

Village of Skaneateles  
Planning Board Special Meeting  
November 3, 2016

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Public Hearing in the matter of a preliminary subdivision application of James Kevin & Joyce Barnett for a 2 lot subdivision/lot line adjustment at the property addressed as 12 East Lake Street in the Village of Skaneateles.

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Present:        Bruce Kenan, Chairman  
                  Brian Carvalho, Member  
                  Stephen Hartnett, Member  
                  Mike Perrone, Member

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

Joyce Barnett, applicant

Gregg Eriksen, Village Trustee  
Jon DalPos, 102 East Genesee Street  
Michael DalPos, 102 East Genesee Street  
Tim Taylor, 77 West Elizabeth Street  
Peter Osborne, 102 W. Division St., Syracuse

Absent:        Doug Sutherland, Member

At 7:30 pm Chairman Kenan called for James & Joyce Barnett for 12 East Lake Street. Chairman Kenan noted that since this matter was before the Board previously, the approval by the County Planning Board has been received, stating that there is no intermunicipal effect. He then asked if anyone wanted to speak to the Board on the subject of this subdivision?

Barnett – I can speak as the applicant. My husband and I have owned 12 East Lake Street for approximately 10 years. We will be selling the home within the next year; ever since we moved there, people in our neighborhood has expressed an interest in making sure the land; it's quite a large parcel of land, it is wooded and it creates the triangle between Onondaga Street, East Lake Street, and East Genesee Street. If you are on any of that triangle, you can see wooded area behind all of those back yards – there's 14 back yards that abut our property. It has been a nice green forested space for generations. We would like to work with one of the neighbors who came forward and said he'd like to buy the wooded portion of the land. He's an environmental

engineer – Bill and Mary Beth Gleason at 28 Onondaga Street. So we offered to sell it to them if we could get the subdivision. So in September we presented the application, but we did not have a survey – which now Mr. Olszewski has done for us. As far as I know, everybody is really pleased that this could be a possibility.

Kenan – OK. Thank you. Anyone else? If not we will close the public hearing. I think the task before us, if the Planning Board is amenable, is to conduct the SEQR review. So if we are going to do that we should declare ourselves lead agency for an unlisted action receiving uncoordinated review. If we are so inclined we should issue a negative declaration. Is there a motion to that effect from anyone?

**Member Carvalho, “I will make a motion that we declare ourselves lead agency for the SEQR review – an unlisted action receiving uncoordinated review. We find for a negative declaration.” Member Hartnett seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 4 – 0.**

Kenan – And then Planning Board willing if you want to approve the subdivision and authorize the Chairman to sign the map. Is there a motion to that effect?

**Member Hartnett, “ I move that we approve the subdivision and authorize the Charman to sign the map.” Member Carvalho seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 4 – 0.**

Chairman Kenan, “Upon being presented with a map, I can sign it.”

Galbato – Do you have any full-size mylars?

Barnett – Tom Seely suggested that I wait for the mylars until we are actually approved.

Galbato – Have him furnish the maps to Dennis.

This matter was concluded at 7:34 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

Village of Skaneateles  
Planning Board Special Meeting  
November 3, 2016

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Public Hearing in the matter of a preliminary subdivision application of Timothy Taylor and Imhyang Chung for a 2 lot subdivision/lot line adjustment at the property addressed as 77 West Elizabeth Street in the Village of Skaneateles.

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Present:        Bruce Kenan, Chairman  
                  Brian Carvalho, Member  
                  Stephen Hartnett, Member  
                  Mike Perrone, Member

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

                  Tim Taylor, applicant

                  Gregg Eriksen, Village Trustee  
                  Jon DalPos, 102 East Genesee Street  
                  Michael DalPos, 102 East Genesee Street  
                  Joyce Barnett, 12 East Lake Street  
                  Peter Osborne, 102 W. Division St., Syracuse

Absent:        Doug Sutherland, Member

At 7:35 pm Chairman Kenan called for Timothy Taylor & Imhyung Chung for 77 West Elizabeth Street. Chairman Kenan asked if anyone wishes to speak on the subject matter?

Galbato – Since the last time the applicant was here, we have a revised map; but the revised map has the wrong note attached to it. There is a note that I asked the surveyor to put in but I think that he mistakenly put in the wrong one. The subject property was subdivided in 2008 by this Board and there was; one of the conditions on the filed plat map from at that time 2008, 2009 was that Lots 1 and 2, now it's lots 1 and 2A, not be further subdivided. I can email Paul Olszewski after the meeting tomorrow, and ask him to, if it pleases the Board, send a revised map and mylar, if the Board approves the subdivision as presented – just to remove the note that he inserted and add the one that I just referenced. In addition, the applicant came with a letter from a named executor on the property that was proposed.

Kenan – The owner of the parcel that was ceding some of its land, died before our last meeting, shortly before, so we now have a letter from the executor of the estate authorizing the transfer.

Taylor – I spoke with her this afternoon and they said it could be another week or so before they get the official court document that will approve them to sign anything.

Kenan – I will just ask once again if anyone wishes to speak on the proposed subdivision? If not, we will close the public hearing.

**Member Carvalho, “I will make a motion that the Planning Board declares itself lead agency for the SEQR review – an unlisted action receiving uncoordinated review. We find for a negative declaration.” Member Hartnett seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 4 – 0.**

Kenan – Then the question is how the Board views the subdivision. I would suggest that if the Board is inclined to approve the subdivision, that it include as a condition the statement proposed by counsel, “A condition of the subdivision approval from the Village of Skaneateles was that lots 1 and 2A not be further subdivided, thus continuing a condition that had been adopted in an earlier subdivision action.”

Hartnett – Rick are you comfortable with our doing this tonight or do you want it pushed off and done next month?

Galbato – I am. I work with Paul a lot so I’m fine with that. I am confident that Paul will make that change. I think he just transposed the conditions and put the incorrect one on the map. He could send the mylar directly to Dennis and the Chairman could sign.

Kenan – Do we need to wait for the court action on the estate?

Galbato – We should get something, as well.

Hartnett – Why don’t we just put it on for next time to make sure we’ve gotten everything correct?

Galbato – It’s up to you or Dennis and I could do it administratively.

Kenan -- I think we could do it – approve the subdivision with those two conditions. The one which I expressed a few minutes ago and why don’t you put into words the second one.

Galbato – Documentation from the Onondaga County Surrogate’s Court of the appointment of Carol A. Manilla as executor of the estate of Martha Manilla. It should be Letters Testamentary or Certificate of Appointment; one of those two forms should be submitted.

**Member Carvalho, “I move that we approve the subdivision and authorize the Chairman to sign the map with two conditions. First, that the condition from the previous subdivision, that Lots 1 and 2A not be further subdivided, is affirmed -- thus continuing a**

**condition that had been adopted in an earlier subdivision action – and shall appear on the final map to be signed by the Chairman. Second, that the Board receive Letters Testamentary or Certificate of Appointment showing that Carol A. Manilla has been appointed executor for the estate of Martha Manilla.” Member Perrone seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 4 – 0.**

This matter was concluded at 7:42 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

# Village of Skaneateles Planning Board Special Meeting November 3, 2016

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In the matter of the application of Gary Dower for Site Plan Review, 7 lot subdivision, lot line relocation and recommendation to the Trustees on Zoning Amendment and Critical Impact Permit to construct 4 extended stay lodging buildings, add 31 parking spaces, establish new commercial driveway entrance, construct 5 detached dwellings, provide a pocket park, redesign and engineer the storm water management system at the Mirbeau Gateway properties at the corner of Fuller and West Genesee Streets in the Village of Skaneateles.

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Present: Bruce Kenan, Chairman  
Brian Carvalho, Member  
Stephen Hartnett, Member  
Mike Perrone, Member  
Doug Sutherland, Member

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

Bob Eggleston, Architect, on behalf of the Applicant  
Peter Osborne, on behalf of the applicant  
Jon Dal Pos, on behalf of the applicant  
Michael Dal Pos, on behalf of the applicant

Gregg Eriksen, Village Trustee

Chairman Kenan called for the matter of the Dower application at 7:45 pm.

Eggleston – We took the comments from the last meeting, a couple of months ago, to heart. A couple of issues you had was the density of the housing on Fuller Street. We wanted to have small reasonable housing in a traditional village setting across from the A2 District was appropriate. We have taken out one lot so there are now 5 instead of 6. The lots are 50 feet wide, we have 20 feet between the houses. Otherwise the standards of the houses are pretty much the same. We have a shared driveway that comes all the way around the back that lines up with Orchard Road so that it makes for a 4-way intersection there. There is fill brought in back, so the garages are actually easy access – just one step into the house. The front will have continuous sidewalk that continues over to the end of the property and is connected with the Genesee Street sidewalk system. We are going to ask the Village to allow us to widen the road so that we can have on-street parking for guest parking. They will actually use the front door, these will set up, the porches will be 3 feet above the ground so it has a more traditional Village character. We had shown the images; they will be turn-of-the-century homes; bungalows, cottages that we are thinking about for this. Again, recreate a traditional Village street.

That said, the lot sizes; the smallest is 6,700 SF with 50 feet of width. What we have done is taken down the old BP gas station building, we have eliminated any continued curb cut along Genesee Street; so there will be no new curb cut on Genesee Street. We have gotten rid of the office use, which was a use that would have to be added to the permitted use chart for the A-3 District. We have taken your advice, and we are now proposing to build four 3-story units that will actually set on this rather steep side hill; there's quite a bit of changes in elevation from here up to the service road at Mirbeau. These will be extended stay lodging units; they will be 3 stories. One will enter half way between the middle and upper floors; so you go half a flight to the upper floor – we are contemplating will have two one-bedroom units with a small kitchenette and living/dining space and will have an outside porch that will face to the east looking over this detention pond area. The middle floor you'd go down half a flight and it would be a 3-bedroom unit; 3 bedrooms, 2 bathrooms and a living/dining/kitchen area. And then the lower level you'd go down another flight and that would be a 2-bedroom; it would be banked into the side so you begin to get daylight windows to the side, and around the back over; 2 bedrooms, 2 baths, living/dining/kitchen area and outdoor patio & deck areas off the back. We are still working on the architecture; we are thinking that we want to keep it a European tied in with the Mirbeau idea, so these really become an additional offering to what Mirbeau has right now. Currently most of the rooms are just bedroom suites with private bathrooms and that's that. The detached cottages are just 4 individual suites; the main building has individual rooms more like a traditional hotel; there might be 1 or 2 suites where they have additional bedrooms connected. So this would offer something more like an extended stay, housekeeping, lodging option for people. What we are showing is building up the grade and actually these buildings tend to serve as retaining walls, so we can get the parking directly off the service road. The main entrance to Mirbeau, off Genesee Street is here – one can go straight into the parking for the main building, they can go left up to the cottages, or they go right and this brings you down to the lower level – this is the current spa entrance with parking for the spa. So this will be directly off the service road, where we'll have a group of 4 parking spaces with a landscaped area, and then the same repeated. We have also brought some additional parking; currently the parking ends approximately at this location; we would build this up for the additional parking spaces so that we would have the required 1.25 parking spaces per bedroom. So we are talking about 4 buildings, a combination of 1, 2 and 3 bedrooms – so 28 bedrooms that we would be adding for this use. In the A3 District the lodging use is a permitted use, so we would not need any amendments to the zoning law or use chart because single family dwellings and lodging are permitted uses in the A3 District.

We have done some preliminary engineering on modifying this pond, if this concept seems palatable to you we will look at making it a little more free-form. We'll see if we have to come as far as this; pretty much the existing pond is over here and based on our calculations from the annexation process, this is about the size volume that we would need for that. From a zoning standpoint they are all permitted uses in the A3 District. The current property line comes up about here and across. So some of this is on the Mirbeau property. These 5 residential lots will be separate lots that will be sold to the people owning the houses. What we are looking at is a lot line relocation between the Mirbeau property and the lodging property. For financing, these new buildings must be on a separate lot. We are thinking that the property line would be right along the edge of the service road and then out to Genesee Street and across. This new lodging lot

would also include the pond so it is under one property. So we'd be looking for a lot line relocation subdivision. We would be creating 5 new lots. What we would be looking for is a density control schedule that would be appropriate for this; let's get a concept that we like and then figure out how we work the zoning to accommodate. With that we will look for your comments relative to the current concept for this property.

Kenan – Let me ask a question about lot lines. This drawing basically shows the land before the annexation. Everything with a red line around it is a single ownership?

Eggleston – that's a single ownership.

Kenan – And then the land that was annexed is...

Eggleston – It is 3 different properties; it's 5 different tax map numbers; two different owners. The old BP gas station is Niorele. The old trailer court is Eleroin.

Kenan – So that's consistent; there were 3 parcels except they were divided by the Village/Town line. So that created two more parcels in total, with 3 owners?

Eggleston – Two owners for 3 deeded parcels.

Kenan – But now it is all in the Village so they don't need to be divided along the old Village line.

Eggleston – Correct.

Kenan – And you are suggesting that everything be absorbed into here, but for your financing requirement.

Eggleston – Not quite. We will create 5 residential parcels. Then the balance of this will have a lot line relocation which will take all of the detention pond, because it would cross over into this property. It will pick up what we need along here, along the service road, and then back down.

Sutherland – Who owns the detention basin when it's all done?

Eggleston – It will be the extended stay lodging parcel, and that will be a Mirbeau ownership. For financing it needs to be separate because it is a different type of financing than the other. So Mirbeau will end up with two lots; there will be five individually owned sold lots.

Galbato – Will it be owned to Mirbeau Skaneateles, LP?

J Dal Pos – Yes.

Eggleston – So right now we have 4 properties; we are going to end up with 7.

Kenan – I think your question is how does the Board feel about this general approach? The Board should respond if they have an answer or think about it if they don't. If this were to be an approach, we'd really need to see some grading plans. This is sort of a grading plan but it's evident that only about half the contours have been accommodated. It's not clear how this works.

Eggleston – Yep. What you'll find is that there is a steep slope right here. Along the service road there's a timber guard rail; about a 30% slope. And then it goes at a gradual slope down to here. What you'll see is the entry level here is 830, which is about where the road is. So we are filling about 6 feet. The foundation it goes down from 30 to 15, so it's 15 feet. From the entrance to the basement level. The back of the building over here is roughly at natural grade. When we come up to a couple of these others we are actually building up the grade a little bit in this area here. So we really are grading from here to here.

Kenan – You're filling.

Carvalho – You're filling in front of all the buildings.

Eggleston – What we found in our previous application is that we have a lot of fill that comes out of this area. Our previous application was actually a balanced cut & fill. Peter?

Osborne – We didn't run the numbers, but that would be the hope, yeah.

Eggleston – What we are saying is because we have to take a lot of cut out of here, that would be the fill that will be here. We are going to try to make it neutral. There is still quite a bit of fall, another 15 feet or so, before you get down to the pond itself. We will make some level areas near the back of these units where the patios will be from the lower level unit.

Sutherland – What's your thought on those hillsides as they slope down? What sort of vegetative qualities would you want to try to achieve there?

Osborne – Well we hadn't gotten that far but I think the idea was that a lot of this stuff would be similar to what's already at Mirbeau, so it all blends together. So a lot of the vegetation will be similar.

Eggleston – What it is, it's kind of a ground cover and it's left to kind of be natural; it's not going to be mowed lawns. What we'll have, like the rest of Mirbeau, you'll have landscaped and lawns in this area where it is relatively flat; this will be kind of a perennial groundcover type of thing. We'll try to get something that's a reasonable maintenance. What we'll probably get into down here, it kind of flattens out and these may be lawn areas that can be used for the recreation and then back to the steep slope it will be left in a more natural state. We are hoping to leave some of the vegetation; we want to leave a lot of this buffer where we are not touching things. There's quite a few trees and things there, and keep that as a natural buffer to the road.

Kenan – You would be moving a lot less dirt if you moved those buildings up to the roadway, put a walkway along the road and put those buildings there, and the parking on the other side of the roadway.

Eggleston – Well...

Kenan – I know because they are 1 foot contours, if they are you've got a roughly a 15 foot drop before you get to the point where there is a lesser grade and that would be the backyards.

Eggleston – There's probably about 10 feet of drop between here and here.

Kenan – OK, so you'd cut a little bit out with a retaining wall for the parking, but you wouldn't be moving these massive amounts of dirt around to build the buildings away from the top of the slope like you have them there.

Eggleston – Yeah. We wouldn't put a building any closer than this; here we had; keep it; we have a 5 foot sidewalk and 10 feet of space; 15 feet; I wouldn't want to be any closer than 15 feet from the roadway. But you're saying either the parking gets between the buildings...

Kenan – No – what I am saying is move the parking across the road and I'm saying – different from what you just said – put them closer than that.

Eggleston – To do that we'd have a 10 foot retaining wall here.

Sutherland – One of the things that's hard to react to is that without a little more explanation of what's going on there, they are squares dropped down on a site with a lot of contour lines; it would probably be helpful to walk the site. It would be helpful to have some sections through so you could understand it better. It would also be helpful from an architectural perspective to get a sense for what those square or nearly square boxes are. If today's exercise is thinking about the uses and having a conversation about the uses, maybe that's a little more productive – but in terms of talking about the site, at this point it seems like there's just not enough information.

Eggleston – I hear you. And we have floor plans that we have started to work out, we have some elevations that we had started to work out, but they hadn't met Gary's level of acceptance yet, so we are still in progress on that. But we've got some concepts and a lot of them are the images that you had given us Doug, of the Italian hillside towns, that sort of thing. And we want to carry over the Mirbeau; make it part of the Mirbeau theme as far as the materials, the stucco the rough timber trim, planters and shutters and that type of thing; steeper roofs. So we are working there; we are just not quite ready to release it yet, but I totally understand that will help see how it is. We may even be able to have a site model that we can place these buildings on a 3-dimensional site so you can understand and see them. I think doing a site visit is an excellent idea, and we'd love to schedule that sooner than later. You are right; you have to be there to kind of see it and understand what's happening 3-dimensional. And I think also, something I'd really like to begin getting a commitment on is the 5 units here with 20 feet between, again with no driveways between the houses – that that would be an acceptable density that you would be ...

Sutherland – Are there near-to-this examples that exist the Village of the 1 through 5, so if we were doing a site visit, we might start at one spot and move on to the other? You don't have to

give an answer right away, but for the Board, seeing it in the context of part of the Village that we already know, would be helpful.

Eggleston – I know that State Street was our original 10 feet between, lower State Street. That, you were feeling is too tight. I know when we get to Griffin Street, we are now 60 foot lots there's a little more space but there's also driveways. If you took the driveways out of Griffin Street and pushed the houses over 10 feet, that's what we would have.

Sutherland – I think for the Board to see that is, again, helpful.

Kenan – These lots are what, 50 feet wide?

Eggleston – They are 50 foot wide.

Galbato – You mentioned sidewalks. Are you proposing sidewalks in front of houses 1 through 5?

Eggleston – Yes. The sidewalks we are talking starting at the property line here, in front of the basin, then it comes over, crosses the driveway and then it comes in; we have the curb brought back 10 feet to have the on-street parking. There will be some grass, sidewalk...

Hartnett – What are you looking at from the front of the building to the sidewalk and then to the road?

Eggleston – Distance? We have, I think it is 15 foot front yards to the property line.

Sutherland – So the sidewalk is beyond the property line in the right-of-way? So it will appear to be deeper.

Eggleston – It's going to be about 20 feet to the sidewalk, then we have a 5 foot sidewalk, then we have probably a five foot grass space and then we have a 10 foot parking area, and then we have the road as we know it.

Kenan – I think it would be desirable to extend that sidewalk to call it the northerly line.

Eggleston – Exactly; that's what we are going to do.

Kenan – This shows it ending.

Eggleston – We had it on the original plan and Peter will extend it.

Sutherland – The typical width of one of those houses; is that about 35 feet or so?

Eggleston – No. The width is 26 feet. We have 26; we have some offsets, so basically you have like 30 feet plus 20 feet between the houses is the 50 feet.

Kenan – How big are the residential lots; 50 by what?

Eggleston – 125 – 130.

Kenan – What's that in square footage?

Eggleston – The smallest is 6,700; 6,800.

Kenan – The lot is 6,800?

Eggleston – we can start making them deeper, but we are just coming up the hill here. From a grading standpoint we were bring in the fill to raise these pads as a means of getting rid of some of the extra fill there.

Sutherland – I think what you might want to be thinking about is that the sloping hillside that goes from the extended stay units down; that wants to be a well-landscaped feature. It's not a garden feature, but it's a well-landscaped that as it matures is significant. I don't think you want to turn it into extra yard for the back of these houses; it wants to be kind of a significant thing.

Kenan – So in order to build A, B, C, & D you would need a zone change from the existing A2 to A3?

Eggleston – Correct.

Kenan – And then incorporate them into the operational management of Mirbeau?

Eggleston – Correct.

Kenan – And you are suggesting that all of this land be A3?

Eggleston – Correct. And the reason I'm suggesting it is rather that change to A2 zoning to 6,700 SF and 50 foot of width, the A3 District has two different charts for residential and commercial. So all we would have to do is change the residential lot size, lot width, setbacks and percent of open area and now you have got a conforming density schedule for these guys that accomplished this. And it won't impact the A2 where everyone will subdivide their lot and create two houses in between the existing houses. So you keep this single family fabric where it is in the A3, and this is the only A3 zone is the Mirbeau Gateway properties.

Kenan – I think the Trustees took the Planning Board's advice back at the time of annexation, that it is best not to change zone lines down the middle of the street. I still feel that way; if a zone change were to happen to accommodate a plan such as this, I would suggest that the residences 1 through 5 remain in the A2 zone and be accommodated by granting of variances – so you are not changing the entire A2 zone, you are just adopting the variances required to make something like this happen. But then the rest would be A3, in which what you want to do fits naturally. If you were to put 1 through 5 into the A3, they might someday become overnight stay units, because the zoning would allow it. If you do what I just said you preclude that eventuality.

Eggleston – I respectfully disagree because they would be on [unintelligible] lots. They could not become A3 uses, because they would be undersized lots where the A3 zoning is 30,000 SF and 100 feet of frontage. So they would be nonconforming lots that could not have the A3 on it without a variance. It comes back before you, you would say no.

Kenan – But they would be in A3 under that circumstance.

Eggleston – But they would be nonconforming lots for a commercial use.

Kenan – Which they would be in A2.

Eggleston – I think SOCPA is not going to like the idea of creating a subdivision in which variances are expected and required.

Kenan – Well I suggest that for consideration by the Planning Board. Any feedback you want to give?

Carvalho – Looking at, from the access road, are you looking at 1.5 story building?

Eggleston – You are looking at a 1.5 story building from the access road.

Kenan – Now, how are you fitting four units into three floors?

Eggleston – We have two 1-bedroom units on one floor. They are 650 – 700 SF each. There will be 1400 SF per floor plus a common stairway. The 3 bedroom is about 1300 SF and the 2 bedroom –because of mechanical space in the back where you can't get any windows -- they'll be 1200 to 1300 SF.

Sutherland – When you come in again, how do you get to the lowest unit?

Eggleston – You go down 1.5 stories. We are also looking at making the stairway wide, so you have light in there to make it a reasonably nice space. We had explored doing outside stairs, but decided not to do that. It will be a conditioned stairway. Your key card will open up the main door and then you go up or down to your unit and use the key card to get in.

Sutherland – Is there some sort of a path or way that you are anticipating that somebody would go down to the sidewalk closer to the intersection of Fuller and Genesee?

Eggleston – In our earlier plan with the commercial unit in here, we had a sidewalk coming in from the Fuller Street that then came into the commercial area and continued on up to here. We haven't put in a connection between the residential units and the lodging units. What they have is to continue up along the service drive. We can finish this sidewalk here to come over so you can tie into the sidewalk system.

Sutherland – One of the marketing advantages of Mirbeau is that it has the Village just down the way, and it seems like you have to go out of your way to get out of the place to then take advantage of the Village that was one of the draws to get you there. There is something about being able to pass through; some of those European towns; that pedestrian way that kind of works up and the landscaping responds to the path as you go through. It becomes one of the more attractive features.

Eggleston – We could bring this sidewalk...

Sutherland – To me that, at the very least, makes sense. The area between A through D and 1 through 5, that there's something that could be really nice in there that is different from the kind of grading that you have now.

Carvalho – You could almost follow the contours over.

Osborne – Gary did want some sort of path n there we just didn't get to it yet. I think what I want to do is to size the pond and get that correct. We may be able to push some of the contours back.

Eggleston – Now I have an answer why we can't go closer to the road. We have this gas line right-of-way that comes right here. We have the sewer line that comes through here, the gas line, and then this is the electric that comes through here.

Sutherland – The character of what is described as the detention basin, and I know it has to serve that function. How nice can that be versus a traditional detention basin? Up on the site you have some nice ponds and that's one of the major features. This it looks like a detention basin that's got a little curve to it. What could that be with some work?

Osborne – It is going to be an extended retention pond. So it is going to have a permanent pool in it so there will be water. The idea is to do some of the same character around it as is up in the courtyard above.

J Dal Pos – Didn't you mention it could not have a fountain or moving water in it to serve its purpose?

Osborne – Correct.

Carvalho – I think the concept of the extended stays is so much better than the concept of the medical office building and the old gas station there. So I think you are moving down the right path there.

Kenan – Any other comments or suggestions?

Eggleston – Would you like to schedule a site visit?

Kenan – I think it sounds like a good idea.

After discussion on schedules, the Board agreed to meet on Sunday, November 6, 2016 at 8:30 am near the spa entrance to Mirbeau.

The Board agreed to continue consideration of this application at its December meeting with said continuation to be made at the request of the Applicant in recognition of the progress being made.

**On motion of Member Sutherland, seconded by Member Carvalho the meeting was unanimously adjourned at 8:32 pm.**

Respectfully submitted,

Dennis Dundon, Clerk to the Boards