: Amy Lafever.

15 AMY LAFEVER: I'm Amy Lafever, 29

16 Jordan Street. I live next door to a

17 short term rental. The Board has heard

18 all my complaints about the terrible

19 things that happened at my house. I've

20 heard people tell me that they don't

21 happen. If I haven't called if police

22 it never happened. That's not true. I

23 don't call the police first of all, I

24 don't want to be a bad neighbor.

25 Second of all, you call Onondaga

83

1 Walker

2 works real well. But it comes down to

3 management and policing. I discussed

4 that at the last meeting. And I

5 understand that everybody wants a big

6 happy neighborhood. Truthfully there is

7 good property managers and bad property

8 managers. There is good neighbors and

9 bad neighbors.

10 I had neighbors, I asked them, gee,

11 you know, have you thought about the

12 short term rentals, you can make a lot

13 of money? Because truthfully I would

14 rather work with problems week to week.

15 We don't love our neighbors all the

16 time. There is good neighbors, there re

17 bad neighbors, good property manager,

18 bad property managers.

19 I would ask that we wouldn't be

20 limited. There is an opportunity for at

21 lot of families to experience this

22 community, to come in and have a place

23 for them and for two or three kids for a

24 reasonable thousand dollars or something

25 versus two or three hotel rooms that's

85

1 Lafever

2 County 911, it's not an emergency,

3 nobody is dying, nothing is on fire.

4 And you're put on hold for 20 minutes.

5 And by the time you actually get to tell

6 somebody what your problem is, the

7 problem is gone, they passed out,

8 they're in bed. And I'm wide awake,

9 waiting for the next one to come along.

10 It's just not fair.

11 We have to have, I'm not totally

12 opposed to short term rentals. I am in

13 Downtown D, which is misused. My

14 neighbors are a church, an office

15 building, a restaurant, a long term

16 rental, short term rental I've had it

17 all.

18 But there has to be management.

19 There has to be somebody on-site that is

20 saying, you know, go to bed you guys,

21 don't wake up my neighbors. It's not

22 fair for us that are living down there.

23 Thank you.

24 THE MAYOR: Let's refrain from the

25 applause. Dane Gist.

1

Gist

2 DANE GIST: My name is Dane Gist, I  
3 live on Griffin Street, I have a business  
4 in the Downtown District. The essence  
5 of my comments, because everyone has  
6 really covered a lot of points in a lot  
7 of ways, it's just how it's changing the  
8 feel of living here.

9 You know, I used to have two  
10 neighbors on each side of me. And now I  
11 feel like I have a mini Marriott on each  
12 side. So there is 26 buildings in the  
13 downtown, so this has happened in 5. So  
14 what if in a couple of years it happens  
15 in 10, and 15. And now we don't have  
16 neighbors anymore.

17 So that's why people came here to  
18 begin with, because of the uniqueness of  
19 the area. And the fact that this is  
20 changing it so much. I mean everybody  
21 knows the difficulties that have  
22 happened. But I'm just talking mainly  
23 about the essence of living here. And  
24 it's so important. And this is a  
25 pivotal time that this change is

1

Lootens

2 happening. So I don't have too much  
3 more to say because a lot has already  
4 been said. But it's just changing the  
5 whole feel of things, and I want you to  
6 understand how it is. Thank you.

7 THE MAYOR: Roy Lootens.

8 ROY LOOTENS: I'm Roy Lootens, live  
9 up on East Street, Skaneateles. I have  
10 a two family rental property down on  
11 West Lake Street, which has been in our  
12 family for, since the middle '50s. And  
13 it's a two family house, it's been kept  
14 up very well. And I'm for the short  
15 term rentals.

16 I know there needs to be a little  
17 bit of control over some of them. But I  
18 think it's up to the neighbors to speak  
19 up when there is an issue. Sometimes,  
20 you know, the owners might not know. I  
21 know it's worse with absentee owners.  
22 But I live right in the Village, I'm  
23 here, my son is here. And if there is  
24 any issues, that can be taken care of.  
25 We've never had any complaints that I'm

1

Williams

2 aware of. Police have never been called  
3 on our property at all. And I was  
4 targeted as a short term rental, but for  
5 the last three years it's been year  
6 round rentals. But I would like the  
7 door to be opened to have short term  
8 rental. I mean basically a week at a  
9 time, rather than a month.

10 Because our particular property is  
11 across the street from the lake, so  
12 obviously it's a great spot for, you  
13 know, people who to come in from out of  
14 town and stay for a week and enjoy  
15 Skaneateles. Thank you.

16 THE MAYOR: Jim Williams.

17 JIM WILLIAMS: Good evening, and  
18 thank you for this opportunity. Jim  
19 Williams, 13 Jordan Street, which is  
20 Downtown D District. I support the  
21 regulation of short term rental, but I  
22 want to speak in opposition to the draft  
23 Local Law Number 4.

24 Peter Wiles and I are the owners of  
25 our building at 913 Jordan Street. The

1

Williams

2 ground floor and basement of our  
3 building is occupied by two commercial  
4 tenants. Our family business, Midlakes  
5 Navigation, and Finger Lakes  
6 Photography. We live in an apartment  
7 that occupies the second floor. We live  
8 in a dwelling, under the current law.  
9 We rent out the third floor, a two  
10 bedroom one bath furnished apartment.  
11 Our third floor renters have included  
12 three long term renters of one or more  
13 years. Three short term renters of two  
14 to four months. This is currently an  
15 allowable use of a dwelling, which is  
16 what the third floor apartment is. In  
17 addition, we have rented this same third  
18 floor apartment to approximately 10  
19 renters, who have stayed with us from  
20 two days to four weeks. Renters have  
21 consistent of parties of one to four  
22 people. This allegedly is not allowed  
23 under current law.

24 All of our short term renters came  
25 to Skaneateles because of a work or

90

1 Williams  
2 family reason. Efforts to limit the  
3 availability of this flexible type of  
4 housing option is not only negatively  
5 impacts our livelihood, but also  
6 interferes with the ability of potential  
7 renters to spend time with family or  
8 have temporary housing while in  
9 transition to or from work in  
10 Skaneateles.  
11 Draft Local Law Number 4 was  
12 proposed in response to complaints of  
13 obnoxious conduct of a few short renters  
14 of a few short term rentals. We  
15 encourage you to draft proposed  
16 legislation to address this specific  
17 problem rather than eliminate a type of  
18 short term occupancy that meets the  
19 needs of owners and renters.  
20 We believe that the Board has not  
21 met its responsibility to all residents  
22 in crafting the currently proposed  
23 legislation. We recommend that the  
24 current moratorium be extended and the  
25 Board redraft proposed legislation.

92

1 Wiles  
2 Three days ago, cleaning our apartment  
3 from a longer than a multiple day stay,  
4 there was a receipt on the floor,  
5 Roland's that was \$200. It is  
6 anecdotal. It is the same anecdotal  
7 evidence of when I graduated in '76  
8 there was this many people. When I  
9 graduated in '74 there were 210. That  
10 two year period happens to be 15 percent  
11 decrease in enrollment, having nothing  
12 to do with short term rental.  
13 My point being is that using these  
14 numbers or these anecdotal evidence or  
15 examples don't address the issue of how  
16 do we deal with the use of property that  
17 is causing disturbance? And that's what  
18 needs to be addressed. This effort,  
19 while attempting to do management and  
20 regulation of short term rentals, I  
21 think falls short.  
22 As an example, I would say that  
23 being clear in the legislation is one of  
24 the prerequisite of good legislation.  
25 And when you read the definition of even

91

1 Wiles  
2 Thank you.  
3 THE MAYOR: Peter Wiles.  
4 PETER WILES: To be continued.  
5 Peter Wiles, 13 Jordan Street.  
6 Basically the statement that Jim just  
7 read covers what our issue is and our  
8 particular circumstance. And I think  
9 the only point in bringing this up is to  
10 illustrate the fact that circumstances  
11 do change. How one person uses or  
12 manages their property doesn't. It can  
13 be wildly variant from how other people  
14 do.  
15 And I think in drafting legislation,  
16 while rushing to take care of the  
17 issues, the immediate obnoxious issues  
18 that are an issue in fact, shouldn't at  
19 the same time disrupt other uses, which  
20 are not interfering, and in fact are  
21 supporting.  
22 Just responding to some comments  
23 that I've heard here tonight about  
24 perhaps the lack of financial  
25 involvement outside of restaurants.

93

1 Wiles  
2 -- I can't find it. But if you read a  
3 definition of where our apartment fits  
4 in is totally lost on me. When we rent  
5 the apartment for 30 days in July it's  
6 legal. When we rent it in February  
7 because it's 28, it's illegal? It just  
8 doesn't make sense. It doesn't cover  
9 the circumstances. And I think it needs  
10 to be drafted so that it's a little more  
11 clear and solves answers or creates  
12 solutions rather than simply more  
13 questions. Thank you.  
14 THE MAYOR: Please refrain from the  
15 applause.  
16 STEPHEN WHITE: Folks when I stand  
17 up to come to you when you're still  
18 speaking, it's because I heard the timer  
19 and I'm the -- no, I'm not the enforcer.  
20 THE MAYOR: Bridgette Hagen.  
21 BRIDGETTE HAGEN: I'm Bridgette  
22 Hagen, 25 Leitch Avenue. I followed the  
23 story of the short term rental issues  
24 over the past few months. I realize  
25 that this is a complex issue covering

Hagen

different areas of the Village, but I would like to voice my own opinion on the short term rentals in our neighborhood.

Up until now I have remained silent, but now I feel the need to state my position on the matter. I recently received a mail piece asking for my support of Sharing Skaneateles. Sent out by a group supporting short term rentals. That for me was the last straw.

I believe I am in a unique position to comment on this issue, as I am surrounded on each side by homeowners who rent out their homes. Both neighbors take meticulous care of their property. Both neighbors own homes on the lake where they spend their summers so they're free to rent their homes all summer long.

Both properties have had renters in and out all last summer. When one of the owners lost a long term summer rental who usually stays for two months,

Hagen

he filled his vacancy with several renters, some staying a week, some just a few nights. The other home also had renters in and out all summer. Some again, stayed a week, some three or four days.

Both of these homes were used as the party headquarters for large groups. That was their words, not mine. I oppose the use of these homes as short term rentals. The mail piece that arrived states, that the only winners in the moratorium on short term rentals are the inn keepers. That is just not true.

The real winners will be the families who make up the fabric of our neighborhoods. There has been much talk about the rights of property owners. What about the rights of the homeowners? We live in a neighborhood full off homeowners who actually live there. This is our home, it's our neighborhood, we're raising our children there. Why do we have to accommodate the constant

Viscomi

change of tenants all summer long?

We in our own house have had eight different new short term neighbors just this summer. I moved to this neighborhood and vested in an expensive home, not knowing I would be surrounded by rentals. I never would have murder my home had I knew.

THE MAYOR: Joe Viscomi.

JOE VISCOMI: Hi. Why are we all sitting here? This is new. It's like I love Skaneateles, I lived here for the last 30 the years, I own a business here, I have a vested interest in real estate. I have clients on both sides. I support both positions. It's really awkward that all of a sudden things are changing. What's changing? You have a tough choice, whatever you do, to just protect our rights and do the right thing. Thanks.

THE MAYOR: Tom Blair.

TOM BLAIR: How are you doing? I have a business over on Fennell Street.

Blair

I run a law firm. And I have countless friends, family members, clients, on both sides of the aisle. Very private homeowners, hotel owners, short term rental clients apparently. Represent all sides of the aisle. So everybody comments are heartfelt. I think that everybody is entitled to their opinion.

I think the Board has to look at economic impacts I think in today's day and age, and companies around our community. I would encourage the Board to make sure they give serious study to that. My comments really are directed more toward to the proposed law you drafted. I have three very quick comments, and they pertain essentially to bed and breakfast.

I have done some B&B work in multiple communities, including this community over the years. First of all, with regard to bed and breakfast the lack of ability of a B&B owner to have some management, an owner's representative

1 Blair  
 2 manage the property, to me is a very  
 3 unique hardship. For any of us, whether  
 4 we get older and spend a month or two  
 5 away in the summer. So long as the  
 6 management company can be vetted and is  
 7 an appropriate management company, I  
 8 can't see why a bed and breakfast  
 9 property should be treated very  
 10 distinctly from hotels and motels. So  
 11 that's one comment I have about the  
 12 proposed law.

13 Also section 225-40, letter D,  
 14 annual inspections. I understand the  
 15 need for inspections. I'm a municipal  
 16 attorney myself, and I draft these kind  
 17 of regulations. However, what are these  
 18 annual inspections? What's the goal?  
 19 In this session here, I think you want  
 20 to have an annual session. I think  
 21 annual inspections of your multiple  
 22 B&Bs may be quite a bit. But even if  
 23 you stick with that, I think in that  
 24 section of law you've got to have some  
 25 criteria.

1 Blair  
 2 What are the inspections seeking to  
 3 undercover -- or uncover or verify or  
 4 confirm? There is very little in that  
 5 section. So I would just encourage to  
 6 Board to look into beefing up that  
 7 section a little bit.

8 And finally, I would encourage the  
 9 Board to look at a waiver and a variance  
 10 exceptions for this law. Very often we,  
 11 as diligent right minded boards, cannot  
 12 contemplate what may occur in the future  
 13 to a homeowner or a property owner.  
 14 It's like predicting the weather. So  
 15 rather than sending somebody who is in a  
 16 very unique circumstance that may have  
 17 lost a loved one or has a unique  
 18 property that actually has three or four  
 19 bedrooms that may be appropriate. I  
 20 think it's appropriate for the Board to  
 21 allow a waiver or a variance for very  
 22 unique hardship circumstances. I just  
 23 think it may be a nice fit for this law.  
 24 Thank you.

25 THE MAYOR: Katherine Dyson.

1 Dyson  
 2 KATHY DYSON: I'm Kathy Dyson, I  
 3 live at 1 Teasel Lane in Skaneateles and  
 4 I grew up here. Was away for about 30  
 5 years and came back. As a travel writer  
 6 I have been lucky to travel to many  
 7 wonderful villages, not only in the  
 8 United States but around the world.

9 I think by coming up with some laws,  
 10 as the Board is attempting to do, is a  
 11 very good idea. I think they could be  
 12 tweaked. For instance bed and breakfast  
 13 have a hard time making money, if they  
 14 can only rent out three rooms. Perhaps  
 15 that could be looked at and some of the  
 16 points that were just addressed.

17 However, without laws, if there are  
 18 people out there who are breaking the  
 19 laws, I think that has to be eliminated.  
 20 Once the laws are established I think  
 21 they should be enforced. I've seen too  
 22 many examples of loss of control.

23 Not, I keep hearing people say well  
 24 we can losing control of our property.  
 25 You lose control of your neighborhoods

1 Dyson  
 2 if you don't have laws. That's where  
 3 you can lose control. But the laws help  
 4 us control the kind of environment that  
 5 we live in. So I would be in favor of  
 6 trying to come up with a good set of  
 7 laws that we can adhere to, that can be  
 8 enforced, and that will make our Village  
 9 much -- continue to make it as liveable  
 10 as it has been.

11 We don't want to turn into a Lake  
 12 George or some of the other areas that  
 13 got overwhelmed by bed and breakfast, by  
 14 short term rentals. Perhaps short term  
 15 rentals in certain districts have a  
 16 place. We should look at that. So I  
 17 think it just needs a little more  
 18 tweaking and more consideration. Thank  
 19 you.

20 THE MAYOR: Phil Richards. Do I  
 21 have it right? 1609 Dave Hull Road.

22 PHIL RICKLEFS: My name is Phil  
 23 Ricklefs, 1609 Dave Hull Road. I ask  
 24 everyone to think about childhood  
 25 vacations. And I bet you sooner or

102

1 Ricklefs

2 later one of you have gone on a

3 vacation, if not every one of you, where

4 it's been week long rental. Picture not

5 having that here? We've had two sons

6 get married in recent years. Trying to

7 get guests to stay in town has been very

8 difficult. We've had some in Auburn.

9 Once again, you look at the impact of

10 the town.

11 A short term rental, the other thing

12 coming from a law enforcement background,

13 if you're looking about controlling and

14 laws and controlling people, you

15 actually have more say on a short term

16 rental than you do on a long term rental.

17 So keep that in mind for anybody who

18 does live next door know a short term,

19 if they turn it into a long term rental

20 and the people are animals, it takes a

21 very very long time to get them out.

22 Short term rentals, you have a local

23 police department that will act in your

24 favor. Because there is nuisance,

25 public intoxication laws. It takes a

104

1 Kiltz

2 few professionals in the business.

3 I am so curious as to what a

4 community is afraid of if we were to

5 open and encourage investment and

6 competitive businesses, such as new

7 lodging opportunities, both boutique

8 retail stores, bars, restaurants and

9 real estate offices. Why are we doing

10 everything we can to discourage citizens

11 from tasteful and valuable investments?

12 Nearly \$2 million are spent in our

13 community annually by our guests, and

14 not one police report or other

15 substantiated evidence of any foul doing

16 has been put out. We've also paid over

17 \$18,000 in occupancy tax since opening

18 last year. Additionally over \$140,000

19 in local property and school taxes.

20 Many have been providing lodging for

21 years without apparent issues. Which

22 B&B, hotel, motel, transient lodging is

23 okay? And which will be grandfathered

24 in and based on what?

25 And are the short term rentals

103

1 Kiltz

2 phone call, you're very lucky in this

3 town to have a police department that

4 can respond and take care of it and

5 document it. And at that point then you

6 have something to go back to the Mayor

7 and Council about to actually enforce

8 it. Thank you.

9 THE MAYOR: Robert Kiltz.

10 ROBERT KILTZ: Thank you for

11 allowing me to speak. My name is Robert

12 Kiltz, I own a particular lodging called

13 Lofts 42. We have been providing short

14 term rentals for nearly two years.

15 Being encouraged by the vital officials

16 that we were in compliance with all

17 rules and laws.

18 Then being notified of their error,

19 we applied for a lodging permit. And

20 our application was shelved. Meanwhile

21 the Sherwood Inn was given a permit to

22 open a new hotel, and no other units

23 would be allowed in the Commercial

24 District of Skaneateles. Or with new

25 rules and regulations written, by the

105

1 Kiltz

2 reducing the portable housing and

3 reducing the schools and volunteer pool?

4 Well, there is an abundance of housing

5 in our community. And short term

6 rentals actually encourage people to

7 visit and learn about our community in

8 quite unique and different ways, and

9 possibly to live.

10 Yes, the schools have diminished

11 because families are moving to more

12 welcoming and affordable communities. In

13 addition, our community has become a

14 second home destination where many are

15 here for only part of the year, and

16 mostly without children.

17 And why do we use the phrase that

18 these people are investors and not

19 neighbors? As we, are we not all

20 investors and stewards in our community?

21 And our elected officials, are they here

22 to see that the laws and regulations are

23 fairly administered to all? Is an

24 investor a person you do not like

25 because of their particular investment?

1 Korner  
2 And which investor has caused harm to  
3 our community? I ask all to please look  
4 at the regulations and rules and let's  
5 encourage fair investment and fair rules  
6 for all. Thank you.

7 THE MAYOR: Gabrielle Korner.

8 GABRIELLE KORNER: Hi, I'm Gabrielle  
9 Korner, 21 Jordan Street. I just  
10 recently became property manager of Loft  
11 42 over the summer. And in my time at  
12 Loft 42 had not had any police reports  
13 or any terms of calls or facts or  
14 evidence or complaints from guests to  
15 support anything that was said prior to  
16 my management and reference to the  
17 newspapers earlier.

18 I do live next to the Village Inn  
19 and above the bakery, so I am a downtown  
20 commercial resident in the D District.  
21 And the Village Inn is a four room in  
22 which is unsupervised, and does not have  
23 any staff located to it. There are  
24 balconies there at the Village Inn,  
25 which is right next to my balcony, as a

1 Korner  
2 member of the person who lives above the  
3 bakery unit. And we do hear these  
4 people as late hours of the evening.  
5 But I can say I'm a full year resident,  
6 I am not a snowbird, I don't have that  
7 luxury yet. I do not escape to Florida  
8 or Arizona or warmer parts of the  
9 country during the winter months.

10 So I can say that I really do  
11 welcome the tourists during the  
12 summertime, because if our problem in  
13 this room is the parking issue, I think  
14 that we are a very lucky group of people  
15 compared to other communities throughout  
16 the country who are struggling  
17 economically to have people come and  
18 spend money and support their local  
19 stores.

20 So I would really ask ourselves to  
21 take a minute and say, what issues are  
22 we addressing? We're a very fortunate  
23 group of mainly upper middle class and  
24 upper class people who are predominantly  
25 whites currently in this room, and have

1 Korner  
2 been given many opportunities. And as a  
3 person of child-bearing age and a peer  
4 group that is looking to start families,  
5 I can say that young families are  
6 looking for vibrancy and diversity. And  
7 if we make up the main residents in our  
8 community unfortunately we don't so show  
9 much diversity, do we?

10 So I would encourage you to consider  
11 that our tourists are those who do bring  
12 diversity to our neighborhoods. And  
13 that they're the ones who don't work a  
14 nine to five job when they're here on  
15 vacation, can spend and support our  
16 restaurants and our storefronts and our  
17 local commerce during the months of May  
18 through mainly December. So we, as year  
19 round residents, can enjoy those during  
20 October and May, December, January  
21 through April.

22 I know we are all here because we  
23 want to preserve the character of  
24 Skaneateles but are we preserving it for  
25 today or are we preserving it for the

1 Lambrecht  
2 people who will be here in 30 to 40  
3 years who will be our children? So as  
4 you move forward you have a difficult  
5 task, but I ask you to think of the  
6 youth and vibrancy and the economic  
7 impact for the future. Thank you.

8 THE MAYOR: Tim Lambrecht.

9 TIM LAMBRECHT: My name is Tim  
10 Lambrecht, lawyer with the Wladis law  
11 firm, I represent Loft 42. I provided  
12 comments, written comments earlier  
13 today. So I'll be a little bit brief  
14 and refer to those for the Board. I  
15 think my main concern here is really  
16 two-fold.

17 First is, I think the law as it  
18 currently is drafted is a mistake. It  
19 contains areas that really need  
20 improvement. But one of the things, for  
21 example, is that strikes me as odd, is  
22 that there is a provision that would  
23 allow existing bed & breakfasts, hotels  
24 and other establishments to use off-site  
25 management essentially. But any newly

110

1 Lambrecht  
2 permitted facilities that would come in  
3 would have to have 24/7 on-site  
4 management. I don't understand why that  
5 distinction exists.  
6 One of the things that also strikes  
7 me about this law is that the process I  
8 think has been a little rough. When  
9 I've been dealing with this before, the  
10 moratorium have been going on for more  
11 than 90 days, and there is a concern  
12 that something has to be done before the  
13 moratorium is over. I would say there  
14 is nothing that prevents you from  
15 getting a law that you like and  
16 extending a moratorium so that you get  
17 it right. I think you're hearing some  
18 concerns and comments from folks who  
19 would like you to do that who are your  
20 neighbors and your residents.  
21 One of the things I would also say  
22 is, normally when I'm looking at one of  
23 these laws I see economic impacts,  
24 something along those lines. And I  
25 think there was an implicit promise up

112

1 Fogel  
2 We object to the draft Local Law  
3 Number 4, 2015. At its core the draft  
4 Local Law is fundamentally flawed,  
5 irrational, arbitrary and capricious and  
6 illegal as currently drafted.  
7 First of all, there is simply no  
8 basis for the law. Seems to be based on  
9 a small number of unsubstantiated  
10 complaints which have been accepted as  
11 fact without any investigation into the  
12 accuracy of the allegations. It's  
13 arbitrary and capricious to zone out my  
14 client's business which has continued  
15 for the past four years without  
16 objection by the Village, based on a  
17 complaints which have not even been  
18 investigated or let alone adjudicated as  
19 fact.  
20 Again, it's been suggested at other  
21 meetings that this is the biggest issue  
22 the Village has faced in the last 20  
23 years. Yet there's been no study  
24 analysis or any empirical evidence  
25 offered in support of the law. Instead

111

1 Fogel  
2 front that there would be these economic  
3 impacts. That there would be hearings  
4 that stakeholders would have an  
5 opportunity to shake that -- or shape  
6 the law. I'm not sure that that's real  
7 happened.  
8 And this is one of the most  
9 important decisions in the Village in  
10 the last, you know, 15, 20 years, that's  
11 what I'm hearing. And it strikes me all  
12 as very odd that there is no real  
13 documentation other than sort of  
14 anecdotal evidence to support the  
15 legislation that's being proposed.  
16 Thank you.  
17 THE MAYOR: Michael Fogel.  
18 MICHAEL FOGEL: Good evening. My  
19 name is Michael Fogel, I'm an attorney  
20 with the law firm of Brown, Sharlow,  
21 Duke & Fogel, represent Fingerlakes  
22 Luxury Homes and Rick Moscarito, owners  
23 of properties located at 6 Fennell  
24 Street, 15 Fennell Street, 46 East  
25 Genesee Street in the Downtown D District.

113

1 Fogel  
2 the draft law supported by no more than  
3 speculation, anecdotes and  
4 unsubstantiated statements. There is  
5 simply not enough in this record to  
6 support this proposed legislation.  
7 The lack of any study or analysis  
8 has contributed to fundamental flaws in  
9 the draft law, just a few of which I'll  
10 point out tonight. The rest are  
11 addressed in the written comments we  
12 submitted to the Board earlier today.  
13 First, the law is unconstitutional,  
14 because it purports to treat rights of  
15 property owners differently, depending  
16 on whether they actually physically  
17 occupy the property they own. Such  
18 dichotomy is simply not legal.  
19 Second, we've been told that the  
20 purpose of the law is to maintain the  
21 character of the Village. Yet the draft  
22 law would allow hotels with more than  
23 six rooms. This clearly seems  
24 inconsistent. We've repeatedly asked  
25 during this process how a zoning law

Rhoads

1  
2 that would allow a large chain hotel,  
3 consistent with the goals of preserving  
4 the residential character of the  
5 community. And we're still waiting for  
6 an answer to that question.

7 To conclude, we object to the laws  
8 as currently drafted, because it  
9 irrationally and arbitrarily eliminates  
10 my client's business. We urge the  
11 Village Board to extend the moratorium  
12 and to truly take a look at this issue,  
13 comprehensively study the issue, and  
14 adopt the a law that makes sense for the  
15 Village property owners such as my  
16 clients and residents and neighbors of  
17 the Village. Thank you.

18 THE MAYOR: Nan Pardee.

19 STEPHEN WHITE: She had to leave.

20 THE MAYOR: Tori Rhoads, 19 Hannum  
21 Street. Tom Rhoads I apologize.

22 TOM RHOADS: I'm Tom Rhoads, 19  
23 Hannum it's about the smallest house in  
24 the entire Village, so I'm not in it for  
25 any interest. But I do want to thank

Rhoads

1  
2 you, the Board for holding the public  
3 hearing and taking comments. You know,  
4 I suggest actually moderation rather  
5 than banishment.

6 For example, there were some  
7 citations in the power point that you  
8 put on your website about how other  
9 municipalities have managed this, for  
10 example, they managed the number of  
11 rentals per year or managed the number  
12 of short term rentals days per year.  
13 There are ways to moderate this.

14 But I also suggest strongly that you  
15 actually look at a more effective and  
16 well written nuisance and noise  
17 ordinance. I have commented on the  
18 noise ordinance in the past. I think  
19 actually what we're really here for is  
20 to block nuisances. You have a very  
21 weak nuisance and noise ordinance right  
22 now.

23 I'm familiar with this because I  
24 worked for 16 years in a business or  
25 industry that typically had to deal with

Severance

1  
2 them. And there are many many nuisance  
3 and noise ordinances throughout the  
4 county that typically don't allow trash  
5 before 7 o'clock or construction before  
6 7, have quiet evening hours and silent  
7 "sleeping hours."

8 There are ways to resolve the  
9 nuisances without what I consider to be  
10 an overly aggressive enforcement of  
11 short term rentals. So I guess I  
12 conclude with, everything in moderation,  
13 regulate, but don't ban; manage the  
14 nuisance, but don't over-regulate our  
15 local economy. And again, thank you.

16 THE MAYOR: Jack Severance.

17 JACK SEVERANCE: My name is Jack  
18 Severance, 34 State Street. I also run  
19 a bed & breakfast with my wife at 34  
20 State Street. I'm here to talk about  
21 Local Law 4 as it pertains to the  
22 adverse negative affects of the bed &  
23 breakfast homestay in this town.

24 Some of the points that I think they  
25 talked about are the insurance

Severance

1  
2 requirements. In Local Law 4 it  
3 requires a commercial policy. Why not  
4 bed & breakfast insurance? That's what  
5 we have. Why is it the Village's  
6 jurisdiction to determine how much  
7 insurance that we need? That should be  
8 up to us. Is this a requirement of  
9 other businesses or special use permits?  
10 I realize this needs to be clarified in  
11 this law.

12 There is also a section on  
13 grandfathering, it's Section 225-69A.  
14 That states that we will continue to  
15 operate as a B&B.

16 Item 2, under this heading states,  
17 if the above is changed or reconfigured  
18 in any such, that a Village approval,  
19 including a building permit is required,  
20 but provisions of 225-69A shall no  
21 longer apply.

22 So I need a building permit. I can  
23 no longer remodel a bathroom? I can't  
24 add a patio? I can't reconfigure a  
25 walkway? I'm not grandfathered in

1 Severance  
 2 anymore, that's basically what it says.  
 3 I understand that you don't want us  
 4 adding on bedrooms or enlarging our  
 5 space for the business. But any  
 6 improvements to the homes seems very  
 7 restrictive. After all, by this law the  
 8 owners must live in this dwelling. We  
 9 should be allowed to make improvements  
 10 without penalty.  
 11 The Planning Board is going to issue  
 12 a license every year. What guidelines  
 13 will the Planning Board use in  
 14 determining the reissuing of a license?  
 15 Where is this procedure listed? Where  
 16 is this in the new law? I think the  
 17 Board would want to have this procedure  
 18 defined for us to follow. Thank you.  
 19 THE MAYOR: Butters Farm Lane, Don  
 20 Walden.  
 21 STEPHEN WHITE: They tell me he's  
 22 gone or should I say he's left.  
 23 THE MAYOR: John Fabrizio.  
 24 JOHN FABRIZIO: Hi, I'm John  
 25 Fabrizio, 45 Academy Street, and I

1 Fabrizio  
 2 appreciate the time you've given me to  
 3 speak tonight. I am on the Economic  
 4 Development Committee of the Chamber of  
 5 Commerce, Skaneateles Chamber of  
 6 Commerce. And we are in favor of short  
 7 term rentals, especially in the Business  
 8 District.  
 9 I've been in Skaneateles for around  
 10 12 years. Prior to that I lived in  
 11 Washington, D.C. And growing up in  
 12 Geneva, I wanted to eventually move my  
 13 family back up to Central New York, in a  
 14 small town like I grew up in. And I  
 15 wanted my son to grow up in a small  
 16 town. And I was kind of clever about it  
 17 I thought, I actually stayed at a short  
 18 term rental in the middle of July  
 19 instead of, you know, obviously January.  
 20 And my family and I came up here, spent  
 21 a week, we did the cruise on the lake,  
 22 we spent time at Doug's and Johnny  
 23 Angel's and at all these places.  
 24 So after that week we decided to  
 25 move in this Village because we thought

1 Fabrizio  
 2 it was very inclusive, very vibrant, a  
 3 lot was going on. And so the Village  
 4 had a lot of character. And it sold us  
 5 on it.  
 6 So moved up here and as a result of  
 7 that my wife and I got involved in the  
 8 Village. I actually helped volunteer  
 9 coach the lacrosse team at the high  
 10 school and a few other things. But I  
 11 think the fact that we are in an  
 12 inclusive Village, we get good people  
 13 hopefully to move up here and to  
 14 contribute to the makeup of the Village.  
 15 I do think that there is a huge  
 16 economic impact to the Village if we  
 17 don't allow short term rentals and  
 18 things like that. I believe that dry  
 19 business, I do talk to a lot of small  
 20 business owners, and it is a struggle  
 21 for them to make it. And all you need  
 22 to do is just look at some of the small  
 23 towns in the area where the downtown  
 24 district is boarded up.  
 25 So I believe there has got to be

1 Elliott  
 2 balance, I believe we can have a police  
 3 force that will enforce laws on the  
 4 books, and we can have our short term  
 5 rentals and we can grow economically and  
 6 continue to be an inclusive Village.  
 7 Thank you.  
 8 THE MAYOR: Molly Elliott.  
 9 MOLLY ELLIOTT: Good evening, Molly  
 10 Elliott, 125 Orchard Road, local real  
 11 estate agent. Trustees and Mayor  
 12 Hubbard, we are all here for the same  
 13 reason, to protect and integrity of our  
 14 Village. I am here in favor of amending  
 15 the Local Law for STRs in the Downtown D  
 16 District, also to go from two to three  
 17 bedrooms in the B&B and A-2.  
 18 As a local realtor and lifetime  
 19 resident and mother of three, I believe  
 20 in strict zoning 110 percent. But I  
 21 also believe in amending the local  
 22 zoning of our Village. STRs in the  
 23 Downtown District are very important for  
 24 many reasons. It helps sustain locally  
 25 ran businesses that are owned by our own

122

1 Elliott

2 local business residents. They have

3 brought many, I mean many local people

4 moving in here and raising their

5 families here. They give us another

6 option for lodging. Not everyone stays

7 their vacation in a hotel room or a B&B.

8 STRs are a huge demand for a today's

9 travelers. Many of my friends I

10 graduated with from Skaneateles come

11 here with their families, they don't

12 live here anymore, and they stay in

13 accommodations. I find it very sad that

14 they can't come back and visit me, their

15 best friend from high school, and let

16 their kids see where they grew up.

17 We can amend our Local Law as we

18 amended the Local Law. As an example,

19 Talbots, a chain retail store that we

20 allowed in our Genesee Street District,

21 we amended and gave them a permit to go

22 there. Did not change our integrity of

23 our Village.

24 On behalf of Debbie and Rick

25 Moscarito, Fingerlakes Luxury Homes, I

124

1 Elliott

2 want to do, but I believe that we as a

3 community in our Local Law can come up

4 with a comprehensive plan that works

5 and to make sense for the benefit of our

6 Village.

7 I grew up here in the '80s and '90s,

8 our Village was not, I repeat, not as

9 beautiful as it is today. I hope we

10 don't regress back to what it used to

11 be, it would be a shame. The Packwood

12 house put Skaneateles on the map because

13 it brought people here. We as a Village

14 can control the future and make sure

15 that it doesn't spiral out of control

16 with lodging. I truly feel from the

17 heart these certain areas are very

18 important. Consistency and control can

19 happen in our Village because tonight,

20 as you can see, we all value and love

21 this beautiful Village.

22 THE MAYOR: Jim Barker.

23 JIM BARKER: My name is Jim Barker

24 and I have been a resident here in

25 Skaneateles and have worked in and

123

1 Elliott

2 am their real estate agent, and a very

3 good friend. They went in front of our

4 Board and asked if they needed to do so

5 to run these type of rentals of 6 Jordan

6 is where it started.

7 As they went in front of this the

8 Board, not right after, one of our very

9 own Planning Board members opened four,

10 I say four, two bedroom two bath STRs on

11 Fennell Street. They never felt once

12 there was anything illegal. Why would

13 you? We're following what we

14 recommended the Board, and this one

15 person ran them. I'm not against that

16 person, because I believe in them, but

17 it's the truth.

18 Then after that, 15 Fennell Street

19 was on the market for 755 days. 755

20 days. Nobody was buying it. They

21 bought it, they have enhanced the

22 street-scape of Fennell Street, which

23 still needs help. I believe that there

24 should be a law, I don't think it should

25 be run actually, you know, do what you

125

1 J. Barker

2 around Skaneateles for the last 25

3 years. I'm going to switch gears a

4 little bit and just give a little brief

5 history lesson of the past of Skaneateles,

6 then I'm going to have my wife, who is

7 on the agenda to speak next, she's going

8 to bring it to modern day core front.

9 Our predecessors have been truly

10 wise and forward thinking stewards of

11 this beautiful Village. For that we

12 honor and we thank them. To be passed

13 such a beautiful gem requires respect

14 for what has been, acceptance for what

15 is now, and the vision for what can and

16 will be.

17 To understand what will be our

18 future, we only need to look back in our

19 history, but not at the trends. We must

20 look at the constants, the common

21 denominators, the things that make us

22 truly special. Because as I'm sure we

23 can all agree, our lake is an unwavering

24 constant.

25 In the 1800s and 1900s, Skaneateles

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1 J. Barker  
 2 gained popularity as a tourist  
 3 destination point. Whether it was the  
 4 tour on Skaneateles railroad, renting a  
 5 lakeside cottage, camping along the lake  
 6 or staying in a room at the Lakeview  
 7 House, one thing was certain people came  
 8 to Skaneateles for the lake.  
 9 Resorts, large hotels like the Glen  
 10 Haven Water Cure, a hosts of smaller  
 11 hotels and groups for summer camps were  
 12 all accessible by way of steamships,  
 13 some with the ability to carry as many  
 14 as 600 passengers. It wasn't until the  
 15 industrial revolution in the 1870s and  
 16 1880s that Skaneateles became a  
 17 fashionable summer resort, with  
 18 downstate and Syracuse wealth growing,  
 19 the Village and town expanded rapidly  
 20 with construction of elaborate homes,  
 21 mostly built as summer residences only,  
 22 designed to be shuttered down after peak  
 23 season each year. Prior to this  
 24 Skaneateles was much more of a working  
 25 class town with many mills, factories

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1 J. Barker  
 2 and other commerce.  
 3 For the past 150 years or more, the  
 4 draw to Skaneateles remains. Throughout  
 5 the decades we have seen many of our  
 6 family camps razed to make way for grand  
 7 summer homes and although not shuttered  
 8 down by like the grand summer homes of  
 9 the 1890s, 100 years later we must take  
 10 note that a number of although  
 11 beautiful, and dark and lakefront homes  
 12 and estates that pepper our shorelines  
 13 for a large portion of each year.  
 14 During this time however, the Village  
 15 remains active and vibrant. The reasons  
 16 for this are very simple. It isn't that  
 17 we haven't lost our working class ways,  
 18 we have fostered entrepreneurship and  
 19 local business development that viably  
 20 feeds our local economy.  
 21 We are a community of special people  
 22 and places, we enjoy our small town  
 23 lives, our friends, our families, and  
 24 yes, even our visitors.  
 25 BECKY BARKER: I'm the second a half

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1 B. Barker  
 2 of this one, Becky Barker.  
 3 THE MAYOR: Becky Barker.  
 4 BECKY BARKER: Thank you, Jim.  
 5 Emotions regarding short term  
 6 residential housing have run extremely  
 7 high over the past nine months. And  
 8 things have been said and done that  
 9 people regret. Now is the time, however,  
 10 to rise above the negativity that  
 11 surrounds this issue and positively move  
 12 forward in such a way that makes sense  
 13 for us all.  
 14 We have serious issues to contend  
 15 with and decisions to be made, that is  
 16 certain. But the catalyst to act upon  
 17 such issue should not be at the hands of  
 18 a few. It should be at the hands of the  
 19 majority. This entire issue was brought  
 20 to the forefront by way of one  
 21 disgruntled neighbor banding with others  
 22 to combat the conversion of a single  
 23 family home to a multi-family home.  
 24 To deal with this issue successfully  
 25 as a community, proper fact validation

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1 B. Barker  
 2 and the truly inherent areas of concern  
 3 must be identified and addressed. We  
 4 urge the Village Board of Trustees to  
 5 consider the following:  
 6 We ask that a coalition of diverse  
 7 residents with diverse points of view on  
 8 this issue must be formed to move  
 9 forward.  
 10 We ask that a consciousness to  
 11 heavily entwined relative issues be  
 12 paid, acknowledged and acted upon. They  
 13 are a very large piece of this puzzle  
 14 and cross over into most of the related  
 15 intellectual conversations regarding  
 16 this issue.  
 17 Vehicular congestion, visitor  
 18 parking, residents only parking, day  
 19 trippers, traffic diversion at key  
 20 times, parking on Village streets as it  
 21 pertains to both residents and  
 22 non-residents and guests. Festivals and  
 23 special events, excessive jaywalking,  
 24 control of crosswalks as they pertain to  
 25 traffic flow, delivery and double

1 Ryan  
 2 parking standards.  
 3 We ask for respect for the magnitude  
 4 of this issue. Respect for the many  
 5 successful ways that it can be discussed  
 6 and resolved, and the many local laws it  
 7 so greatly affects. We ask that a  
 8 commitment be made to the presentation  
 9 of only accurate, verifiable, unbiased  
 10 and factual evidence.  
 11 We ask for a clear and defined  
 12 interpretation of the joint Village/  
 13 Town comprehensive and draft plans. In  
 14 relation to protecting and preserving  
 15 traditional Village neighborhoods as  
 16 well as encouraging and fostering  
 17 commercial business growth in the  
 18 Downtown D District. Thank you.  
 19 THE MAYOR: Carrie Conroy Ryan.  
 20 CARRIE CONROY RYAN: Carrie Conroy  
 21 Ryan, 21 Leitch Avenue. I don't have  
 22 anything prepared to say about but I  
 23 guess I just came in support of renting  
 24 short term rentals. We, my husband and  
 25 I moved to Skaneateles two years ago.

1 Ryan  
 2 three children to other places, like the  
 3 Cape and Nantucket or Florida, we want  
 4 to rent a house because it's comfortable  
 5 for our family. I want to be able to  
 6 provide that to the people who come to  
 7 Skaneateles. So aside from the fact  
 8 that it's nice for my husband and I to  
 9 help pay for our taxes, and that's the  
 10 way we are able to do it, it's also nice  
 11 to be able to have families to be able  
 12 to come and not have to stay in a hotel  
 13 then when they come and visit Skaneateles.  
 14 THE MAYOR: Bob Eggleston.  
 15 BOB EGGLESTON: Bob Eggleston, 1391  
 16 East Genesee Street. I speak as a  
 17 resident of the Skaneateles community  
 18 and a practicing architect. And I have  
 19 observed the conversation in the  
 20 community regarding transient  
 21 accommodations with interest. It's  
 22 become a rather emotional subject, and a  
 23 lot of opinions have been expressed but  
 24 not a lot of facts.  
 25 I think the proposed amendment to

1 Ryan  
 2 We own, bought a place on the lake eight  
 3 years ago, but I grew up coming to  
 4 Skaneateles renting. Because that was  
 5 the way that we were able to come here.  
 6 And so that's what brought me as renting  
 7 out in Skaneateles.  
 8 Now my husband and I are fortunate  
 9 enough to own a home on Leitch and also  
 10 own a home on the lake. And we decided  
 11 to start renting our home on Leitch  
 12 because it was going to be empty, and we  
 13 wanted to have family type access. So  
 14 we've been kind of particular about the  
 15 people we rent to. And I want to say  
 16 that last summer we only were able to  
 17 rent three weeks, because of going to  
 18 rent to a woman who grew up in  
 19 Skaneateles and whose parent live in the  
 20 condos below us for four weeks. But she  
 21 wanted to come back and see her parents.  
 22 But she and her three children didn't  
 23 have any where to stay because her  
 24 parents live now in a condo.  
 25 So just as when we travel with our

1 Eggleston  
 2 the zoning law have to take into account  
 3 all the issues, that it be a fair law.  
 4 Currently I don't think we're there. It  
 5 is important that you, the Trustees,  
 6 find an appropriate balance that serves  
 7 all the property owners of the Village  
 8 that you are charged to serve.  
 9 I wish to go on record to state the  
 10 transient accommodations other than bed  
 11 and breakfast homestays are  
 12 inappropriate in the residential A1, A2  
 13 Districts. Much of the emotion over the  
 14 zoning amendments are based on recent  
 15 large number of short term rental  
 16 accommodations in the Residential  
 17 District. This is not being considered  
 18 in the proposed zoning amendment, which  
 19 is only looking at the Downtown D  
 20 Commercial C and A3 Districts, where  
 21 lodging hotel, motels have always been  
 22 allowed.  
 23 I also want to say I'm in favor of  
 24 appropriate STRs in the Downtown D  
 25 District with appropriate controls. In

1 Eggleston

2 a four page letter that I'll submit to  
3 you, I have underscored some of the  
4 unsubstantiated opinions, which I think  
5 need to be corrected. And then I've  
6 gone through line-by-line in the zoning  
7 law. I have found 12 deficiencies in  
8 the specific zoning law.

9 And I'm not going to go through all  
10 of them here, I think it's something  
11 that you need to look at carefully. I'm  
12 more than willing to answer any  
13 questions you have once you start  
14 looking at them. And on my rebuttal I  
15 have been asked to talk on behalf of  
16 another person.

17 THE MAYOR: That concludes the order  
18 of people who have signed to speak here  
19 tonight.

20 STEPHEN WHITE: Mr. Mayor, a couple  
21 other people have asked, as I've walked  
22 around, who didn't get a chance to sign  
23 in.

24 THE MAYOR: Have them sign in.

25 UNIDENTIFIED FEMALE: I signed it.

1 Mayor

2 THE MAYOR: It's a blank. We  
3 certainly intend to let everyone here  
4 tonight speak. I want to say --

5 SAME FEMALE: I signed in.

6 THE MAYOR: Come on up here and  
7 look. I'd like to say that I very much  
8 appreciate the conduct that we've had  
9 here tonight. I think it's been  
10 respectful and I think it's been  
11 courteous, and I appreciate that. And I  
12 hope that we can continue that.

13 We are going to let people who have  
14 spoken here tonight speak again. But I  
15 would ask you to respect us that you not  
16 repeat what you said prior. So if you  
17 want the privilege of speaking again,  
18 we're more than happy to honor that  
19 privilege. But please refrain from  
20 repeating what you may have said  
21 previously. I have one gentleman. We  
22 have two others so far I've been  
23 recognized with, George Haux.

24 GEORGE HAUX: Yes, my name is George  
25 Haux, I live on 39 West Elizabeth

1 Haux & Ramsgard

2 Street. I've had some rental properties  
3 at various places in various states.  
4 And let me say that if you ever have a  
5 long term rental property, and you  
6 happen to get undesirables in there, now  
7 you have a very serious problem. And  
8 you better be prepared for some tough,  
9 tough scenarios.

10 So the short terms, you put them up,  
11 after a couple days you call the police.  
12 Long term you've got a long legal  
13 hassle. So something to think about.  
14 (Andy rams guard.)

15 STEPHEN WHITE: Still under 2 minutes?

16 THE MAYOR: Yes, this is the first  
17 time.

18 ANDY RAMSGARD: My name is Andy  
19 Ramsgard, my wife and I live at 181 East  
20 Genesee Street, we live in the A2  
21 District. We also own a piece of  
22 property in the Downtown D Commercial  
23 District. We've got great neighbors and  
24 we don't want to have short term rentals  
25 next to us in A2. There is no reason to

1 Ramsgard

2 change the law that's currently on the  
3 books, just enforce it please. There is  
4 also no reason to change the laws that  
5 are currently on the books for the  
6 Downtown D District.

7 Last week at the Village Board  
8 regular meeting there were two  
9 applications for critical impact.  
10 Attorney Mike Byrne made a very  
11 prophetic statement, that he had been  
12 doing this a long time and he knew how  
13 to play the game. Local Law Number 4 is  
14 a tricky little game like playing  
15 Monopoly. The new law changes the game,  
16 it protects the monopoly of those who  
17 have already hotels, like the Sherwood  
18 and the Packwood House, and this allows  
19 them to treat themselves like the four  
20 room Village Inn.

21 The new law creates arbitrary  
22 things, like you must have six or more  
23 rooms to be a hotel. That requirement  
24 effectively eliminates on East Genesee  
25 Street, with the exception of the

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1                                Ramsgard  
2                                Sherwood Inn and the Packwood House  
3                                every property.  
4                                Under Section C for hotels and  
5                                lodging in the Downtown D District, you  
6                                must file some arbitrary reasons of the  
7                                density control schedule for residential  
8                                A2 District, not the Downtown D  
9                                Districts. That means that out of 122  
10                                properties in the Downtown D District,  
11                                only four properties comply.  
12                                Put that in the very simple terms,  
13                                97 percent of the reduction of rights of  
14                                those who own property in Downtown D.  
15                                Who are the winners? Who are the  
16                                losers? There is 118 private property  
17                                owners that are losers. The winners are  
18                                the Sherwood Inn and Mirbeau, they can  
19                                expand to any extent that they want, and  
20                                they'd like Park Place and Boardwalk.  
21                                This law is very cleverly written for  
22                                who know how to play the game.  
23                                THE MAYOR: Please refrain from  
24                                applause. I have three more people who  
25                                have signed on that want to speak.

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1                                Muller  
2                                don't object to that. I object to  
3                                people going to the Village Board for a  
4                                single family dwelling, and then later  
5                                on the place is not really a single  
6                                family dwelling.  
7                                So I guess in conclusion I would  
8                                like that there be more enforcement,  
9                                that people have to have permits for  
10                                what they would like to have and what  
11                                they would like to own. Basically I  
12                                just wanted to get that cleared up. So  
13                                thank you, very much.  
14                                THE MAYOR: Katie Severance.  
15                                KATIE SEVERANCE: Katie Severance,  
16                                34 State, I apologize, I didn't check  
17                                the box right. My husband spoke  
18                                earlier, I obviously agree with all of  
19                                his points. Counselor Blair spoke as  
20                                well about the restrictive and unclear  
21                                rules that are pertaining to bed and  
22                                breakfast. I'm only going to speak  
23                                about bed and breakfast. There has been  
24                                many about short term rentals, we're  
25                                only going to speak about bed and

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1                                Muller  
2                                Diane Muller.  
3                                DIANE MULLER: Hi, I'm Diane Hawley  
4                                Muller, I live at 8 Fennell Street in  
5                                Skaneateles. I just want to clear a few  
6                                things up. I've come to several Board  
7                                meetings regarding this issue. I came  
8                                to the Board meeting regarding Saw Fit,  
9                                who wanted to have their exercising  
10                                behind my house instead of in front of  
11                                my house.  
12                                And the reason I came to a public  
13                                hearing regarding that is because I was  
14                                afraid that Saw Fit would be approved  
15                                and then later on change their mind.  
16                                That's what happened next door to me.  
17                                I hear people talking about people  
18                                being drunk. And I've never had that  
19                                next door to me. I've never felt as  
20                                though -- that's not why I came to the  
21                                Board. It was because I didn't want  
22                                things changed once the Board approved  
23                                them.  
24                                You talk about management. The  
25                                management has been okay. I mean I

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1                                Muller  
2                                breakfast today, because that's the  
3                                majority of what is in this law.  
4                                Consistent with hotels and lodging,  
5                                we also agree, as Mr. Blair said, that  
6                                on-site management, it should be an  
7                                option. God forbid I would have someone  
8                                pass away in my family and I can't hire  
9                                someone to come in and take care of my  
10                                debts while I'm gone for three or four  
11                                days.  
12                                Another better example might be for  
13                                Lady of the Lake, where Sandy Wanamacher  
14                                had run her business for years. And she  
15                                had the winter off every year after  
16                                working hard every summer. She had a  
17                                manager come in and he never had a  
18                                problem. I took over for her in 2013 at  
19                                her bed and breakfast because she had a  
20                                back problem. She can no longer manage  
21                                it. She had it on the market since  
22                                then. And she has never had a problem  
23                                having a manager there living on-site in  
24                                her absence.  
25                                One of the other problems that I see

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1 Muller  
2 with the current law the way that it's  
3 written, being unclear and restrictive,  
4 is only permitting two rooms for bed and  
5 breakfast in A2 and C. The New York  
6 State law allows five rooms max per  
7 property.  
8  
9 My suggestion is that we leave it up  
10 to the ZBA to determine on a case by  
11 case basis, depending on the square  
12 footage and the parking and the layout  
13 that is available on each property.  
14 Raising the number to even three rooms  
15 would help to alleviate any current code  
16 violations that may already exist.  
17  
18 No cooking facility. It's been  
19 changed from no cooking facility in  
20 rooms to no cooking facility, period.  
21 Now the charm of a bed and breakfast is  
22 that you can come, get up in the morning  
23 and have some coffee or toast early, if  
24 you get up earlier than everyone else.  
25 Are you going to take that away from the  
bed and breakfast?  
In the code it specifically says, a

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1 Owen  
2 association meetings three times. And  
3 each time the association overwhelmingly  
4 supported, either our bylaws, which  
5 placed restrictions on renters, or the  
6 Village Ordinance prohibiting short term  
7 rentals of less than 30 days.  
8  
9 It is not short sighted to want a  
10 residential area to remain what it has  
11 always been, a residential community  
12 populated by long term residents with an  
13 interest in preserving the character and  
14 value of what drew us to buy and live  
15 here in the first place. I think that  
16 is strategic. Thank you.  
17  
18 THE MAYOR: Marty Owen.  
19  
20 MARTY OWEN: Hi, I'm Marty Owen, I  
21 don't live here currently, but my family  
22 has been connected as landowners in  
23 Skaneateles for the last 75 years. My  
24 dad, many of you know, has been here for  
25 over 50, and at 89 years of age is  
selling his home and going into a  
retirement home outside of Skaneateles.  
I'm one of eight children, and dad has

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1 Boyce  
2 bed and breakfast homestay. So people  
3 want to come to that kind of setting in  
4 a bed and breakfast. We live there, we  
5 don't want them in our kitchen, we don't  
6 want them using our cooking facilities.  
7 We just suggest that you look at some of  
8 these rules and laws that have been  
9 proposed a little closer, and clarify  
10 them because there is a lot of things  
11 that are unclear to us. And some of the  
12 problems that we currently have are  
13 because things have not been written  
14 clearly.  
15  
16 THE MAYOR: Jack Boyce.  
17  
18 JACK BOYCE: I'm Jack Boyce, 13  
19 Lakeview Circle. I support the Village  
20 Planning Board proposed amendment to the  
21 Village Zoning Code pertaining to short  
22 term rentals. And I hope it is accepted  
23 and approved.  
24  
25 I live on Lakeview Circle, which is  
an A1, and has a 40 member homeowners  
association. Over the past 12 years the  
subject of renters has come up at

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1 Owen  
2 21 grandchildren. This is the first  
3 time that we do not have a physical  
4 location to come home to in Skaneateles.  
5  
6 We want to keep our connection to  
7 this fantastic community, but going to a  
8 hotel when we come home was going to  
9 make that very difficult for us. So I  
10 understand both sides of this,  
11 absolutely. If someone was partying  
12 wildly on either side of my home  
13 whatever, I would have a real problem  
14 with that. But I also want to bring my  
15 family back here.  
16  
17 We've already purchased, as you  
18 know, with the eight children, 30 burial  
19 plots for us. So we're really connected  
20 here for the long term. So for example,  
21 this last weekend, Thanksgiving, we were  
22 37 of us, all outside of town -- all  
23 out, came over from every place to be  
24 with dad. And where are we going to go  
25 next year when we want to come back here  
and for Christmas as well?  
So maybe there could be something, I

1 Owen  
 2 don't know, where a short term or a week  
 3 rental is allowed for that Thanksgiving  
 4 period, the Christmas period, maybe the  
 5 July 4th period. It just seems crazy to  
 6 us that we would have to rent for an  
 7 entire month of November just to have  
 8 that week, you know, from Wednesday  
 9 through Sunday for Thanksgiving. I  
 10 would just like to ask for some  
 11 accommodation for that thank you.  
 12 STEPHEN WHITE: And all 37 of them  
 13 were at the Turkey Trot, which we raised  
 14 \$3,100 for the food pantry.  
 15 THE MAYOR: Once again that  
 16 concludes the ones who have signed up  
 17 and checked they wanted to speak.  
 18 DAVID CAMPANILE: One more right here.  
 19 THE MAYOR: Just have to hit the box.  
 20 DAVID CAMPANILE: Didn't know I had  
 21 to. My name is David Campanile, I live  
 22 1786 Tamarack Trail. I think my family  
 23 has owned property in Skaneateles since  
 24 the 1960s. My wife and I have been here  
 25 probably 15 years or so. And I want to

1 Campanile  
 2 thank everybody for having a very civil  
 3 meeting tonight, I want to echo the  
 4 words of the Chairman.  
 5 I'm in favor of short term rentals.  
 6 I like the words of Robert Kiltz, I like  
 7 the words of Becky Barker, and I like  
 8 the words of Rick Moscarito's lawyer. I  
 9 apologize, sir, I forgot your name. So  
 10 as I sit here and listen, I heard the  
 11 words that have been spoken. And as  
 12 Marty Owens said, I really can see both  
 13 sides of the story. And have friends on  
 14 both sides of the story, so it's kind of  
 15 been difficult with all your friends,  
 16 somebody wanting short term rentals  
 17 others not wanting short term rentals,  
 18 it's been difficult.  
 19 But, you know, I favor those words  
 20 and I really believe that as a community  
 21 we have to be careful of arbitrarily and  
 22 capricious statements. And I like those  
 23 words. I think sometimes anecdotal  
 24 statements get made, and I think we have  
 25 to be careful not to venture down those

1 Greg  
 2 paths.  
 3 I really believe that as a community,  
 4 we would be a better community with the  
 5 ability for people who come and not stay  
 6 at hotels. I can't tell you how many  
 7 times we had out of town guests, and  
 8 because of what a wonderful community we  
 9 have and such a great venue, these  
 10 hotels get clogged, they're absolutely  
 11 clogged, can't get a room. And we  
 12 appreciate Loft 42 and folks like that  
 13 who provide other venues other than the  
 14 Mirbeau and the Sherwood and the  
 15 Packwood House. That's it, thanks.  
 16 THE MAYOR: Holly Greg.  
 17 HOLLY GREG: Thank you one and all  
 18 and thanks for doing this tonight, we  
 19 really appreciate it. I think the  
 20 discussion has been really good. I want  
 21 to say though that I support the Local  
 22 Law Number 4 as proposed. I think  
 23 there's been a lot of loose talk about  
 24 what's arbitrary and capricious. I  
 25 would just sort of like to address that.

1 Greg  
 2 One thing is that we have had a set  
 3 of laws here for a couple of decades  
 4 that have been in place. So to sort of  
 5 say that this group of Planning Board  
 6 members or Board members are acting in  
 7 an arbitrary and capricious manner, I  
 8 think is sort of inflammatory, if I may  
 9 be so allowed. The laws are there, and  
 10 the laws are there for a reason. And I  
 11 think that it's important that we, you  
 12 know, adhere to the laws.  
 13 I think by tonight's discussion we  
 14 can see that we are at sort of a  
 15 cross-roads for the future of Skaneateles.  
 16 I've been here since 1957, raised our  
 17 family here, I think that this is a  
 18 family centered community. I have a  
 19 feeling that if we allow this sort of  
 20 spreading of short term rentals in the  
 21 community we're going to eat away at the  
 22 core of what makes this community great.  
 23 I do take exception with the notion  
 24 that people coming in from out of town  
 25 are going to carry our school system,

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1 Greg  
 2 are going to carry all the other things  
 3 that are so important to our community.  
 4 I really have a problem with that. I  
 5 don't understand how people from out of  
 6 town are going to make our schools  
 7 better, and care about our schools.  
 8 And I have a feeling that some of  
 9 the people who are investing in these  
 10 short term properties are not taking  
 11 those types of things that are so family  
 12 oriented as seriously as those of us who  
 13 came here to have our families here.  
 14 So I ask the Board to stay strong.  
 15 These laws make sense, and I think that  
 16 if we need to make some tweaks on the  
 17 law going down the line, I would suggest  
 18 that we could look at that. I also want  
 19 to say one other thing. And that is  
 20 there has been a comprehensive plan in  
 21 place, I helped write it in 1996. Those  
 22 people who are saying that things are  
 23 arbitrary and capricious about our law  
 24 haven't taken into account that this  
 25 comprehensive plan and zoning law has

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1 Wiles  
 2 been here all this time. So be careful,  
 3 you know, this is not an arbitrary and  
 4 capricious situation. The laws are  
 5 being looked at and they're trying to be  
 6 respected. So thank you very much and  
 7 I'm sure the conversation will continue.  
 8 Thank you.  
 9 THE MAYOR: Okay, as I said earlier,  
 10 we will allow the courtesy of people who  
 11 spoke tonight to have the opportunity to  
 12 speak again. Again, I'm going to ask  
 13 that you not repeat your earlier comments.  
 14 And I would ask you also to please  
 15 refrain from referring to others by name.  
 16 Peter.  
 17 PETER WILES: Don't let me go over  
 18 one minute please, and I'm not repeating  
 19 myself, because it's what I couldn't  
 20 find before. As an example of where I  
 21 feel there are problems with this law I  
 22 would like to read one sentence. That  
 23 is the definition of bed and breakfast  
 24 homestays.  
 25 The use of a single family dwelling

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1 Wiles  
 2 subordinate and incidental to the  
 3 principal use of the property of a  
 4 single family residence of occupancy by  
 5 the homeowners, made available for  
 6 compensation to transient guests, which  
 7 meet the following criteria:  
 8 Not more than two sleeping rooms  
 9 located in the A2 or C zoning district,  
 10 are made available. Not more than five  
 11 sleeping rooms limited to 10 occupant if  
 12 located in the D zoning district are  
 13 made available. No cooking facilities  
 14 are available to guests, and no prepared  
 15 foods other than breakfast that may be  
 16 served at the owner's option is served  
 17 by the owner. The duration of such stay  
 18 shall not exceed seven consecutive  
 19 nights. The single family dwelling in  
 20 which such rooms are made available must  
 21 exist as of the effective date of this  
 22 law. The owners must physically -- you  
 23 can't even read one sentence of that law  
 24 in a minute. You make sense of it and  
 25 you say I vote for it. Good luck.

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1 Walker  
 2 DAVE WALKER: One of the things I  
 3 do, I look for the root cause of things,  
 4 and this is really kind of seeing is the  
 5 root cause is complaints. I didn't  
 6 really see anything, maybe I missed  
 7 something, but I didn't see a single  
 8 complaint where the person actually  
 9 called the local Village police. Their  
 10 taxes paid for, and then moved towards  
 11 more resolve, and what happened, who you  
 12 spoke with? Did they have a record of  
 13 police station of the actual property  
 14 owner? How quick were they contacted?  
 15 Was an arrest made? Was a ticketing  
 16 function made? I haven't really seen  
 17 that. Maybe I missed something, because  
 18 there's been a lot of verbiage on this.  
 19 That would be thing one.  
 20 And the only other thing is, I think  
 21 some of the parts of the law I think you  
 22 guys did a great job, you put a lot of  
 23 effort, thank you. I do think some of  
 24 it is somewhat discriminatory against  
 25 certain segments of property owners as

B, Barker

well as a lot of people that have spoke tonight that had a lot of great roots in this community want to entertain them, happen to live out of town, at this point in time. As well as a lot of people an opportunity to form new roots. So I think that all bears witness. And thank you all, I have to leave my kidney needs help.

BECKY BARKER: Again, I wasn't able to express before when I spoke that I have lived in and worked here for over 50 years. And there are so many people in this room that are very near and dear to my heart. I think there is so much truth when you talk about the Owen family wanting to come back and share a piece of Skaneateles. Holly Greg is a very important person in my life, and I love him dearly, although we disagree on this issue.

The thing that I find so important to state is that the people that are coming in and staying in short term

Elliott

rentals are here for family. They are here because of the fact that they are a graduate of this school system, their parents have downsized, their parents don't own a home here anymore, they're marrying a daughter, their parents live in Skaneateles and cannot house everyone.

The places that we offer are mixed in use for that reason. People want more of a home base atmosphere. I feel that the control of this is so important, but I feel that your attention to the facts that this is very much a Skaneateles based business is just as important. Thank you very much.

MOLLY ELLIOTT: Peter Wiles, you hit it on the nail about the B&B, Katie severance and Jack, I think the world of you both. Number two Holly Greg, also I have respect for you --

THE MAYOR: Can we refrain from referring to others. I've asked and said that twice.

Elliott

MOLLY ELLIOTT: I will not. Based on the field in Skaneateles named after my uncle, my grandfather started to say, I love this Village as much as all of you. But I think the biggest problem here, I don't think everyone in this room understands Downtown D District and where it actually lies. I think that's the biggest problem. We're talking Fennell Street. We are talking part of Jordan. We are talking part of Genesee Street. Where mixed use is allowable.

If you choose to live in those areas you are choosing to live against transient people. I live in an A2. I wouldn't like it either. I agree with A1 and A2, Leitch, Academy, all of that. I get it. But Downtown D district, I think, STRs are very important. My friends stay there, they want their kids to get what they got growing up here.

And please look at the zoning and please look where the lines are crossed, because I really think it's a

Gist

misconception of what we're actually talking about. A1s and A2s are not prohibited. We should not have a problem, Academy is not going to have a problem. This is Downtown D District. Look at Fennell Street, walk down it, you tell me if you think that's a beautiful street-scape.

DANE GIST: Dane Gist, 14 Griffin Street. I had to stand back up again, because I heard at least a half a dozen comments in the room insinuate there haven't been problems, that the problems are just made up by people, individuals just making something up. I'll be happy to e-mail you a photo of a half a dozen intoxicated people on my boat behind the salon. I'll also be happy to describe the police officer who came and took the keg off of the rented pontoon boat and allowed them to bring it back into the building. That's all.

ROBERT KILTZ: Hi, Rob Kiltz. Thanks much. Parties at the Sherwood,

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1 Kiltz  
 2 parties in our community, families  
 3 coming to visit, we have a problem.  
 4 What is the problem? People love to  
 5 come here. Families, at our Loft  
 6 families come to stay, that have family  
 7 in this Village, and they're harassed by  
 8 our neighbors. Is that right? Why  
 9 aren't we welcoming everyone? And who's  
 10 undesirable? Which one of us? Someone  
 11 who has never been here before and buys  
 12 something as an investor, are they not  
 13 wanted?  
 14 Our schools, our community is a  
 15 changing, young people want to come  
 16 here, they want to invest. And families  
 17 come and stay at our locations. Are we  
 18 not family oriented? Who is this? We  
 19 all are, I know that. We need to take a  
 20 breath, step back, hold off on this law,  
 21 come together, and sit and discuss ways  
 22 that we can all work to create our great  
 23 Village together. Thank you.  
 24 THE MAYOR: Anyone else?  
 25 BOB PORNBECK: I wanted to say that

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1 Lafever  
 2 ago. And in the past eight years, in  
 3 the past four years specifically, it has  
 4 turned into downtown. That's the buffer  
 5 in between the downtown commercial area  
 6 and the residential area.  
 7 Honestly, if we can all do short  
 8 term rentals I'm going to do it at my  
 9 house in the summer. I want the first  
 10 permit because why wouldn't I? I go  
 11 rent a place in Auburn for 500 bucks and  
 12 make \$4,000 a week and rent my house.  
 13 And then you know what happens? Then  
 14 the people up in the A2 District, then  
 15 they're creeping up there. We can't let  
 16 it go any farther. And we can't let  
 17 people not follow the law.  
 18 When those places were built, when  
 19 these businesses started, the law was  
 20 you can't do that. They did it anyway.  
 21 They did it anyway. How do we -- what's  
 22 the recourse?  
 23 ARNOLD RUBENSTEIN: Arnold  
 24 Rubenstein, 2 East Genesee. We heard a  
 25 lot of talk about family here. We just

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1 Pornbeck & Lafever  
 2 I also have annual rentals in this town,  
 3 and I have two of my tenants that gave  
 4 notice last month. And I've been on a  
 5 few web sites and, you know, Craigslist  
 6 with my rentals. And I can hold up on  
 7 one hand right there how many calls I've  
 8 had from annual renters. So I want to  
 9 know where all these people are that are  
 10 getting off the bus to come here and  
 11 bring their families and rent all these  
 12 houses and apartments.  
 13 So this is a very seasonal town, and  
 14 I think that you guys realize that. And  
 15 the short term rentals in other, you  
 16 know, other districts helps suffice and  
 17 supplement the incomes of the landlords  
 18 that are here.  
 19 AMY LAFEVER: I've lived in Downtown  
 20 D for 16 years, as a renter, a long term  
 21 renter, above the downtown area, I can  
 22 tell you stories about people walking  
 23 out of Morris's and what's that like  
 24 down there. Now I'm at 29, I'm up the  
 25 street. I bought that house eight years

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1 Rubenstein & Whiting  
 2 heard an impassioned presentation about  
 3 what family is. I consider family very  
 4 important. I'm a family member. I've  
 5 also been drunk -- in my earlier years,  
 6 but it happened. That's all I have to  
 7 say.  
 8 JOE WHITING: That's a tough act to  
 9 follow. Joe Whiting, 33 Griffin Street.  
 10 I'm smiling folks. There are two sides  
 11 of this equation, and people feel  
 12 strongly on both sides of the room. I  
 13 would like to think that we can agree to  
 14 disagree without being disagreeable.  
 15 And we can walk out of here with  
 16 understanding each other's side a little  
 17 more, and that we see each other on the  
 18 street, it's not going to be he's for,  
 19 and he's against, cross the street. So  
 20 I would just like to thank the Board  
 21 here for conducting a really good  
 22 meeting and thank everybody.  
 23 THE MAYOR: I think that was a very  
 24 good conclusion speech. Does anyone  
 25 have to spoil it?

1 K. Sorenson

2 KATIE SEVERANCE: I guess I do. 98  
3 percent of what's been talked about  
4 tonight is short term rentals. And it's  
5 unfortunate that they're not represented  
6 to that degree in this new law. B&Bs I  
7 don't feel are being given the same  
8 degree of clarity.

9 So there is one other thing. I gave  
10 an attachment to all the Trustees but I  
11 just want to point out a couple things I  
12 spoke about before. We did some  
13 investigation over the past two days,  
14 many hours, for three people. In seven  
15 different towns, very similar to ours,  
16 national number of rooms for bed and  
17 breakfast: None. Restrictions: Less  
18 than what New York State law does.

19 Owner must be present when it's  
20 rented: None of those. Make the owner  
21 be there for every single time it's  
22 rented. They allow for time for a  
23 person to get away from their business,  
24 and understand it's not 365 days a year.

25 BOB EGGLESTON: I was asked to speak

1 (Feldman)

2 on behalf of Curt Feldman, who owns the  
3 Boutique Hotel on Fennell Street. It's  
4 a five bedroom hotel. And in the last  
5 20 years I think there is half a dozen  
6 of these unique Boutique hotels that  
7 have been created. Basically this law,  
8 because it's less than six hotel rooms  
9 and because it's doesn't have 24/7  
10 management, now becomes non-conforming.

11 So they have to go through Section  
12 225-69A with an alternative management  
13 requirement. This will be a problem for  
14 Curt because he does have 24/7 off-site  
15 management. He also has an office in  
16 that Boutique Hotel that is occupied  
17 most of the day, but it's not occupied  
18 at night.

19 The problem with Number 2, paragraph  
20 2 requires the facility to come into  
21 full compliance with hotel lodging of  
22 taking out a building permit. I  
23 recently found out from John Crompt you  
24 need a building permit to replace the  
25 shingles on your roof. So as soon as

1 Wopperer

2 his 40 year shingles are up he has to  
3 get a building permit. He now has to  
4 add more rooms and do 24/7 occupancy --  
5 or supervisory. This Section 2 should  
6 be deleted.

7 THE MAYOR: Maureen Wopperer.

8 MAUREEN RYAN WOPPERER: Yes, I've  
9 been drunk and I had Burger King  
10 hamburgers too. I'm Maureen Ryan  
11 Wopperer, 24 East Genesee Street, lived  
12 there now 23 and-a-half years I'm a  
13 resident there. This is extremely  
14 complicated and I could go on with that.  
15 I see both sides of the issue. And as I  
16 sat here tonight I came to realize that  
17 the amount of -- the verbiage used to  
18 specify hotels and B&Bs just made me  
19 raise a few questions in regards to the  
20 strictness of it. However, I still am  
21 in favor of no short term rentals for a  
22 variety of reasons.

23 The two key issues are the changing  
24 nature of this town, and the second is  
25 disruptive behavior. None of us, not a

1 Hagan & Carroll

2 single person in this room wants  
3 disruptive behavior next door to each  
4 other, it's as simple as that. So  
5 that's my speech.

6 BRIDGETTE HAGEN: I just want to  
7 wrap up my earlier statements, because  
8 they were abbreviated due to time.  
9 Again, speaking of the Residential  
10 District specifically, I ask you to just  
11 suspend your disbelief long enough to  
12 ask yourselves: Is everything in this  
13 town for sale? Does everything come  
14 down to money and financial gain?

15 These are our homes. These are our  
16 neighborhoods. And my home and my idea  
17 of neighborhood is not up for  
18 negotiation and it's not for sale.

19 PAT CARROLL: I had one final  
20 thought that I wanted to get to, and  
21 that was about B&Bs, specifically bed  
22 and breakfast in the A2 District. This  
23 law permits three bed and breakfasts in  
24 the A2 District. I really would like  
25 the Board to consider keeping that

1 Carroll & White  
 2 number to three. That allows the three  
 3 that are existing to be grandfathered.  
 4 I think that a bed and breakfast use is  
 5 really skin to a commercial use. And I  
 6 don't think we should allow anymore of  
 7 this to go on in the A district.  
 8 In fact, if it were up to me I would  
 9 propose that as the licenses were given  
 10 up in A3 District, they wouldn't be  
 11 available to anybody else again, and  
 12 thereby getting rid of those licenses  
 13 over time in the A2 District. Thank you.  
 14 THE MAYOR: Thank you. Again, I  
 15 would like to thank everyone for their  
 16 courtesy here tonight. Oh, I guess we  
 17 can final out with Steve White.  
 18 STEPHEN WHITE: In view of the fact  
 19 I've got the mic, you're stuck. I'm  
 20 Steve White, 20 State Street and also 18  
 21 East Genesee. A good share of the  
 22 opposition that's built up has to do  
 23 with problems in a couple of properties.  
 24 It's my opinion that when somebody  
 25 comes in, buys a property and gets

1 White  
 2 permission to do two residential units  
 3 upstairs and retail downstairs, and puts  
 4 in six short term rental units, it's  
 5 against the law, it's fraud, it should  
 6 be stopped. I think that should be  
 7 moved back to two residential units or  
 8 have them apply for a hotel or whatever  
 9 and see if you can get permission to do  
 10 that.  
 11 For anybody to impune the integrity  
 12 of one lady in this town who is one of  
 13 that complainant's because she lives  
 14 next door to that is absolutely  
 15 ludicrous. I have known her for at  
 16 least 50 years, she's been a major part  
 17 of this community and she is beyond  
 18 reproach. For anybody to say that none  
 19 of that happened is foolish.  
 20 I thank you all for coming, I thank  
 21 the Board for doing all this. I have  
 22 two bed and breakfasts, one on either  
 23 end of my block, I like them both,  
 24 they're good friends, I have no objection  
 25 to them at all. And a lot of short term

1 Board Colloquy  
 2 rentals, but when somebody comes in and  
 3 says they're going to do one thing and  
 4 then does another, that's against the  
 5 code and against the law, they should be  
 6 stopped. Thank you.  
 7 (Majority of the public exited the room).  
 8 (Board in executive session with some public present).  
 9 THE MAYOR: Can everyone get to this  
 10 page?  
 11 MR. BYRNE: Can we come back to order?  
 12 THE MAYOR: Sure.  
 13 MR. BYRNE: We have some procedural  
 14 things to do before you finish, I know  
 15 everybody wants to go home. For the  
 16 record, we should acknowledge that the  
 17 Village has received a number of  
 18 communications, either in favor of or in  
 19 opposition to this proposed Local Law.  
 20 We have prepared a master list of them.  
 21 And we'll provide that to the reporter.  
 22 Those communications and the master list  
 23 should all be part of the record of the  
 24 public hearing. There is too many of  
 25 them to enumerate them all. There are,

1 Board Colloquy  
 2 in terms of petitions, e-mails, letters,  
 3 there is probably over a hundred.  
 4 MS. STOKES-CAWLEY: Mike, is this  
 5 like from the beginning when we started  
 6 this a couple months ago?  
 7 MR. BYRNE: I don't have the date on  
 8 them but they go back to the time when  
 9 the Local Law was proposed, so not prior  
 10 to that, to my knowledge. So one of  
 11 those should be part of the record.  
 12 Two, you have some procedural things  
 13 to do. Because of the nature of this  
 14 proposed Local Law it must be referred  
 15 to the Syracuse Onondaga County Planning  
 16 Agency, SOCPA for a review by them. The  
 17 referral is ready to go and can be sent  
 18 out tomorrow. They would meet on  
 19 December 23rd, but you need to authorize  
 20 that referral.  
 21 Secondly, you need to keep this  
 22 public hearing opened. There is an  
 23 obscure requirement in state law that  
 24 says that when you amend your zoning you  
 25 must send a written notice to certain

## Board Colloquy

1 entities. In our case, the only one  
2 that's applicable is the town, believe  
3 it or not. I don't know that the town  
4 has any interest in what you're doing,  
5 but we are required to send them a  
6 written notice and to keep the public  
7 hearing open. I shouldn't say that, Jim.

8 MR. LANNING: Thank you.

9 MR. BYRNE: But we're required to  
10 send a notice to the town to say we are  
11 considering this, if you have anything  
12 that you want the Village Board to  
13 consider, you have that opportunity.  
14 And you have to keep the public hearing  
15 open until the town has had 10 days to  
16 consider that.

17 Thirdly, you've got to start tonight  
18 the SEQR process. Ultimately what would  
19 be appropriate, you can't do it tonight,  
20 but you can state your intention to  
21 designate yourselves as lead agency for  
22 the SEQR review, declare this a Type 1  
23 action. And again, make further  
24 proceedings and finalize the SEQR  
25

## Board Colloquy

1 process at a subsequent meeting in  
2 December.

3 So what Rick and I would suggest you  
4 do, you have a draft resolution in front  
5 of you that would do those things. It  
6 would refer this to the Syracuse County  
7 Planning Agency, it would set a date for  
8 a special meeting of this Board. We  
9 suggest it ought to be December 23rd  
10 because the SOCPA Board meets that day.  
11 They meet in the morning, we would have  
12 their determination that day. You could  
13 meet that evening and have this out of  
14 the way.

15 And thirdly, you should indicate  
16 tonight, your desire to serve as lead  
17 agency for the purpose of the SEQR  
18 determination. All those things are  
19 spelled out in the draft resolution that  
20 you have in front of you, with the  
21 exception of that date, which we suggest  
22 ought to be the 23rd.

23 MR. ANGELILLO: I have a question.  
24 On the 23rd we're going to recognize a  
25

## Board Colloquy

1 SEQR review and either accept or reject  
2 it. We're going to come back with our  
3 findings, right? Are we then to vote on  
4 the 23rd on this?

5 MR. BYRNE: You could, and I would  
6 suggest that you should. The moratorium  
7 only extends through the end of  
8 December. And it's appropriate, I think  
9 it was what we contemplated when the  
10 moratorium was put in place that you  
11 would vote the Local Law up or down  
12 before the end of the moratorium. And  
13 the only chance to do that now would be  
14 the 23rd.

15 MR. ANGELILLO: If we decide not to  
16 vote on it then, we could extend the  
17 moratorium.

18 MR. BYRNE: You could, but you have  
19 to do it by local law, and there  
20 wouldn't be time. If you wait until the  
21 23rd and there is a decision not to  
22 vote, there won't be time to get a local  
23 law passed to extend the moratorium for  
24 another period of time.  
25

## Board Colloquy

1 MS. DOVE: Do they have to do that  
2 tonight?

3 MR. BYRNE: Do what?

4 MS. DOVE: If you wanted to extend  
5 the moratorium you would have to do it  
6 tonight?

7 MR. BYRNE: Well, no, I mean we  
8 haven't drafted anything. There is  
9 nothing to put in front of you. At your  
10 next meeting consider that. The issues  
11 are SOCPA referral, notification to the  
12 town, extension of the date or  
13 adjournment of this public hearing to a  
14 specific date, and then indicate that  
15 you wish to be lead agency for purposes  
16 of SEQR. That's all you have to do  
17 tonight. These other things will follow  
18 later.

19 MR. LANNING: Is that all one motion  
20 or four motions?

21 MR. BYRNE: Yes.

22 MS. DOVE: Does that assume that,  
23 that assumes that we like everything in  
24 the Local Law as it's written and want  
25

1 Board Colloquy  
 2 no changes?  
 3 MR. BYRNE: No, it does not.  
 4 MS. DOVE: When would that happen?  
 5 MR. BYRNE: That's your -- at a  
 6 subsequent meeting. It could happen on  
 7 the 23rd. If you want to discuss it  
 8 beforehand, you could. I think it would  
 9 be a better idea to wait until the  
 10 public hearing is closed, which means  
 11 the 23rd, the meeting on the 23rd could,  
 12 you know, get lengthy. But the  
 13 appropriate time to amend it is after  
 14 the public hearing has been closed.  
 15 MR. ANGELILLO: The appropriate time  
 16 to amend the language in the Local Law?  
 17 MR. BYRNE: If you were, I think Sue  
 18 suggested if she wanted to offer an  
 19 amendment or somebody did, when to do  
 20 it. Tonight is not the night.  
 21 MR. LANNING: If you wanted to make  
 22 an amendment on the 23rd could we still  
 23 vote on the 23rd?  
 24 MR. BYRNE: Yes.  
 25 MR. LANNING: Not an additional

1 Board Colloquy  
 2 requirement.  
 3 MR. BYRNE: Not three paragraphs  
 4 long, something we have to be able to  
 5 manage.  
 6 MR. LANNING: If we wanted to tweak  
 7 it, we can tweak it on the 23rd, after  
 8 SOCPA reviewed this, and we don't have  
 9 to go back to SOCPA again?  
 10 MR. BYRNE: That's a judgment call,  
 11 it depends on how significant the change  
 12 is. If it's a very substantive change,  
 13 I would refer to Rick, because he deals  
 14 with them more often than I. I was  
 15 lucky I got that.  
 16 MS. STOKES-CAWLEY: This resolution  
 17 says we also refer it to the Planning  
 18 Board.  
 19 MR. BYRNE: Yes, I didn't mention  
 20 that. Talk about silliness, the  
 21 statute, the state statute contains a  
 22 requirement that a zoning amendment of  
 23 this type be referred to the Planning  
 24 Board. Well, in this case you already  
 25 asked the Planning Board for its

1 Board Colloquy  
 2 recommendation and they provided this  
 3 proposed draft to you. But in the  
 4 exercise of caution we think it can't  
 5 hurt to send the Planning Board that  
 6 simple letter to say.  
 7 MR. GALBATO: We have a meeting  
 8 Thursday.  
 9 MS. STOKES-CAWLEY: And if there was  
 10 something that was discussed tonight or  
 11 it's in the public record, that you  
 12 might want to tweak the law yourself,  
 13 you could do that on Thursday.  
 14 MR. GALBATO: Absolutely.  
 15 MS. STOKES-CAWLEY: I mean you were  
 16 here and heard what they all said.  
 17 MR. GALBATO: Yes.  
 18 MR. ANGELILLO: We're not discussing  
 19 anything on the Local Law tonight.  
 20 MS. STOKES-CAWLEY: Right, I'm just  
 21 saying that if we're referring it to the  
 22 Planning Board they have the opportunity  
 23 to make amendments based on what was  
 24 said tonight. That's what I wanted to  
 25 clarify.

1 Board Colloquy  
 2 MR. ANGELILLO: What I'm concerned  
 3 with is that if we wanted to make or  
 4 suggest a change to the Local Law, when  
 5 does that happen? The way I understand  
 6 it is, it would be on the 23rd.  
 7 MR. BYRNE: I would suggest it be  
 8 the 23rd.  
 9 MR. ANGELILLO: Unless it was  
 10 significant changes, and then we  
 11 wouldn't have time for a moratorium.  
 12 MR. BYRNE: You might not.  
 13 MR. ANGELILLO: Then I guess I'm  
 14 just confused.  
 15 MR. BYRNE: The moratorium expires  
 16 on December 31st.  
 17 MR. ANGELILLO: You're saying we  
 18 can't extend it.  
 19 MR. BYRNE: You won't be able to  
 20 extend it if you decide to do so on the  
 21 23rd, because there is a process.  
 22 MR. ANGELILLO: The moratorium is  
 23 just on the continuation of the no look  
 24 no tell. We're not going to enforce  
 25 anything and we're not going to approve

## Board Colloquy

1  
2 anything.  
3 MR. BYRNE: That's right.  
4 MR. ANGELILLO: That's the  
5 moratorium. So if it expires then the  
6 old laws are on the books and then what?  
7 Then we enforce them or not enforce them?  
8 MR. BYRNE: You'll have to decide  
9 that.  
10 MR. ANGELILLO: So the moratorium is  
11 kind of a moot point, in my opinion.  
12 Does everybody understand that the way I  
13 do? The moratorium is just for, you  
14 know, we're either going to allow or --  
15 we're going to continue to allow this to  
16 happen -- the moratorium allows it to  
17 happen without enforcing the law. And  
18 we're not accepting any permits, any  
19 changes of use approval. So that's all  
20 the moratorium is.  
21 I'm just concerned that if we wanted  
22 to tweak any of the language in it, and  
23 in your opinion it became significant,  
24 then that would have to be done at the  
25 23rd. And then we vote on it or not

## Board Colloquy

1  
2 vote on it?  
3 MR. BYRNE: I won't know until we  
4 know. I mean what our sense of it is,  
5 that if you all agreed to a proposed  
6 amendment to the draft Local Law, and if  
7 in Rick's judgment that is a substantial  
8 change, then the feeling is it has to go  
9 back to SOCPA.  
10 MR. ANGELILLO: But we wouldn't all  
11 agree until we've discussed this in  
12 public at one of our meetings. So we  
13 couldn't all agree on something without  
14 having this transparently in public,  
15 correct?  
16 MR. BYRNE: That's right.  
17 MR. ANGELILLO: So it would have to  
18 be our next meeting or the meeting on  
19 the 23rd.  
20 THE MAYOR: Why can't the Trustees  
21 attend the Planning Board meeting  
22 Thursday night?  
23 MR. BYRNE: They could.  
24 THE MAYOR: And discuss this with  
25 the Planning Board if they want change.

## Board Colloquy

1  
2 MR. BYRNE: That's available.  
3 THE MAYOR: I think the Trustees  
4 have changes on their mind they should  
5 address them with the Planning Board  
6 Thursday night.  
7 MR. ANGELILLO: Okay.  
8 BRUCE KEENAN: We'll give you two  
9 minutes each.  
10 STEPHEN WHITE: And I'm going to be  
11 there.  
12 MR. BYRNE: Does the 23rd work for a  
13 special meeting?  
14 MR. LANNING: Make it work.  
15 MR. ANGELILLO: Yes.  
16 MR. LANNING: Busy on the 23rd.  
17 THE MAYOR: Carol, Marc, all said  
18 yes.  
19 MS. STOKES-CAWLEY: You guys are  
20 7:30 this Thursday?  
21 BRUCE KEENAN: 7:30 this Thursday,  
22 right, at the Village Hall.  
23 THE MAYOR: Do you have a prior  
24 agenda?  
25 MR. GALBATO: We do, but we could

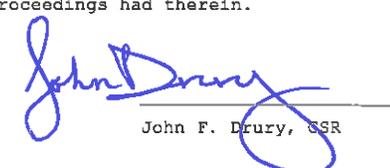
## Board Colloquy

1  
2 make this first on the agenda.  
3 THE MAYOR: You don't have hearings  
4 scheduled for the time frame?  
5 MR. GALBATO: No public hearings.  
6 THE MAYOR: Do you want us to just  
7 come at 8 o'clock?  
8 BRUCE KEENAN: Dennis is in charge  
9 here.  
10 THE MAYOR: Whatever everyone says.  
11 MR. DUNDON: We can do that first  
12 thing.  
13 THE MAYOR: 7:30.  
14 MR. LANNING: If we have specific  
15 amendments in mind should we forward  
16 them to you for you to make those  
17 changes or should we wait until the 23rd?  
18 BRUCE KEENAN: My suggestion would  
19 be, if as of now or between now and then  
20 you have specific changes in mind, if  
21 you want to put them on paper and send  
22 them, that will speed things up,  
23 otherwise come and discuss them, we'll  
24 have an open discussion.  
25 MS. STOKES-CAWLEY: Should we hold

1 Motion  
 2 off on the SOCPA thing?  
 3 MR. BYRNE: No. You should make a  
 4 motion to adopt that resolution, make  
 5 the SOCPA referral setting a date for a  
 6 special meeting on December 23rd at  
 7 whatever time, continuing the public  
 8 hearing until that date. That the four  
 9 or five, four items that are enumerated  
 10 on the bottom of page 2 of the draft  
 11 resolution.  
 12 MS. STOKES-CAWLEY: Should I read  
 13 them?  
 14 MR. BYRNE: Why don't you.  
 15 MS. STOKES-CAWLEY: Make a motion we  
 16 resolve, Number 1. The Board of  
 17 Trustees direct the Village Clerk to  
 18 refer the proposed amendments to the  
 19 Zoning Law to the Planning Board and  
 20 SOCPA for review and a written  
 21 indication.  
 22 And 2. The Board of Trustees hereby  
 23 resolves to hold a special meeting on  
 24 December 23rd, 7:30 p.m. at the Village  
 25 of Skaneateles, for the purpose of

1 Motion  
 2 continuing public hearing initially  
 3 opened at tonight's meeting, December 1,  
 4 2015, Board of Trustees meeting for the  
 5 purpose of hearing public comments on  
 6 the proposed amendments to the Zoning  
 7 Law.  
 8 And 3. The board of Trustees hereby  
 9 directs the Village Clerk to publish  
 10 notice of the public hearing in  
 11 accordance with the Zoning Law.  
 12 4. The Board of Trustees hereby  
 13 further declares its desire to serve as  
 14 lead agency for purposes of a  
 15 coordinated review under SEQR of the  
 16 proposed amendments for the Zoning Law.  
 17 Preliminarily classifies proposed  
 18 amendments to the Zoning Law as a Type 1  
 19 action under SEQR.  
 20 And directs the Village Clerk to  
 21 send Part 1 of the FEARF --  
 22 MR. BYRNE: Environmental Assessment  
 23 Form.  
 24 MS. STOKES-CAWLEY: -- to all  
 25 interested agencies requesting

1 Vote  
 2 concurrence with the Board of Trustees'  
 3 desire to serve as lead agency, and  
 4 requesting comments regarding the  
 5 proposed amendments to the Zoning Law.  
 6 MR. LANNING: I'll second that  
 7 motion.  
 8 THE MAYOR: Motion made and  
 9 seconded. Further discussion of the  
 10 Board on this matter? There being none  
 11 I'll poll the Board.  
 12 POLLING THE BOARD BY THE MAYOR:  
 13 Q. Marc?  
 14 A. Yes.  
 15 Q. Jim?  
 16 A. Yes.  
 17 Q. Sue?  
 18 A. Recuse myself.  
 19 Q. Carol?  
 20 A. Yes.  
 21 THE MAYOR: I vote against. Carol,  
 22 can we go home?  
 23 MS. STOKES-CAWLEY: I make a motion  
 24 that we adjourn.  
 25 (Conclusion of public hearing for December 1, 2015).

1 \* \* \* \* \*  
 2  
 3 C E R T I F I C A T E  
 4 This is to certify that I am a Certified.  
 5 Shorthand Reporter and Notary Public in and  
 6 for the State of New York, that I attended and  
 7 reported the above entitled proceedings, that I  
 8 have compared the foregoing with my original  
 9 minutes taken therein and that it is a true  
 10 and correct transcript thereof and all of the  
 11 proceedings had therein.  
 12  
 13   
 14 John F. Drury, CSR  
 15  
 16 Dated: December 7, 2015  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25