

**Village of Skaneateles
Planning Board Meeting
March 3, 2016**

Consideration of the proposed changes to the sign law in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
Brian Carvalho, Member
Bill Eberhardt, Member
Stephen Hartnett, Member
Doug Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
Shannon Harty, Director of Municipal Operations
John Crompt, Code Enforcement Officer
Dennis Dundon, Clerk to the Boards

Gregg Erikson, Village Trustee
Michael J. Byrne, Village Attorney
Jorge Batlle, Village Historian
Andy Ramsgard, 181 E Genesee St
Dessa Bergan, Skaneateles
Bob Eggleston, 1391 E Genesee St

Chairman Kenan asked if there were other matters at 9:11 pm. Village Attorney Byrne said, "I thought you were going to consider the proposed changes to the sign law that would essentially ban portable signs." Chairman Kenan asked if the Board hadn't done that last month. Attorney Byrne, "You did in concept. And what came back to you last week was a specific draft that essentially would eliminate portable temporary signs." Member Eberhardt said "That was in the packet."

Chairman Kenan, "So what we have before us is a proposed Local Law that would amend Chapter 225 Article XIII on Signs with some strikeouts. Attorney Byrne, "Here's what it would do. As you know today, portable signs are prohibited with a couple of limited exceptions. One is the so-called event sign. Somebody can put up a portable temporary event sign. The ones we are accustomed to seeing most often are "Hockey Game Tonight", "Farmers Market Tomorrow". You are all aware of the difficulties we had with a merchant in the last 6 months who, in my view, abused that and others began to follow. I came to the conclusion that the only way you are going to control the situation is just to eliminate those portable signs and let people figure out a different way to promote their event, rather than 3 or 4 portable signs on a street corner every weekend, all summer long. So what this proposed Local Law will do is eliminate all portable signs. The only temporary signs that would be permitted, and they are permitted now, are yard sale signs – if the sign is in your yard, inside the sidewalk; a new business sign that's in the

window inside a business; or a business sign that's inside the window for a limited period of time. No signs of any type may be placed in a public right-of-way, on a sidewalk, on a utility pole, on a fence, etc. The so-called highway banner or event banner that we haven't seen very much of would be eliminated as well.

Member Hartnett, "Mike was there any thought to rather than banning the signs, make the Trustees have to approve it?" Attorney Byrne, "That's the last thing they want to do." Member Hartnett, "I understand that. But the high school event signs; there are certain community events that the sandwich sign works great for. I don't think a business should be putting one out on Public Land. It should be a community event type item and I don't think we should ban everything." Attorney Byrne, "What is a community event?" Member Hartnett, "That's up to the Trustees to be able to..." Attorney Byrne, "That's the problem. They wasted hours and hours over the last 6 months listening to somebody who said she wanted to put up an event sign to promote some artist coming in on a Saturday morning."

CEO Crompt said the problem was the ability to define a community event and the ability to draw a line. Member Hartnett, "I'd hate to see the fire department field days, the hockey game, the soccer game, the blood drive. Things that need to be out there."

Chairman Kenan, "Does non-profit do it for you?" CEO Crompt, "Then you'll get the non-profit barn sale on New Seneca Turnpike. There's an educational non-profit out on Lacy Road. It just expands and it expands and expands." Member Carvalho, "Could we designate a location where they could be?"

Attorney Byrne, "Let me back up. This started with a recommendation from the Historic Preservation Commission that none of those signs ought to be on Genesee Street; that you ought to get them off the main corners in the Downtown District. Could you have a sign for the hockey game up at East Street?" Member Hartnett, "They already do that." Attorney Byrne, "Does everybody have to have a portable sign at Genesee and Jordan? You don't get 1 or 2, you get 3 or 4." Attorney Galbato, "What's nice about the draft is that you're eliminating the slippery slope of trying to have different permitted sandwich boards based on the speech itself."

Member Hartnett, "I realize that. But there's a certain beauty to small towns. And promoting the local hockey game, promoting the farmers market..." Member Carvalho, "Soccer sign-ups, the blood drive, all these people use them." Attorney Byrne, "However valuable as you find these, do you think they belong on a public sidewalk?" Member Carvalho, "I think we should find a spot where they are." Member Hartnett, "To a limited degree, yes." Attorney Byrne, "Maybe we should come up with a public information, I hate to think of something that's electrified, but maybe that's what this takes." Member Hartnett, "Similar to what they have at the High School. It could be right out here. But the prime spot where people are going to see it is right downtown. I'd hate to just squash everything to eliminate just one person who abused it." Member Sutherland, "That could be kind of a big and ugly thing also."

Member Hartnett, "John, I realize this put a lot on you and it was not anything that should have wound up like the way that it did, but I would hate to see all of them eliminated just to eliminate the abuse that some did." Attorney Byrne, "The problem is that once you create an exception it

is awfully hard to control it.” Member Sutherland, “There are lots of those sandwich signs out there. Which ones are the worst?” Attorney Byrne, “Which ones are the ones you see the most? Athletic events, town sponsored events”

Member Hartnett, “The people submit to the Village to be able to use the park months in advance. It is not a huge burden to fill out an application for a sign.” Attorney Byrne, “No. What becomes difficult is how you say no to anybody. How do you distinguish between my request and your request.” Member Eberhardt, “It is being abused. They are everywhere. They are on telephone poles, they are on corners that are not controlled by anybody’s personal land. They put them there.”

Chairman Kenan, “You could limit them in number. You’d have to get a permit.” Member Sutherland, “How much of a management headache would that be?” Attorney Byrne, “I think it is impossible now and this would make it more difficult. I don’t know how many hours John spends on signs, but it is significant.” CEO Crompt, “Signs is the big one. I think this is a try to find a place for community events without putting them all over the sidewalks.”

Attorney Byrne, “Is it reasonable to limit the places where they were allowed to be?” Member Hartnett, “Of course it is; yes.” Attorney Byrne, “On school property. Not on sidewalks on Genesee Street.” Member Hartnett, “I think that there is more that can be done with this than just a blanket no. Because I think there’s more to it. It’s real easy just to say no to the whole [unintelligible].” Member Eberhardt, “The Trustees have to realize we are not going to be able to do those things we are doing – vacation rentals by owner and signs, without enforcement. Somehow, some money has to be dedicated to enforcement.” Attorney Byrne, “Well John; when we see a sign that we consider to be a violation, he picks it up.”

Attorney Byrne, “Well OK. There’s some concern about banning them outright. I get that.” Mr. Battle, “Do these signs really generate that much traffic for the event, when you have TV crawls, newspapers, radio & TV?” Member Carvalho, “I think these are small groups, small community groups that are not advertising.” Attorney Byrne, “I think the most troublesome locations are the 3 or 4 locations in the heart of downtown.” Mr. Battle, “As historian, I would like them see them taken out of the Historic District.” Attorney Byrne, “Well, we’ll kick it around; keep looking at it. Thanks for your input.” Chairman Kenan, “Good discussion.”

This matter was concluded at 9:23 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
Planning Board Meeting
March 3, 2016**

Discussion on the matter of the application of Kim Weitsman for Site Plan Review Amendment to add 10 car parking lot, plantings, formal vegetable & cutting garden, walkway, pavilion and garden fence at the property (Krebs Restaurant) addressed as 53 West Genesee Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 Brian Carvalho, Member
 Bill Eberhardt, Member
 Stephen Hartnett, Member
 Doug Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
Shannon Harty, Director of Municipal Operations
John Crompt, Code Enforcement Officer
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant
Doreen Simmons, Esq., on behalf of the applicant
Paul Olszewski, on behalf of the applicant

Gregg Erikson, Village Trustee
Michael J. Byrne, Village Attorney
Jorge Batlle, Village Historian
Carol Young, 46 W Lake St
John Young, 46 W Lake St
Craig & Barb Froelich, 100 W Lake St
Mark Edwards, 12 Caledon Dr
Jeff Davis, Highland Ave
Courtney Alexander, 24 Leitch Ave
Kristie Clancy, 42 Onondaga St
Kerry Porter, 28 E Austin St
Jane Chapman, Elbridge
Andy Ramsgard, 181 E Genesee St
Dessa Bergan, Skaneateles

Chairman Kenan called the matter of Kim Weitsman for 53 West Genesee Street at 7:55 pm.

Eggleston – Kim’s out of town and not able to attend. Last month you approved the site plan and there was a condition that we provide an impenetrable hedge around the new parking spaces. That was left in a general format after we left the meeting. Since then I have had Paul Olszewski do an actual planting plan. We took it over to Alan Johnson who is the neighbor at 59 West Genesee Street. He is the neighbor who is most affected by the parking. He had made a few requests; he preferred to see less evergreens, so what we have come up with is we are going to line the north and west side of the parking area, bringing it right under this walnut tree, with 4 foot high boxwood. It’s an evergreen shrub, 4 foot high. It’s nice and dense; they will be planted immediately next to each other. Behind that we are going to have some groupings of viburnum and some nine bark to kind of give it some color along the back side. Beyond the walnut tree we will have several doug fir and several Norway spruce that will give evergreen feeling to it. So I think this is a courtesy call to show you the plan that we came up with to meet the condition of your approval. Are there any questions that you have regarding this?

Carvalho – When you went before the Zoning Board you said it would be a 5 foot boxwood, or you could have a 5 foot boxwood. Any reason why we wouldn’t have that to block the sight of cars?

Eggleston – We are planting them at 4 foot high, so they’ll immediately be this high. That should cover all the headlights. We could let them go to 5 foot and trim them at 5 foot, sure.

Carvalho – As part of the site plan we haven’t seen the final site plan with these plantings on it, the sizes and the note impenetrable barrier.

Eggleston – This is the detail that supersedes to general plan here. What was added to this was impenetrable, but then we actually have this detail. So this detail supersedes that as far as its specific nature of what we are putting in.

Sutherland – The parking spaces are in exactly the same spot; it just a different set of plans.

Eggleston – It’s just a different set of trees.

Hartnett – What’s the spacing of these Bob?

Eggleston – The boxwoods will get put in so they are touching each other. And basically they kind of grow in together.

Kenan – Where’s the size of the materials?

Eggleston – I’m sorry, I don’t have Jim Clark here to tell us that.

Kenan – That should be on the plan. They could be 3 inches tall or 12 feet.

Eggleston – We’re putting them in at 4 feet.

Kenan – Is that true of the spruce?

Eggleston – Typically we put them in at 6 feet high.

Kenan – And the other materials are?

Eggleston – Usually they go by gallon bucket size or something like that. Again, I’m sorry I don’t have Jim to spell that out for you.

Kenan – Well, let’s specify what they are.

Eggleston – Sure. Ok. I’ll have him resubmit that for you then. Have you gotten any correspondence from Alan Johnson?

Kenan – We did. The sizes are a critical element of any planting plan, particularly a screening plan. So we need to have those spelled out. They should be on the plan.

Chairman Kenan, “I move that we find the planting plan consistent with the condition imposed in our prior meeting, subject to confirmation of the sizes at time of planting. All prior conditions from previous approvals are to remain in full force and effect.” Member Carvalho seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0.

Eggleston – What I could do is I could text him to see if I could get that information tonight.

Kenan – Why don’t you try that; it would be a good idea.

At 8:01 pm Chairman Kenan said, “Shall we hold on that ‘til you see if you can do that?”

[The board put this matter on temporary hold to be reopened later]

At 9:23 pm the discussion was reopened.

Eggleston – I consulted with Mr. Clark. What we will do is the Norway spruce will be 6 feet high, the Doug fir will be 6 feet high at planting, the boxwood will be 4 foot high at planting, the viburnam and the nine bark will be 1 gallon size plants.

Kenan – Do you want to mark them on the plan and leave it here. This is at planting. Is that acceptable to everyone, one gallon for these?

Sutherland – They are little small, on the other hand the boxwood is significant.

Eggleston – The boxwood is what stops the headlights. You plant the 1 gallon; they’ll get double the size.

Sutherland – The viburnam and the nine bark; all those all in a mulch bed?

Eggleston – Yes, they are in a mulch bed and they are really decorative plants in front of the boxwood.

Sutherland – We have used nine bark and viburnum. It is in a large mulch bed rather than a series.

Galbato – And all prior conditions remain in full force and effect.

Kenan – Then we will amend that motion to attach this drawing dated 3/3/16 in which they are marked as sizes given at time of planting. And all prior conditions remain in full force and effect.

Simmons – We are working on the deed restriction. Mr. Byrne was kind enough to get some comments so we are working on finalizing that as well.

This matter was concluded and the meeting was adjourned by acclamation at 9:26 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
Planning Board Meeting
March 3, 2016**

Consideration of a recommendation to the Trustees on the matter of expanding metered parking to West Genesee Street west of Hannum Street and to the north end of West Lake Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
Brian Carvalho, Member
Bill Eberhardt, Member
Stephen Hartnett, Member
Doug Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
Shannon Harty, Director of Municipal Operations
John Crompt, Code Enforcement Officer
Dennis Dundon, Clerk to the Boards

Gregg Erikson, Village Trustee
Michael J. Byrne, Village Attorney
Jorge Battle, Village Historian
Andy Ramsgard, 181 E Genesee St
Dessa Bergan, Skaneateles
Bob Eggleston, 1391 E Genesee St

Chairman Kenan called the matter of the expanded metered parking at 8:56 pm. Chairman Kenan noted that suggestions had been made by a group from the merchants association, one prepared by Dennis, and one that the Chairman had prepared along with a narrative.

Member Carvalho brought up the meters that require credit cards; what happens to people who don't have credit cards? Mr. Dundon said they can use coins. Chairman Kenan countered that "they can use coins now. But if you accept the version I was proposing, you wouldn't be able to use coins. I'll read what I proposed for that part of it. 'With the primary goal of inducing turnover in the parking spots in the Village, which is a benefit to residents and visitors alike, in areas that are served by meters or paystations, that either of those things be capable of accepting payment by credit card only, no coins, for up to 2 hours; with the exception that Village residents could park for free for up to 2 hours by typing in the account number from their Village electric bill. The same credit card or utility account number could not be used at the same location within 4 hours of its previous use.' The point is you have got 2 hours, and what you would like to avoid is the people who go out and keep pumping quarters into the meter and stay there all day. That does not really serve the purpose of having turnover for the parking spots. You can't

really control if it's coins. But you can with a credit card or the electric code, by controlling the same number again within 4 hours."

The Board inferred that such an approach probably favored pay stations over meters, since they can communicate with a central controller. Member Hartnett suggested that striping of parking spaces is very important in a paystation environment. Member Carvalho expressed his concern that not everyone has credit cards, noting that his 3 kids do not have such a card.

Chairman Kenan noted that in the Chamber's comments the availability of a monthly pass was recommended. He does not believe that such a pass is consistent with a goal of turnover. The pass is only valid in the municipal parking lot and some 500 per year are sold, more during the tourism months. DMO Harty explained the overnight and alternate side parking rules.

Chairman Kenan continued to recap his suggestions on metered parking:

- Extend it westward along West Genesee St to Kane Avenue
- Along Fennell to Elizabeth
- Along West Lake Street
- Northward on some of the intersecting streets that get heavy parking use
- No opinion on the Municipal lot
- Fee structure set by Trustees from time to time. \$1 per hour has been suggested
- Commercial lots such as Sherwood Inn, Post Office, TOPS, and drug stores could be similarly regulated, if the owners want to do it
- Maybe parking should be free until 1 pm on Sunday, but not all day
- May want to establish non-metered pickup/drop-off locations in front of Sherwood, Krebs, other?

Member Sutherland suggested that it be the Chamber that approach TOPS, Sherwood, and other locations on the idea of voluntary regulation. Member Carvalho is not in favor of a meter showing up in front of his house.

Chairman Kenan asked the Board to think about similar suggestions and to jot down their individual thoughts before the Board's next regular meeting. Ideas will be compiled at the April meeting.

This matter was concluded at 9:07 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
Planning Board Meeting
March 3, 2016**

Site Plan Review in the matter of the Application of Craig Froelich to demolish the existing main house and to construct a two-story, 6 bedroom, 5,971 SF house with decks, porches and breezeway at the property addressed as 100 West Lake Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
Brian Carvalho, Member
Bill Eberhardt, Member
Stephen Hartnett, Member
Doug Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
Shannon Harty, Director of Municipal Operations
John Crompt, Code Enforcement Officer
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant
Jeff Davis, Esq., on behalf of the applicant
Paul Olszewski, on behalf of the applicant
Craig Froelich, Applicant
Barbara Froelich, on behalf of the applicant

Gregg Erikson, Village Trustee
Michael J. Byrne, Village Attorney
Jorge Battle, Village Historian
Carol Young, 46 W Lake St
John Young, 46 W Lake St
Mark Edwards, 12 Calemad Dr
Jeff Davis, Highland Ave
Courtney Alexander, 24 Leitch Ave
Kristie Clancy, 42 Onondaga St
Kerry Porter, 28 E Austin St
Jane Chapman, Elbridge
Andy Ramsgard, 181 E Genesee St
Dessa Bergan, Skaneateles

Chairman Kenan called the matter of Craig Froelich for 100/101 West Lake Street at 8:02 pm.

Eggleston – We have been working on basically 4 points that you wanted us to take care of since last month. I have given you copies. Rudy Zona has been working with Shannon Harty directly. We have Jeff Davis here if you have any questions on the easement; he has been working directly with Mike Byrne and Rick Galbato. I gave you copies of the latest drawings based on comments that came from Shannon. Most of the changes have been on the engineering drawings C1 through C5 which are dated March 1, 2016. We have the landscape plan that was updated March 1, 2016. We have a sewer easement plan which is dated February 18, 2016 that was part of the sewer easement agreement and that has been slightly modified since in some of the verbiage. We have my site plan of March 2, 2016. The narrative remains the same of January 27, 2016. We have the house drawings 2, 3 and 4 of January 25, 2016. For the most part the important elements were the sewer easement; the sewer line, the current sewer comes through and is not in the easement. The proposal is that the sewer line easement will now be centered on the actual physical sewer. The walkway with a roof over it going across. We are going to replace the sewer beginning 10 feet from the south property line up to this manhole that's up here, so it's all new sewers to Shannon's village specifications. We have language for that sewer which I'm sure Mike Byrne can talk to later. There was a question raised and Doug, I responded to you; there's urban legend that the gardens that used to be in this area were designed by Frederick Law Olmstead. When in fact we looked up in the archives, this is not one of the two properties that Frederick Law Olmstead worked on – they were the Stella Maris property and another Beebe property. Kihm Winship gave us the name of the landscape architect is F. G. Moeller out of Rochester. Apparently, the original house used to be partially on this property and partially on the south property, and the gardens were all centered on that, because we have half the gardens – the terraces on this side. When they subdivided they moved the main house over and renamed it Westgate, I guess. All that's left of the gardens are kind of some terraces that come down. Again Craig is interested in some of that history. He hasn't developed what he will actually do with the gardens but that will be something that will come along. He is trying to preserve as much as he can of the terraces and some of the features so he could work with the gardens in some sense. One of the bigger questions was the size and the proportion and how this fits into the adjacent neighborhood. We have a large estate to the south, we have Roosevelt Hall that has 4 homes on the south side and a home on the north side. We had Paul Olszewski go out and do a 3D model, actually shooting over by St. James and he's going to give us a visual of how this fits into everything else.

Olszewski – The way this technology works is we actually go out there and capture what's existing. That's what you are seeing, the trees that are going to remain. We cut out of the scan data the trees that are going to get removed. The scan data is very accurate, it is very precise; you can see some of the adjacent neighbors over here. You have a good sense as to how is the house going to look compared to adjacent owners. We also picked up some scan data over in the village to get an idea of different views that you may have from there. This lets you kind of zoom around and get different focal points. Here's the existing boat house. We left the shoreline to give you a real sense what it's going to look like once it is constructed. Any questions on that? One thing we did do; Craig brought it up I know there were some questions – we did to kind of give you a shot from St. James Church over and across. But I think this is a pretty realistic view; what you would see from a boat. We got what you could see from Craig's property.

Eberhardt – Can you scan north and south to see the depth of the setbacks compared to the other homes?

Olszewski – Like a birds-eye view. So here's the house.

Eggleston – So it sets behind the house to the...

Eberhardt – I was thinking a little bit further.

Eggleston -- Roosevelt Hall doesn't have any structures. This is Steve Kenan's house, this is Denny Owens'. [Comments were offered regarding other properties further to the north] I think Steve Kenan's house is closer to the lake than what we are proposing. And then you have Westgate, Bruce's house, that's quite a bit back. And then this is Parker's. So down here they do set back several hundred feet further. But here you have got and this is what we are proposing and we are going to be 118 feet to the deck from the lake at the closest point. The color schemes we are looking at using some green tones, there will be an off-white trim with some cedar accents and then there will be some stone like on the base of the columns come around and some of the foundation will be done in stone. We'll have metal accents on the eaves and then we are looking at using a slate type roof. We are pulling the brackets and some of that vocabulary off the boathouse; the railing detail is a double rail with circles on the top, we are going to pull some of those details from the boathouse over. The boathouse will be painted a similar color with the green and the white trim.

Sutherland – Is the boathouse kind of a forever thing or is there thought in the future of something else?

Eggleston – Actually the previous owners did a wonderful job of renovating the boathouse and that was done in the last 10 years.

Froelich – We have no intention of changing the boathouse.

Eggleston – They are currently living in the boathouse. Other than tying in the paint colors, there will be no structural changes at the boathouse. And there's this great patriarch maple that we'll be keeping. There are some pines and another maple. We also have some other mature maples up in the back that we'll be able to work with and keep. The drive we put in to try to keep a reasonably sloped pitch of 12% or less. And we are keeping pretty much everything from the ridge to West Lake Street remaining the same.

Sutherland – Bob, last meeting you indicated that you were still working on plans and that they were still evolving. Did you bring anything with you?

Eggleston – There is nothing significantly that's changed from what we had on the 27th. There's a few little details here or there that we are working on, but this is the basic concept of the house, the massing of the house. This is the breezeway connection that goes from the house; the garage is 5 feet higher than the house itself, so we have this parking area/turnaround area. There are

steps that go down to the front door. There are steps on the side that come around. So there's a set of stairs that come down 5 feet so you walk straight across the sewer route.

Froelich – That's just people. No cars. Just a walkway.

Kenan – Is that it Bob? Any questions, thoughts from the Board?

Eggleston – Shannon and Mike probably have things to report back to you on.

Harty – I can speak in terms of the engineering, technical, utilities. I am in agreement; I had intended to give you guys my final review in a letter; I am approving C2 the layout, the location of the new water service. It will be a new meter pit installed, it will be tapping our existing 4 inch line in the Tallcott right-of-way with the new meter pit installed just inside the property. Any on-site water will be the responsibility of the applicant. We will be installing a new power transformer for the underground service to it. I am comfortable with the solution on the replacement of the sanitary sewer across the property, with the proper easement language that is being developed. From the storm water management standpoint, the only original concern that I had was related to the proposed grading on the lake side. With the installation of the new retaining wall the grading on the lake side is no longer an issue. They had originally intended to push the slope out; it's not going to happen now and they are going to do the steep bank protection.

Kenan – So the transformer is up near the existing garage, right there?

Harty – Yes there are two existing transformers that we are going to be replacing with a new larger one, pad mounted. There is a new 4 inch plastic water line that the Village installed about 3 years ago.

Kenan – And then the easement itself; what happens in the easement in terms of construction? Or regardless of the easement, where the pipe is?

Harty – What we have agreed to is that the applicant will replace the sewer from property line to property line.

Kenan – You don't have to go manhole to manhole, you can just start at the property line?

Harty – The condition of this easement is that it be a plan that is approved by me. So there will obviously be some maintenance of sewer flow because there are active properties to the south which will affect the timing of that work. It will depend on the condition of the pipe; we could require that they go to an adjacent manhole.

Eggleston – Shannon, it's about 150 feet from the south property line to the next manhole.

Kenan – And as far as the easement itself?

Byrne – We have worked out the form of an easement on which both the owner and the village agree. We have worked out the form of conveyance documents whereby ownership of that line will be transferred by the owner to the village when it's installed. So we're OK.

Galbato – I would still want it to be a condition of any site plan approval for the final execution of these documents.

Sutherland – I think mine basically is what I had before. It is a McKim, Mead & White house; a significant house. It's also significant in terms of even though there are different ownerships today than when the house was originally built by Robbins, the pharmaceutical guy from New York, the main components of it are still there. The annex, the main house, the number of the out buildings. It is still that compound, that estate; it may be different owners. I really hate to see that lost. Essentially what we are doing is trading a 6,000 SF house with 6 bedrooms for another 6,000 SF house with 6 bedrooms. Ideally, I'd love to see the house restored. Absent that, I'd like to see a house that looks more like the rest of the compound. One of the things that we have to review is the harmonious relationship between the proposed new investment and the things around it. I think it would be more harmonious if it were built in the McKim, Mead & White style than something that's sort of transitional as Bob describes it. To me that's a disappointment and I think an opportunity that's not been captured. Just my thoughts.

Froelich – Can I address that? I appreciate your thoughts on that. The annex was built to house the kids and nannies. At the time the Bruce Kenan house was 50 feet away and was centered about the gardens. I think today it is significantly different than it was 100 or 150 years ago. It has already transitioned. The annex that exists with 6 or 7 bedrooms, some people describe it as a boarding house. Really if you look at it, could you maintain the rectangular structure that doesn't face the lake? You could. But from my perspective it's not particularly desirable. I understand history and I like preservation, but sometimes things are just not really worth preserving. When we looked at this originally and we looked at the Parker House; beautiful property. We had a different view about that property as opposed to this property. So that's my point. If we had thought that it was worthy of preservation we wouldn't have bought the property because that wasn't what we wanted. But that's not what I think it is today. That's the conclusion I reached six months ago. So we hope to build a lovely home, we want to be harmonious with the neighborhood and to be consistent with a lot of very interesting architecture you have in this village. And that's what I would say and we are looking for your permission to move forward.

Eggleston – Doug, just to add to that. I would share your concerns had West Lake Street chosen to be part of the historic district. We'd have different rules, we'd have different requirements. But they very vehemently and very loudly said no.

Sutherland – Some did, many wanted it. Is the Sherwood Inn in the historic district?

Eggleston – No.

Sutherland – If somebody came to demolish the Sherwood Inn would you say – not in the historic district?

Eggleston – I think to compare the annex bunkhouse to the Sherwood Inn it's a kindergarten drawing to a Monet.

Sutherland – What is really great about this Village is that its historic architecture is basically intact. There have been some things that have happened, but unlike most of upstate New York, most of the country, what we have is still intact. Countrywide, we have one of the finest small towns that you can find anywhere. We are constantly being listed, and it's a combination of a great lake, great architecture over a couple hundred years of history. When you lose those things it's a cumulative effect. In this case it's the house, it's McKim, Mead & White there's a connection there. The house is the house. It's an annex to another house. But it was part of this bigger setting. There was this respect to the water; the long lawn that went down there. I'd hate to lose that. But if we were to lose that, I think I'd like to lose it in the sense that the building that replaces it has that sense of it could have been there. It's not an exact duplicate of anything but it is mindful of the setting that it is landing in. This one, it seems like you have seen that house or houses like it in a lot of places. If we had something that's a little closer to what sets us apart from Anywhere, USA; that's what I was hoping for. I thought when you went off, you were going to work on the plans to a greater extent; I thought that might happen but it didn't.

Eggleston – Correct.

Eberhardt – I missed the last meeting. I called back and I thought also that you were going to come back with a different...

Froelich – Well, this is my design. Don't in any way blame Bruce [*sic*]. This is my design. This is the house that I wish to build and I wish to live in. As I say, had I not thought that it was reasonable or possible we would not have bought the property. That's, I mean, that's...

Eggleston – I think also this steamboat left the pier back in the 1940s. When they took this property, subdivided it, then moved the main house 50 feet over, they planted a hedgerow that distinctly separated right down the middle of the gardens. What you are left with is a bunkhouse that just happened to be designed by McKim and there is really nothing endearing about that house. You could spend several million dollars and make it a little nicer but I don't think you could ever turn it into a real McKim type house as a single main home on that property. I think as far as, sure buy the property and design your McKim, Mead look-alike if you'd like. I think especially in light of the fact that they chose this not to be a historic district, I think Craig has the right to express himself in the house. It will be 100 years from now when we'll discover whether this is a great Froelich house or if this was just something that's a passing whatever. I think when you look at the standards for the site plan review, it is the harmonious relationship of the use of this property with the adjacent uses. That's what you get to judge it on. This is a single family home on a 3 acre parcel that will be adjacent to a large estate on one side and smaller, medium-sized homes and Roosevelt Hall.

Sutherland – I think we read harmonious a little differently, Bob. If you had a block house that had 6 bedrooms in it adjacent to there, it's the same use perhaps but the harmony is not there.

Eggleston – It's a single family dwelling on a 3 acre estate and I don't think it is out of character with West Lake Street.

Kenan – Anything else?

Sutherland – Not from me.

Kenan – Anybody else? Any questions?

C. Young – Is it OK to ask questions now?

Eggleston – This is not a public hearing. You have to get their permission.

Kenan – Is it the Board's pleasure?

Sutherland – Sure.

C. Young – I have 3 items. One is a question for the buyers. Why would you buy one of the most important historical homes, one of two McKim, Mead, White homes in Skaneateles that we are lucky to have in central New York to tear it down? Why not buy a lot on the water? This is a shingle-style home from 1878. 21 pages in this book are devoted to this house.

Eggleston – And it's devoted to the people who lived in this house. I think to characterize this as one of two is mischaracterizing it. If this was Roosevelt Hall I could agree with you.

C. Young – And also, do you really want to be thought of as the people who destroyed this [unintelligible]. Wouldn't it be better to be the people who restored it to its former glory? And one other thing. I'd hate to think that the local realtors and the local architects in this village are encouraging people to tear down. And that's exactly what's happening.

Froelich – Again, I appreciate your thought. I just don't see it the same. I do apologize.

C. Young – I know. Sometimes you don't know what you have until it's gone. That's going to be a building that's going to be mourned.

Kenan – I think we should move on then. Does anyone have a motion that they would like to propose?

Carvalho – I again was hoping that you were going to come back with some revised plans. I made the comment the first time you came through that it was the house you are tearing down is a nice house; why don't you take some design, take those elements and design a similar house, if in fact you have to tear it down because it is not located properly. Take some cues from that property and redesign a house that people will be happy to have for the next 100 years. What are our options?

Kenan – You can approve, you can disapprove, or you can continue.

Froelich – I would ask the Board to take a vote. Yes or no. And then we'll know where we stand.

Eggleston – I would recommend that the Board review the criteria, 225-30D. There are 5 criterias for you to do site plan review. I don't know, Counsel Galbato, if you want to guide them through those questions? You are welcome to do that if you like.

Member Sutherland, "I move that we extend this and ask the applicant to come back with a design that is more harmonious with the historic setting in which it resides." Member Eberhardt, "I second that." Upon the unanimous vote of the members in favor of the motion it was carried 4-0, with Chairman Kenan abstaining.

Mr. Eggleston, "And your basis of that is?" Member Sutherland, "Harmony, Bob. Harmonious."
Mr. Eggleston, "From the first."

This matter was concluded at 8:43 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
March 3, 2016

Consideration of a recommendation to the Trustees on the matter of reestablishing parking requirements in the Downtown D District in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
Brian Carvalho, Member
Bill Eberhardt, Member
Stephen Hartnett, Member
Doug Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
Shannon Harty, Director of Municipal Operations
John Crompt, Code Enforcement Officer
Dennis Dundon, Clerk to the Boards

Gregg Erikson, Village Trustee
Michael J. Byrne, Village Attorney
Jorge Battle, Village Historian
Andy Ramsgard, 181 E Genesee St
Dessa Bergan, Skaneateles
Bob Eggleston, 1391 E Genesee St

Chairman Kenan called the matter of the Downtown D District parking at 9:08 pm. Chairman Kenan suggested that the Board take this matter under advisement and plan to take up this matter at a later meeting. The Board concurred.

This matter was concluded at 9:08 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
Planning Board Meeting
March 3, 2016**

Review of concerns from both Parkside residents and DMO Harty as to the adequacy of the drainage plans in Section 4 of the Parkside Village Subdivision in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 Brian Carvalho, Member
 Bill Eberhardt, Member
 Stephen Hartnett, Member
 Doug Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
Shannon Harty, Director of Municipal Operations
John Crompt, Code Enforcement Officer
Dennis Dundon, Clerk to the Boards

Gregg Erikson, Village Trustee
Michael J. Byrne, Village Attorney
Jorge Battle, Village Historian
Courtney Alexander, 24 Leitch Ave
Kristie Clancy, 42 Onondaga St
Kerry Porter, 28 E Austin St
Jane Chapman, Elbridge
Andy Ramsgard, 181 E Genesee St
Dessa Bergan, Skaneateles
Bob Eggleston, 1391 E Genesee St

Chairman Kenan called the matter of Parkside at 8:43 pm.

Harty – Just to briefly summarize, we have been having ongoing correspondence back and forth with the developer and his attorney. The next step now is we are setting up a meeting with the Village Engineer to further review the alternatives for a potential solution. It is an ongoing matter that we are working with.

Kenan – And you will keep the Board informed.

Harty – You will certainly be copied on everything.

This matter was concluded at 8:44 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
March 3, 2016

Consideration of a recommendation to the Trustees on the matter of new regulations regarding demolitions in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 Brian Carvalho, Member
 Bill Eberhardt, Member
 Stephen Hartnett, Member
 Doug Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
Shannon Harty, Director of Municipal Operations
John Crompt, Code Enforcement Officer
Dennis Dundon, Clerk to the Boards

Gregg Erikson, Village Trustee
Michael J. Byrne, Village Attorney
Jorge Batlle, Village Historian
Andy Ramsgard, 181 E Genesee St
Dessa Bergan, Skaneateles
Bob Eggleston, 1391 E Genesee St

Chairman Kenan called the matter of demolitions at 9:08 pm. Chairman Kenan asked Member Sutherland for his thoughts. Member Sutherland stated his opinion that this is a matter that the Board needs to focus on, whether done through an historic district or some other manner. He said, "We are going to lose our community if we are not careful and to this point we haven't been careful." Historian Batlle requested that he be included in the discussion on all demolition permits so that he can properly document buildings for the future. He wishes to stay involved with the Planning Board on this matter. Chairman Kenan stated that further study is required and suggested that the Board take this matter under advisement and plan to take up this matter at a later meeting. The Board concurred.

This matter was concluded at 9:09 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

