

**VILLAGE OF SKANEATELES
BOARD OF TRUSTEES
MINUTES OF OPERATIONS MEETING
DECEMBER 5, 2017**

PRESENT: Mayor Hubbard, Trustees Dove, Eriksen, Sennett and Stokes-Cawley, DMO Harty, CEO Crompt, Village Attorney Pavlus.

Mayor Hubbard called the meeting to order at 5:30 pm and introduced the session called to discuss potential changes to the Zoning code, and specifically the Planning Board's recommendation that issuance of a demolition permit should require site plan review. That requirement was an outgrowth of the Board's previous consideration of Draft Local Law #2 of 2017. The Trustees have taken no action on the prior version due to questions about the specific situations in which a demolition permit is required.

Attorney Pavlus stated that he had provided the Trustees with some draft language, meant to improve clarity, that would change Article 76 to provide that the building permit process applies to demolition permits, but it falls short of requiring site plan review. He then received a suggestion from DMO Harty that the applicability of site plan review should be broadened and required for a number of proposed actions, including demolition, and establishing a series of criteria. He continued that the concept of Building Permits describes a review process, rather than a specific thing, and implements what is already in place.

DMO Harty explained that redevelopment in residential districts, whether involving demolition or not, gives rise to issues, such as drainage, that should come before the Planning Board, which has the expertise to evaluate them and to contract outside experts, if needed. Currently, Parkside is the only residential area in the Village where applicants are required to submit a grading plan as part of their application. Ms. Harty believes that anyone doing a major redevelopment must be cognizant of grading and storm water effects. She is asking the Trustees to expand the requirement for site plan review to residential districts and referral to the Planning Board for definition of conditions. CEO Crompt stated that he is very much in favor of this approach.

Attorney Pavlus recommends that the Planning Board be presented with a draft, rather than asked to develop one.

Trustee Eriksen suggested a two-part approach:

- (a) Thing 1: Consider a demolition permit local law having three components: a requirement to apply the Building permit process to demolitions; tie the demolition permit issuance to site plan review; and list criteria for requiring a demolition permit, in essence defining demolition permits.
- (b) Thing 2: Bring forward the expanded site plan review language as proposed by Shannon.

Trustee Eriksen feels it is important to keep them separate. He will explain this approach to the Planning Board at its December 7 meeting. It was the sense of the Trustees that they want to narrow the situations in which demolition permits are required.

Trustee Eriksen then explained the concept behind the Local Law that provides the establishment of a Downtown D overlay district that extends easterly on East Genesee Street, north and south, between Jordan Street and the District boundary. The buildings have been turning over recently to high-end buyers. Future development could drive up street-level rents to a point where it is no longer economic for retail, but might attract bars and restaurants with their late hours and noise in what has been a largely residential neighborhood after 6 pm. Trustee Eriksen noted that

sorting out what people could agree to could get pretty complicated, but the intent makes sense. The draft is a way to start the ball rolling, though he sees no particular urgency at this point.

On motion of Trustee Sennett, seconded by Trustee Dove, the meeting was unanimously adjourned at 6:29 pm.

Respectfully submitted,

Dennis Dundon
Clerk to the Boards