

**Village of Skaneateles
Planning Board Meeting
October 1, 2009**

A continuation of the Parkside Subdivision

Present: Lauren Waite, Acting Chairman
William Eberhardt, Member
Douglas Sutherland, Member

Jorge Batlle, Clerk to the Planning Board
Riccardo Galbato, Attorney for the Planning Board

Gregg Sgromo, Dunn & Sgromo Engineers, for the applicant

Robert Lotkowitz, Village DPW

Absent: Bruce Kenan, Chairman
Steve Krause, Member

Acting Chairman Waite opened the meeting at 9:00pm announcing the continuation of the Parkside Village Subdivision.

Gregg Sgromo said, "there are 2 or 3 things that I want to touch base with the Board on. One is – since the ...plan, a few people in the Village – trees for the future, with any luck we will be able to avoid some of the issues that occurred on the last couple of lots there, 17 & 16. I guess there is really no hurry at this point on that but, it is something for the Board to look at and decide what they want in different spots." Member Sutherland asked, "did it go to the Tree Committee?" Sgromo said, "I don't know if we sent – we sent it to Jorge and the Mayor." Batlle said, "I didn't get it." The Acting Chairman said, "...I was talking with Bob earlier. Hence the proposal to put a couple of sugar maples – I talked to you about that too – and they are not good trees to put near salt. They are beautiful trees." Member Eberhardt said, "Lauren, we have maples all over the Village." The Acting Chairman said, "they weren't babies when we were pouring salt on the street. Go to the Cornell web site Bill. It's right there. Not recommended." Member Eberhardt said, "I talked with Anne (Neibert) and she doesn't necessarily think that's true." Acting Chairman Waite said, "I talked with Anne too and she actually stone walled me. Go talk to Cornell."

Member Sutherland said, "the thing that strikes me is this isn't going to be as high a salt area. If it was on Genesee Street, you've got a real throw of stuff. But here, it is not likely that you are going to get the same intensity." Member Eberhardt said, "there are new maples on Genesee. There are new maples right in front of the Sherwood house. There are new maples right on the corner of Hannum. I can walk right down and point to new maples all over the place." The Acting Chairman said, "ok, I will rest my case. I had been advised not to put salt sensitive trees

in a median.” Member Eberhardt asked, ‘what do you think?’ Bob Lotkowicz said, ‘I’m caught between a rock and a hard place here. ??? say no, don’t put them there, but they are surviving. Lauren, is it just when they are young?’ The Acting Chairman said, ‘I don’t know. That was just somebody who said to me that there are sugar maples all over the Village. And it’s true. But, that is just my observation, that those trees grew up at a time when we weren’t bathing the sidewalks with salt. I’m not saying that they can’t survive. I’m just saying why can’t we pick a tree that we know will survive in the conditions. Further, sugar maples are huge trees. These medians are ...’ “.is this like a tree??? Maple or is it a subspecies that doesn’t grow as tall?” asked member Sutherland. The Acting Chairman said, “it’s a species. I looked it up.”

Gregg Sgromo said, “you do want to be careful. Like the silver maples have a root structure that’s more on the surface. You want to be careful of that. It is only 6 or 7 feet or whatever it is so that will confine the tree. But also tear apart the sidewalks eventually. I think one of the things that Cornell takes into account is the root structure.” Acting Chairman Waite said, “I will take it upon myself to go more carefully and check the Cornell web site for positive recommendations instead of just looking to see if sugar maple is ???”

Member Eberhardt said, “???went to the Tree Committee that we would like a substantial tree. I personally don’t like some wimpy suburban development tree in there for the future. If you look at pictures of the Village years ago with the Elms. It was just beautiful, and there’s a tendency toward these ornamentals, but I’m not qualified to be speaking.” Sgromo asked, “are Sycamores on that list? I think they are gorgeous and I’ve seen those in tight spots and they survive.”

Member Sutherland said, “they do OK. We are at the northern end of the range for them. I think there’s some really great historic buildings in Philadelphia that has run of them, not far from Independence Hall. They do a little better south from here. Lindens would be a tree that would do well.” Member Eberhardt said, “that’s a Linden in the lawn in front of the Sherwood House.” The Acting Chairman said, “and Lindens are on the list.” Member Sutherland continued, “and the Lindens their growing habit isn’t a whole lot different than the Bradford Pear. So, it isn’t like you’ve got some monster next to a small.” Acting Chairman Waite asked, “isn’t a Linden a little bit rounder though?” Member Sutherland replied, “a little bit. But in terms of height they are about the same. One of the things that Anne said that made some sense was getting a little more scale because the houses are pretty big to the extent that you’ve got big houses and popsicle or lollipop trees. I think it speaks to what you were trying to avoid.”

Sgromo asked, “Jorge, you didn’t get this? Did you get this?” Galbato said, “I did, cover letter of September 16th.” Sgromo said, “I’ll send you another copy. Do you want a few copies?” Batlle said, “I just need one for the file.” Member Sutherland asked, “who’s going to provide one to Anne – I don’t know how many they need? Since we have that committee, I think we should probably should.” Member Eberhardt said, “I think we even stated that at our last meeting.” Galbato asked, “just one map? Is that what it is?” Sgromo said, “yes. I’ll send you like 3 copies.”

Sgromo continued, “the drainage district was one of the things talked about before and how the drainage infrastructure was going to be maintained in Sections 2 & 3. We’ve got a district and engineer’s report put together for that. It is at Stearns & Wheler and I think it was e-

mailed to you too.” The Acting Chairman asked, “so that is for future maintenance? So, once this whole thing is done, there will be a district of the people that own homes in those 2 sections, and they’ll be communally responsible for maintenance?” Sgromo said, “actually it’s going to include Sections 2, 3 & 4. We were not able to include (Section) 1 because all the lots are either built or sold. But, there really is no infrastructure except for the catch basin.” The Acting Chairman asked, “what about that swale?” Sgromo said, “that’s in Section 2. Lot 19 is in Section 2. I think it is better than the alternative which would have been to tack it on to each individual home owner that has the infrastructure on their property, which I think ??? bargain for that. Not that it’s an awful lot maintenance, but still, the detention basins need to be cleaned out.” The Acting Chairman asked, “does that get managed by the Village and then charged back to people via taxes, or surcharges?” Sgromo said, “yes, district charges.”

Lotkowicz asked, “would you be setting up the drainage district?” Sgromo said, “yes.” Lotkowicz asked, “have you identified the people that are in the district?” Sgromo said, “yes.” Galbato said, “???review that with Mike Byrne and the Trustees?” The Acting Chairman said, “isn’t it kind of odd that the people in Section 1 will benefit from some of the drainage and yet they will not have any obligation to contribute to its maintenance?” Lotkowicz said, “you could set up a drainage district to include those residents.” Sgromo said, “well, you could originally. At this point you can’t easily. You’d have to get their permission to put them in the district. And being that their assessed value is probably as much as the rest of the subdivision, with the houses being built there, if they want to they could just say ??? That’s something that you like to pursue, we can do it. There’s very little drainage within those lots.” The Acting Chairman said, “there’s tons because they were all flooded. Remember a couple of years ago when we had all that rain? There was standing water in everything, so you guys made substantial changes so there wouldn’t be standing water on the road. So I don’t how they are not benefiting from the drainage.” Sgromo asked, “this lot here of this lot?” The Acting Chairman said, “no, that July in the Summer, this whole place was totally flooded out...stuff had backed up and the road was a dam.”

Member Sutherland said, “yes, it was kind of cleaned out and redone. It sounds like a mistake made in not getting everybody involved earlier and doing a drainage district that really covers the whole thing. You are caught in a bind now because to go back and try to get these people to voluntarily agree to paying more money – that’s a real salesman’s job. It’s the way it ought to be done but when the houses were sold and that wasn’t included, you gave up the right to do this. It wasn’t something that was anticipated early enough apparently.” Member Eberhardt said, “it seems logical that they ought to be part of it to me.” Member Sutherland said, “yes, it’s logical but you have to go back to everyone and say – hey - want to sign this and everybody is going to take it to their lawyer. And the lawyer is going to say that you don’t have to sign this thing and it’s going to cost you money.”

Attorney Galbato said, “if it went to a referendum does it work the same way as a water or sewer district?” Sgromo said, “assessed value, I think.” Galbato continued, “basically Dr. Elstein has one tax parcel right now and Section 1 has quite a few separate tax parcels.” Lotkowicz said, “when we set up a water district something like that you need an ‘x’ percentage of frontage...do those rules still apply? He might have enough frontage on the district itself...” “...I’ve never done it with frontage. It goes with assessed value. It comes down to assessed value I believe,” said Sgromo. Lotkowicz said, “so he probably has all of the assessed value.” Sgromo

said, “depends on how everything is assessed. I assume that they 8 or 9 houses that are built have more value, like 4 ½ million. I don’t think there is 4 ½ million assessed value in the rest of it. Again, if you get 3 or 4 people in there that says yes, it sounds fair to me, then it passes.”

Member Sutherland said, “it sound like you are talking about 2 ways. Assessed value is one way and what Rick was describing was simply which ever side gets the most lots approved. I don’t know which way you do it.” Galbato said, “the Village would be in the same position regardless because it’s either collecting through taxes the lots in Sections 2, 3 and 4 or collecting it in taxes in Sections 1 through 4. Either way the Village would be collecting for their maintenance and repair and the costs of those improvements.” Sgromo said, “in the reality of it, there’s the maintenance of the swales and retention basin. That would be pretty much it. The pipe is going to be good for 50 years or what ever. One of the things that was originally contemplated which is why the district was never formed was it was going to be treated the same as the rest of Village which is that it is just Village utilities.”

Galbato said, “In the original approval for Section 1, by the Trustees and this Board, and it was before my time, there was supposed to be covenants for Section 1 and they were never ???a lot of time covenants would talk about the ability to charge back.” Sgromo said, “there has to be covenants for the subdivision in some respect. There are architectural covenants and all that sort of stuff. Maybe they weren’t filed?” Galbato said, “I don’t know. If you are aware of them or if you know if they are filed, I’d like to get a copy.” Member Sutherland said, “the design stuff runs through the Zoning for that district.” Sgromo said, “there is so much talk about restrictions and ...” “...but that’s just simply the Zoning Ordinance that’s in play there,” said Member Sutherland.

Sgromo said, “we can think about it. I don’t think there’s a huge hurry on that at this point.” Acting Chairman Waite said, “I think it needs to be in place before any other lots are sold and a lot of other stuff that has to happen before then as well, right?” Galbato said, “it would be in place before the Chairman would sign the Final Plat map for Sections 2 and 3.”

Member Eberhardt asked, “where are we with the creek walk?” Sgromo said, “that’s the next step. We’ve got 2 bids in and at this point we are ready to pick a contractor unless the other person handed in a bid by tomorrow. The original we only got one bid out of that. We had to send it out to some other contractors. At this point we are going to be picking a contractor real soon. So, if we want to try and schedule something for say within a week and a half or 2 week, I think by that time we’ll have a contractor and give us enough time to schedule it. Pick a couple of dates or something like that and then we can walk it.” Member Eberhardt said, “we actually designated something once.” Member Sutherland said, “yes, we were going to have something on into September.” Sgromo said, “we’ve been trying to get bids since mid...” “...it’s not a lot of work out there right now. I can’t believe that you couldn’t get bids,” said Member Sutherland. Sgromo said, “it took me until last week to get contractors that could do bids. We did part of our parking lot at our office park. I agree.” Member Sutherland said, “we’ve got people that are coming into us in tears that they need a job and they are willing. It’s a great time for pricing because everybody’s desperate.” Sgromo said, “I’ll give you a copy of the letter. We sent it out to Tobin, Rasmussen and Tarolli. Tobin responded. The other 2 said no thank you. Then we said, we will try a little different. Let’s try some of the larger landscaping companies that do this sort

of thing.” Member Sutherland said, “the other guys figured that Tobin had it so they weren’t going to bother.” Sgromo said, “yes, I’m afraid that that might have been it.” Member Sutherland said, “going the landscaper route...” “...I was not trying to pick just anybody – just go around the street to anybody. So we’ve got Espinella and the other 2 said that they were not bidding it and the other said to have it in tomorrow,” said Sgromo. He continued, “I don’t understand either. The goal is still to get that work done this Fall or early Winter. I know that once we get into Spring, we will be busy again and that sort of thing. Should they contact you (Sutherland)? I’m flexible.” Member Sutherland said, “yes. I’m not going to approve anything more until this is done. So you’ve got to get it done.”

Sgromo said, “I don’t know if you want to deal with the trees now or not. The bridge thing – we have to deal with the bridge too.” Member Sutherland said, “lets go onto the bridge.” (Tape Q)...then we came to a concrete bridge because I think everyone was more comfortable with a concrete bridge.” Member Sutherland said, “there were particular details that were part of that bridge. I think what we were asking was what are the details and where are they. The bridge has been sort of partially done but not fully done for a couple of years now – for a long time. Part of the Board’s interest was what has to happen yet. What were the details that haven’t gone onto it yet because it really look unfinished? That goes back to the plans that you didn’t have with you last meeting. That is my recollection. Member Eberhardt said, “we wanted to know what the side rails were going to be.” Sgromo said, “the bridge, and these are the drawings back from 2006. I think it goes back a little bit further. There was some meetings and I wasn’t a part of all of them. Rick in my office was. There was conversation as to the stone – that’s what the bridge looks like now. Picking this out. That needs to be stained still. There isn’t a really good reason to do it right now – the Spring.”

Member Sutherland said, “part of the belief is by staining it the obvious score lines that you’ve got are going to go away.” Sgromo said, “yes, and I think they were shown some pictures of these will look like when they are finished. There was actually some staining that was picked. This was one of the options and we steered away from that, which is like the VersaLock wall. I didn’t really like that.” Member Sutherland said, “again, a lot of this is that the thing has just been sitting there for a really long time.” Sgromo said, “the stone pattern was picked (shows brochure).” Member Sutherland said, “one thing that I don’t recall is it just stained? Or is there some sort of a grout that’s put in between the formed stone? I don’t recall how - this one you don’t have the obvious panel marking that the bridge that’s out there now is.?” (looks at photos)” Member Eberhardt said, “it doesn’t sound like have any plans to do anything anyway now. Staining and or the railings and the guide rails.” Sgromo said, “the guide rails were part of the detailing for the bridge in Section 3 plans. I think what we were trying to avoid is something that looked like this here, which is a ‘W’ beam rail. It’s definitely cheap enough to do. I personally don’t like it.” Member Sutherland said, “what we are trying to get a sense of is what are we getting and when are we getting it?”

Sgromo said, “for a 42 inch railing, timber rail, with 3 inch by 10 inch 8 by 8 posts, 3 by 10 inch beams looks very similar to this here, except it would be tall. That’s a short rail. Those are 8 by eights and 3 by tens.” Member Sutherland asked, “the way the bridge is, there are sides to it? And this sticks up above the sides or it’s in-line with it?” Sgromo said, “here are the sides right there. The sidewalk, and this goes in between the sidewalk and the concrete side.” Member

Sutherland asked, “so there’s not a parapet kind of condition to the bridge?” Lotkowitz said, “so the pavement goes almost up to the top of the concrete?” Sgromo said, “yes.” Lotkowitz asked, “is this the sidewalk?” Sgromo replied, “yes. A 5 foot sidewalk and curbing and then that space between the sidewalk and the bridge rails, one and a half feet.” Member Sutherland said, “so it is sidewalk both sides. Is that a concrete or granite curbing?” Sgromo said, “this is your typical asphalt pavement.”

Member Sutherland asked, “you have guys obviously boxing out for the road now. But what is your estimated delivery on that? You have the road coming up to the bridge. When do you expect the road and the bridge to be done so somebody can pull off of Fennell Street and go through the development and eventually to Elizabeth Street?” Sgromo said, “I think the hope is to still have that pavement in at the end of Fall. Ultimately it will all be dependent on the weather. They can pave up to about Thanksgiving, even a little later depending on the weather. The plants start closing up around Thanksgiving.”

Member Eberhardt asked, “is that treated lumber?” Sgromo said, “yes.” Member Eberhardt asked, “is that what we approved? Or is this a proposal?” Sgromo said, “this was part of the contract drawings for Section 3 that were approved. Pressure treated – posts every 5 feet, buried in concrete, encased in concrete at least 4 foot deep.”

Member Sutherland said, “these aren’t 2008 drawings. 6-6-08 looks like the earliest revision. So it’s April.” Sgromo said, “that’s the last revision when the bridge went in.”

Lotkowitz said, “that’s a lot of work to do in the next 6 weeks.” Sgromo said, “yes. Well, I don’t know if this will get done because the sidewalk – I would rather have them late in the Springtime anyway – start pouring the concrete in the end of November, early December is not the greatest. Is there something that didn’t meet your expectations on it? Other than not being completed yet.”

Member Sutherland said, “the main issue is, for me, is getting some stuff done. There’s a lot of slippage and it would seem that it would be in your client’s interest also, to have something that looks done. I think that helps sales, specially in a challenging selling environment. To the extent that things look kind of overgrown and not finished. That’s got to be effecting everyone.” Sgromo said, “it effects him. He has people who are waiting to build on Lot 12. He’s trying very hard to get them in. They’ve been extremely patient. He is not at all interested in delaying any of this any longer.”

Battle said, “they are sending large dump trucks on Orchard Road. I’ve seen parades of large dump trucks going up Orchard Road to dump all that stuff at the very end. They are also tracing mud out onto Elizabeth Street.” Sgromo said, “I will notify them tomorrow. That’s the first that I’ve heard of it.” Acting Chairman Waite asked, “is that because of the rain, that you can not use the other roads?” Sgromo said, “they may be in a tight spot in that one section of Sinclair, the dead end, because the other part is boxed out and you really can not drive a truck on it at this point. I’m wondering – nobody told us they needed to, or we would have brought it up. This is the first I’ve heard of it. I will find out.” Battle said, “there is a huge pile of gravel down at the end and I assume that’s why the 14-wheelers were parading in there most of the week. If it

snows it will be a great ski hill. It's a huge pile." Sgromo said, "it is probably bedding for the sewer lines." Batlle said, "yes they were working on the west portion of Sinclair. All the green pipe is piled down there. But the thing was that you were not supposed to use that orchard Road." Sgromo said, "I know that and I agree that that was a condition and they were told that and they never said that that was a problem. I will find out about it, and talk to Bob about it tomorrow with Bob."

Sgromo continued asking, "do you want copies of anything for bridges to refresh you? I didn't get a chance today because I forgot that the meeting was – I had it in my mind that it was next Thursday and didn't realize it that it was the first of the month. I would be happy to make copies of that, so if anybody needs to see what was agreed to as far as stain or anything like that." Member Sutherland said, "we will probably see you again next month. Maybe you can work out the particulars of what the stain thing was with Rick and fill us in next month."

The meeting was closed at 9:32pm.