

**OPERATIONS MEETING, VILLAGE BOARD OF TRUSTEES**  
**THURSDAY, JULY 21, 2011**  
**7:30 A.M.**

**PRESENT:** Trustees Marc Angelillo, John Crompt, Sue Jones, and Mary Sennett, Village Attorney Mike Byrne

**ABSENT:** Mayor Marty Hubbard

**Appoint Codes Enforcement Officer – Resolution #2011-128:** On the motion of Trustee Sennett, seconded by Trustee Crompt, it was resolved and unanimously carried (4-0 in favor) to appoint Elaine DuBois as Codes Enforcement Officer effective Monday, July 25, 2011.

**Certificate of Occupancy (CO)** – Atty. Byrne explained that Adam Weitsman is hosting a party on August 18<sup>th</sup> at his house on West Lake Street for the Skaneateles Festival and 400 tickets have been sold. Mr. Weitsman made arrangements for parking cars on Dick Lynch’s yard unless it is raining. CEO Batlle was asked yesterday for a partial CO for the lower level and main floor of the house just to accommodate this event or perhaps just tours and access to sanitary facilities. Atty. Byrne said that although our Code has no provision for a “partial” CO, he recalls our doing so in connection with the Community Center by issuing separate COs for the pool complex, the middle section, and the rink. He advised that the Code does contain a provision for a “temporary” CO at 225-73(I), “...provided the use of the building does not present a danger, health hazard, or life safety hazard to any person or property...”. Trustee Jones recognized safety as the major concern. Trustee Angelillo said issuing a temporary CO is within Code guidelines. Atty. Byrne said this particular property involves multiple inspections for the fire alarm system, sprinkler, and elevator in addition to the CEO’s. Trustee Sennett suggested putting the wheels in motion for getting some of the inspections done now. A condition could be put on a CO if there are areas of concern (i.e. elevator not inspected yet). Atty. Byrne said he will talk to CEO Batlle.

**Draft Comprehensive Plan** – Atty. Byrne recalled Mayor Hubbard talking about the creation of a six-member committee to review the draft Comprehensive Plan on behalf of the Village. His idea is to have the committee meet with Alan Dolmatch and Kathryn Carlson to hear a presentation and summary of the Plan, and to eventually make a recommendation to the Trustees as to the adoption of the Plan by the Trustees. Mayor Hubbard asked that Trustees Sennett and Crompt serve as the Village Board representatives and would like two representatives from each of the Planning Board and ZBA. Trustee Sennett said she read the Plan and it is well written. Zoning and infrastructure are the two big things for the Village and the Town, and therefore agreed that the Planning Board and ZBA should be involved. Trustee Jones and Atty. Byrne both expressed interest in attending the committee’s meeting if they are available. **Resolution #2011-129:** On the motion of Trustee Crompt, seconded by Trustee Jones, it was resolved and unanimously carried (4-0 in favor) to form an ad hoc committee consisting of six members (two each from the Village Board, Planning Board, and ZBA) to review the draft Comprehensive Plan with Trustees Sennett and Crompt as the Village Board’s representatives. In discussing the motion, Atty. Byrne said he will email Planning Board Chair Bruce Kenan and ZBA Chair Lisa Banuski advising them that the Village Board has decided to form an ad hoc committee and ask that they each designate two members from their boards to serve on the committee. Clerk/Treasurer Couch will email Town Clerk Aaron to let the Town know how the Village is moving forward.

**Proposed Local Law #1 of 2011** – Atty. Byrne said that Mayor Hubbard wants the Board to discuss the proposed Local Law #1 of 2011 to flesh out your consensus as to what you’d like to do with regard to the proposed reduction of the parking space variance fee in particular, and the off-street parking requirements in general. Trustee Jones said she doesn’t think another committee is needed. Although there isn’t a parking problem now, there may be again at some time in the future. She said she thinks some fee at some denomination is a good thing, but projects that result in a decreased parking demand shouldn’t be hit with any fee. Trustee Angelillo said Mayor Hubbard is not in favor of parking laws and he agrees with him. Half of the resident owners said that no one wants a fee; the Chamber of Commerce asked us to eliminate the fee and 80+ persons signed the petition. They don’t want regulations on parking – people have a problem with them and the Village should be out of the parking regulation business. Trustee Jones said those are the people who benefit if there are no regulations or fee imposed. She said the Trabold property is a perfect example – with funds collected from the deficit parking fee the Village could some

day purchase the property and make a pocket parking area. Trustee Angelillo commented that you can't predict the future. Trustee Jones said she fears that without regulations it would become the "wild west" of parking. Trustee Angelillo asked how we are going to regulate it. Trustee Jones said if any developer/property owner was able to do any project without any regulations it could lead to unintended consequences. Trustee Crompt said he talked to Chamber of Commerce Executive Director Sue Dove who knows of two projects waiting for resolve on this issue. Trustee Sennett said that although she wasn't present at the Public Hearing, she read all the printouts and the petition and senses that many people feel there's a need for the law to be amended. She said she thinks there is some value in having the stake holders involved in the decision. The \$7,500/space parking fee is now in effect and she does wonder if getting rid of it will turn into the "wild west" of parking, but people want a revision. Trustee Angelillo said no one wants a fee. Trustee Jones said to non-local developers, such as the developer of the Seitz building, the deficit parking fee is part of the cost of developing. Trustee Angelillo questioned how the Village determines the impact on parking. Trustee Jones answered that different buildings put different demands on parking (i.e. restaurant vs. real estate office). Trustee Angelillo said let the risk be on the developer, not the Village. Trustee Jones said Richard Schmidt recognized the need for control of the municipal lot and she fears disaster if we completely throw out fees and regulations. Trustee Crompt said there are two issues – the fee and the regulations. He said he can understand Trustees Jones and Angelillo's arguments, and almost agrees with Trustee Angelillo because all but Architect Bob Eggleston wants no fee and the petition wants a moratorium. Trustee Jones recalled a previous conversation with CEO Batlle who said that the law works. Trustee Crompt said he thinks some regulations are needed but suggested separating the two issues. We are to vote on the fee portion only now and could address the parking regulations later. Trustee Jones said the two go hand-in-hands and she is concerned about getting back into a parking problem. Trustee Angelillo reiterated that no one wants the fee. Trustee Jones offered that we could keep the regulations and clean them up (i.e. tandem parking, no fee for a parking reduction, etc.). Trustee Angelillo said we have another Public Hearing scheduled – we are not going to achieve anything today. Trustee Sennett said people want to help; Trustee Crompt said the bottom line is that they don't want a fee. When asked by the Trustees, Atty. Byrne said he is struggling to see what the landscape would look like without a fee. The ZBA can grant a variance, how will the Village enforce it? Crediting spaces in the Municipal Lot wasn't effective because it was oversold and some fee made sense as it gave the ZBA a comfort level in granting variances. Discussion continued with Atty. Byrne concluding that of the Village Board there are two who favor no fee or regulations, one who favors regulations, and two who want to study it further. Trustee Sennett reiterated that she wants the stake holders involved. Trustee Angelillo said he talked to Bob Eggleston at length and he indicated that we were almost there with the 2009 revisions. Trustee Angelillo added that he is okay with a committee, but personally doesn't want to study parking again. Atty. Byrne said the 2009 revisions had a flat fee of \$7,500 for a parking deficit and the code would have been more rigid about waivers. Trustee Angelillo suggested that Trustees Sennett and Crompt form a committee to review the 2009 revisions with Bob Eggleston, Sue Dove, Arnold Rubenstein, and Peter Wiles. Trustees Jones and Crompt agreed it would be best to keep the number of people on the committee at a minimum.

Adjourn – The meeting adjourned at 8:55 a.m.

*Patty Couch*

Patty Couch  
Village Clerk/Treasurer