VILLAGE OF SKANEATELES
BOARD OF TRUSTEES
MINUTES OF WORK SESSION WITH PLANNING BOARD MEMBERS
NOVEMBER 2, 2017

PRESENT: Mayor Hubbard, Trustees Dove, Eriksen, Sennett and Stokes-Cawley, Planning Board Members Carvalho and Sutherland, CEO Cromp & DZI O'Sullivan, Village Attorney Pavlus, Special Counsel Galbato.

Others: Bob Eggleston, 1391 East Genesee Street

Mayor Hubbard called the meeting to order at 6:30 pm and introduced the session called to discuss where demolition ("demo") permits begin and end. He stated that a primary goal is not to unnecessarily encumber residents. He explained that the discussion was an outgrowth of the Board's previous consideration of Draft Local Law #2 of 2017.

Trustee Eriksen explained that the Planning Board did not consider its one sentence change to be controversial, but that the Trustees seemed unsure as to where the demo permit requirements start and end, what the current regulations are, and what changes might be desirable.

Mayor Hubbard asked CEO Cromp if he is the first determinant of the need for a demo permit? CEO Cromp indicated that he is, saying that residents have applied to tear down garages (including the one next to his residence at 171 East Genesee Street) and to remove half a house for replacement (the Beavers residence on West Lake Street) and to totally remove a structure (Bernie's garage on Fennell Street), but that no one has applied to remove a garden shed. He talked with some others, learning that Hamilton requires a permit for structures larger than 144 SF. Jorge Batlle had suggested that perhaps it should apply to structures with a foundation. CEO Cromp suggested that perhaps also for structures with asbestos. Not a lot of other communities have a separate demo permit, instead including demolition in the list of actions requiring a building permit.

CEO Cromp was asked about the fee structure; he gave an example of a falling in garage that had asbestos present. In that case the fee for the demo permit would be $25. The fee for Site Plan review would be $175. The owner would also be responsible for any abatement charges from their contractor. Mr. Galbato noted that CEO Cromp is an agent of the State and must certify that there is no asbestos.

Trustee Sennett asked why site plan review if just taking down a structure without replacement? There may be impacts on drainage or degradation in the physical appearance of the neighborhood.

CEO Cromp suggested that the presence of a foundation might be a sensible criterion to use in deciding if a demo permit is required. Trustee Sennett also suggested tax parcel description.

CEO Cromp described the process in granting the Stella Maris permit – They brought in an asbestos company which recommended abatement rather than controlled removal of the demolished structure. Use of an accredited company is sufficient under state law, since every demolition requires asbestos certification, though homeowners may remove a building themselves without abatement.

Mr. Pavlus suggested that NYS recognizes buildings, structures, and dwellings. Trustee Stokes-Cawley felt more precision is helpful, only requiring it for buildings or dwellings.

Mr. Sutherland explained that the Planning Board's focus was not in preserving garden sheds. He suggested criteria such as square footage of floor area, age (50 years or less OK), and perhaps other criteria might be used to deter the replacement of a good structure with a regrettable replacement. In Skaneateles every building contributes to the community. Discretion to keep a mistake from happening is helpful.

Mr. Eggleston noted his opinion that the proposed local law is vague. He asserted that demolition does not give the Village the right to see what the replacement will be. Trustee Dove suggested that making it part of the building permit could work. Mr. Sutherland argued that the intent should be to not lose something until you saw what would replace it – to focus on the iconic elements you want to protect – and also to offer some protection for the neighbors. Buildings are important to the street-scape. Trustee Eriksen suggested adding the requirement to produce the replacement as part of the demo application.

Mr. Galbato mentioned that the Planning Board has incorporated deed restrictions – for instance to prevent the adjoining structures abutting Krebs from being razed.

Mr. Sutherland suggested that language could be inserted for the age of the structure, the square footage of the structure and for its historical significance. He noted the great boathouses along the lake – not large in square feet, but structures you do not want to lose. Part of being fair is showing what you are proposing.

After the discussion the group agreed that any modification should go back to the Planning Board.

Mayor Hubbard raised the fact that he public hearing had been closed. Mr. Pavlus advised the Trustees that they had 62 days to approve it, vote no, or table it permanently.

The work session was concluded at 7:17 pm.

Respectfully submitted,

Dennis Dundon
Clerk to the Boards