

**Village of Skaneateles
Planning Board Special Meeting
June 13, 2016**

Consideration of a recommendation to the Zoning Board of Appeals regarding a special use permit required by the Town of Skaneateles to permit use of the old Allyn Arena by the Skaneateles Nursery School.

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

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

 James Lanning, Town Supervisor
 Andy Ramsgard, Architect, on behalf of the Town
 Gene LaForte, on behalf of the Town

Absent: William Eberhardt, Member
 Stephen Hartnett, Member

Chairman Kenan called the special meeting to order at 7:00 pm, noting that the meeting had been scheduled earlier that afternoon. Chairman Kenan asked if there were drawings or an application to consider. Mr. Dundon said that as of earlier in the day, the Village had not received any of those materials. This meeting arose out of enforcement action last week on work being done without a permit, after which CEO Crompton determined a Special Use Permit was required pursuant to the Permitted Use Chart. The Planning Board agreed to a special meeting so that the work would not be delayed longer than necessary. Supervisor Lanning said that the Town's construction contract provided that obtaining permits was the responsibility of the contractor, and that he assumed the Planning Board would take a more general view of the consistency of the use with the Village code rather than reviewing plans. Member Sutherland asked if it is not the Planning Board's responsibility to review the site and buildings when considering a special use permit? Attorney Galbato confirmed that it is. The Board then ascertained that the drawings were prepared by Mr. Ramsgard and the contractor is the Zausmer, Frisch firm from Syracuse.

Mr. LaForte then left the meeting to get a set of plans. Mr. Dundon requested that Supervisor Lanning ensure that all necessary applications and supporting materials are filed this week. Chairman Kenan verified that the Town of Skaneateles is the client and applicant. Supervisor Lanning went on to explain that the redevelopment is confined to the locker room area; the entry, lobby, restrooms and kitchen will remain as before. The locker rooms have been completely gutted with new partitions to be installed that will create the Town Parks office, a nursery school office and 3 nursery school classrooms. The Town will be negotiating a lease with the nursery

school, which will use the space September through June. In summer, the space will be available for other programs, and other programs will continue to make use of the rink space and kitchen. Exit doors are being added to allow direct outside access/egress from each of the classrooms as required by code.

With the plans available, Chairman Kenan discussed the need to go through the common entry lobby to get to the restrooms. Supervisor Lanning explained that all such trips would be supervised. Chairman Kenan also discussed the logistics of arrival and departure, which can take place from the lobby area or directly from the classrooms. Member Sutherland asked if there would be designated outdoor space for use by the students; Supervisor Lanning noted that the site is located in a park, with an extensive playground just up the hill. He continued noting that drop ceilings will be installed and that except for the Fire Department casino night, all major events occur during the summer when the school is in recess.

The Board proceeded to consider the 7 criteria to be considered in the granting of a special use permit:

Basis for determination. Before issuing a special use permit, the Zoning Board of Appeals shall consider the public health, safety, morals and welfare and shall make the following findings:

(1) There shall not be any unreasonable detrimental effect by the establishment of such conditional use on any other building, structure or use, actual or permitted, within the district. ***The members felt that there would be no detrimental effect and that this criterion was met.***

(2) Such conditional use and site development plan are in harmony with and will not impede the orderly development of the district, and the location, nature and height of buildings, structures, walls, fences and parking areas will not discourage the appropriate development and use of the adjacent lands. ***The members felt that the proposed project meets the criterion, but encouraged the Town to consider how the building could be a better neighbor from an architectural and use standpoint when considering future redevelopments.***

(3) The water supply, sewage disposal and surface drainage systems shall be adequate to serve the conditional use. ***The members felt that this criterion was met, noting that this use will not approach the intensity of the prior use as a skating and hockey venue. The members noted that several other uses contemplated for the site have been held for years and will be unchanged.***

(4) The flow, control and safety of traffic in the district will not be adversely affected to an unreasonable degree by such conditional use. ***The members felt that this criterion was met, noting that this use will not approach the intensity of the prior***

use as a skating and hockey venue. The members noted that several other uses contemplated for the site have been held for years and will be unchanged.

(5) The plans for such conditional use provide that all structures, equipment and materials shall be reasonably accessible for police and fire protection. *The members felt that this criterion was met, noting that safety would be improved through the addition of more exterior access.*

(6) The plans for such conditional use contain reasonable provision for open spaces and recreational areas appropriate to such conditional use. *The members felt that this criterion was met based on the adjacent park and playground land.*

(7) The plans for such conditional use meet the prescribed requirements of this chapter, inclusive of the requirements for the district in which located and the following prescribed standards, and are not otherwise prohibited by law, ordinance, rule or regulation. *The members felt that this criterion was met. Supervisor Lanning noted that efforts are underway to transfer the lands and buildings to the Town of Skaneateles.*

Member Sutherland, “Having reviewed the standards required for issuance of a Special Use Permit and concluding that he criteria have all been met, the Planning Board recommends that the Zoning Board of Appeals approve the application of the Town of Skaneateles for a Special Use Permit based on Ramsgard drawings dated 4/18/2016.”

Member Carvalho seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 3 – 0.

Chairman Kenan asked if any I&I calculations had been done. They have not. Chairman Kenan asked Supervisor Lanning if he would see to it that the applications and submissions required by Section 225-39, including Attorney Galbato’s request for a short-form Environmental Assessment, is provided to the Village. Mr. LaForte indicated that the Building Permit application had been submitted and the fee paid. Supervisor Lanning stated that he appreciates the Board’s short notice response and asked if work had to wait until the ZBA had heard the matter. Mr. Ramsgard opined that the building permit work should be allowed to proceed, but that C of O would require the use determination. Mr. Dundon said that any such determination was up to the Code Enforcement Officer.

This matter was closed at 7:35 pm, and on motion of Chairman Kenan, seconded by Member Sutherland, the meeting was adjourned.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

