

Village of Skaneateles
Planning Board Special Meeting
March 21, 2016

Consideration of recommendations to the Board of Trustees.

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

 Riccardo Galbato, Attorney for the Planning Board
 John Crompt, Code Enforcement Officer
 Dennis Dundon, Clerk to the Boards

 Martin Hubbard, Mayor
 Susan Dove, Village Trustee
 Gregg Erikson, Village Trustee

Absent: Bill Eberhardt, Member
 Stephen Hartnett, Member

Chairman Kenan called the meeting to order at 5:00 pm and wished to start with a discussion of Local Law #4 regarding signs. The Board recapped its position, expressed at the March 3 meeting, in which Members Hartnett and Carvalho were uncomfortable with a total ban on event signs for community groups. Attorney Byrne had proposed a revised draft for the Board's consideration that proposed a method of handling event signage and restored some event banners, but not those extending across the road. Member Carvalho repeated that he believed there was a public good attached to many community notification signs. Chairman Kenan felt that the issues were control vs. no control, and sidewalk placement vs. no sidewalk. Member Sutherland appreciates the problems with profligate signage but is not insensitive to the needs of community groups.

The Board felt that the addition of Community Event Notification Signs was a step in the right direction, but felt that expansion of the permitted temporary signage regulations could help accommodate existing applications such as polo, Education Foundation, Skaneateles Festival and others. Those present discussed the appropriateness of restricting signage on private property. Based on suggestions by Members Sutherland and Carvalho and others present, Chairman Kenan suggested that section III. A. be modified to read, *“Community service, civic, non-profit and private owner household merchandise and event signs, not exceeding four square feet in area, for a period not exceeding eight days. Such signs may only be displayed on private property; not in the public right-of-way, on a sidewalk or on a utility pole.”*

On motion of Chairman Kenan, seconded by Member Carvalho, the Planning Board recommends that the Board of Trustees adopt Local Law #4 of 2016 as revised on 3/10/2016, with Section III. A. revised as above. This motion was adopted by a vote of 3 – 0 in favor.

At 5:30 pm, the Board began discussion on Local Law #5 which would apply the Mixed Use C District parking regulations to the Downtown D District. Chairman Kenan is conceptually in agreement with the thrust to maintain some control over what happens, noting that he never understood why the requirements were removed. Mayor Hubbard asked if a variance process could be used to provide relief from the requirements. Chairman Kenan noted that the applicant is to propose a solution which has the least departure from the requirements of the code. The Planning Board makes recommendation to the ZBA on the granting of a variance. Attorney Galbato noted that such a variance would be an area variance. Chairman Kenan reviewed the criteria for the granting of an area variance. Mayor Hubbard felt that we are better with some requirement rather than none, even if variances are required.

Member Sutherland noted that this is not the greatest situation; the Board does not want to encourage demolition of Village properties to meet the parking requirements. He went on to opine that the real issue is restaurants; that they have disproportionate impacts on the immediate area and surrounding neighbors. Member Sutherland suggested an alternative approach where the Permitted Use Chart be revised to require a Special Use Permit with criteria considering parking, trash, hours of operation, odors, noise, grease traps, snow removal and the impact on neighboring properties.

The Board discussed the advisability of prohibiting new restaurant development in D, but the Board and the Trustees present concluded that permitting restaurants, subject to Special Permit and regulatory requirements, is preferable for restaurants, bars and nightclubs.

On motion of Member Sutherland, seconded by Member Carvalho, the Planning Board recommends to the Board of Trustees that draft Local Law #5 of 2016 be modified and adopted with the following changes, (1) that the Permitted Use Chart be revised such that restaurants in Downtown D District be a permitted use by Special Use Permit, and (2) that approval be subject to consideration of parking [1 space for each 100 square feet of gross floor area or for every 4 seats, whichever is greater], trash handling, hours of operation, odors, light spillage, noise, grease traps, snow removal and the effect on nearby properties, in addition to the other criteria applicable to Special Use Permits. This motion was adopted on a vote of 3 – 0 in favor.

At 6:15 pm the Board continued its discussion of recommending certain changes to the parking regulations. West Genesee Street between Hannum and Orchard frequently has cars parked on both sides of the street, many of which are parked there for long periods of time. The same situation exists at the north end of West Lake Street where the street was widened on the west side. In an effort to induce turnover in those areas making spaces more available for residents and visitors alike and to protect driveway access and sight lines for residents, the Board feels that striping of parking spaces and limiting parking to 2 hours is advisable. The existing restriction on 'no parking here to corner' on the south side of West Genesee just east of Kane Avenue

should be mirrored on the north side of Genesee east of Orchard Road. Those areas could be metered in the future. The Board discussed the possibility of issuing resident stickers or special guest cards to provide for enforcement leniency.

In the Municipal Parking Lot, the Board discussed and concluded that it was advisable to (1) extend paid parking to the entire lot, (2) permit two hours free parking for residents by means of entering a valid Village utility account number into the pay station and (3) offer a lower rate per hour than on-street parking.

The Board also feels that the statute should be changed to permit the Trustees to set rates for paid parking from time to time by resolution. The Board encourages the Trustees to solicit resident feedback on these suggested changes in a Public Hearing. The Board has mixed feelings on the matter of monthly passes. The Board also discussed restricting all-day parking to a portion of the lot and the possibility of leaving the lot with the south end as it is today.

On motion of Chairman Kenan, seconded by Member Carvalho, the Planning Board recommends to the Board of Trustees that a draft Local Law should be prepared to incorporate the following points:

- 1. On both sides of West Genesee Street between Hannum Street and Orchard Road (less safe setbacks from Kane Avenue and Orchard Road for access to and from the Fire Station) and on the west side of West Lake Street that parking be subject to regulation.**
- 2. That the parking spaces in those areas be striped.**
- 3. That signs be placed limiting parking to 2 hours.**
- 4. That in paid parking areas, the Board of Trustees shall establish rates for parking from time to time by resolution of the Board of Trustees.**
- 5. That on-street meter rates be set at \$1.00 per hour, and that all on-street metered parking have a 2 hour limit, except for the south side of West Genesee Street adjacent to Clift and Shotwell parks where a 3 hour limit applies.**
- 6. That a rate of \$0.75 per hour be established for the entire municipal parking lot, with residents being offered 2 hours free parking by entering their Village utility account number.**

This motion was adopted on a vote of 3 – 0 in favor.

On motion of Chairman Kenan, seconded by Member Sutherland, the meeting was adjourned at 6:45 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

