

Village of Skaneateles Planning Board Meeting June 7, 2012

An update for the Planning Board on the current status of the Krebs restaurant project.

Present: Bruce Kenan, Chairman
Bill Eberhardt, Member
Megan Keady, Member
Douglas Sutherland, Member

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

Bob Eggleston, Architect, representing the Applicant
Mike Tutor, representing Krebs

Absent: Toby Millman, Member

At 7:44 pm, Chairman Kenan permitted Mr. Eggleston to provide an informational update to the Board. Mr. Eggleston said, "I would be glad to give you an update on the Krebs. I spoke to Adam D'Amico [Village CEO] this afternoon, we had talked about this prior, and Adam has determined that there is actually no change to the Site Plan Review, because there is *de minimus* changes as a result of any modification we have made. The Zoning Board of Appeals will need to modify their Area Variance in that we have just a very small addition to the footprint. Basically what's happened, the approval of the Krebs was based on retaining the front portion of the old house; taking off the kitchen and building a new kitchen structure. In the process – the first go-around – the project was quite a bit over budget. The previous architect was asked to change the scope of work from a two-story restaurant with about 300 seats and a bar with about 80 seats upstairs, to a one-story restaurant."

Chairman Kenan interjected, "This has happened since the approvals." Mr. Eggleston acknowledged that was correct and continued, "That's been happening in the 1.5 years that we have not seen any construction happen. What also happened was that the previous architect changed the scope of the work from a partial demolition to a total demolition; where he was going to remove everything and build everything brand-new. That came as a surprise to the owner who honestly intended on keeping and restoring the front portion. Since then I was hired to take over the job and make it happen. We have gone in carefully – we're working with Ted Kinder to very closely look at the front structure. There is no question that the front structure deserves to be torn down, but it is not necessary to tear it down. We can go through and we can restore that structure, especially now that it is a one-story restaurant. We don't have to worry about hundred pound live loads upstairs, it's going to be a lot safer – it will still be sprinklered."

Mr. Eggleston continued, “What we’re looking at doing on the site plan – I also have here the original building as proposed by the previous architect – this back portion was always figured to be a new structure (green), in dashed red is the original outline of the footprint of the old kitchen, what’s in white is going to 100% be saved and refurbished. The front porch will be saved; we will be propping up the roof, redoing the floor structure because it’s in tough shape like most porch floors. As we looked at these two enclosed porches, that were made part of the actual restaurant, they were sitting on posts that were sitting on stone that was sitting on the dirt, had 2x6 floor joists, they sloped. The windows all get replaced anyway, and then the roof structure was very sketchy and would totally have to be rebuilt. So we decided that we will tear down and rebuild, to match, these porches. That allows us to get frost walls put underneath, get the proper floor structure in it, the windows go back and it’s total window walls like the original building. The roof structure will be put back exactly like it was before, but it will be a structurally sound roof and well insulated.”

Mr. Eggleston continued, “What we have ended up as far as the layout – there’s the front porch as always, which is one of the icons of the restaurant. Come into this entrance/waiting area very similar to what was there before. There will be 3 dining rooms on the east side; we are actually keeping the fireplaces though we will outfit them with gas logs, but we are not tearing them down as was previously proposed. In fact this entire wall will be kept pretty much intact, so one going in there will recognize it as the old Krebs with the windows, the cabinets and the old fireplace. And this has a really distinctive fireplace on this side that we’ll maintain. We have sort of a central circulation part and we put the bar and the lounge on the west side, again simplifying it. We have kept the exact same footprint that was approved before. The main entrance was proposed for the side; we’re going to maintain the entrance in the front, just like the original restaurant. And as you know from the site plan, the only parking is handicapped parking in the back; the rest they want to rely on street parking.”

Mr. Eggleston continued, “The existing basement is maintained, we can add beams all we want to make the floor strong enough. The original basement and the new crawl space is strictly mechanicals, it’s not going to be used for anything other than that. And then the new basement will be a prep kitchen and storage – that’s where the beverages, locker rooms and mechanical spaces are. The space above the kitchen will have an attic truss and that will be strictly mechanical and storage. It will just be trusses in between the old structure. We’re actually going to raise the ceiling; it has an 8 foot ceiling – we’re going to raise the second floor structure to make it a 9 – 9.5 foot ceiling, and that’s strictly mechanicals up there, just running duct work and things like that. It will have no storage use.”

Mr. Eggleston continued, “The changes to the elevation, to help control the costs and simplify it, the front portion will be maintained exactly like it was. The kitchen portion will be exactly as it was proposed. But instead of having two story windows in this middle connection – of course the proposed entrance goes away and the bar area is there – we’ve picked up on some diamond windows that will be transom windows above the bar and we have eliminated the second floor windows on both sides and the front, just simplified it. On the east side, we have maintained the iconic fireplace and windows. This has a flat roof that pitches back in toward the building, and is

a real problem; we're putting a gable in as proposed in the second version. Instead of putting windows up here, we're putting in a simple roof that will connect the two."

Chairman Kenan asked, "The windows that are on the second level; how are you treating them?" Mr. Eggleston said, "They will be *faux* windows. The original windows we'll probably just put some black plywood behind them. Up in the kitchen area there's actually some storage space, so some of those might be functional windows in those areas. There's air intake, so one of the dormers in the back that only faces the parking area may just have louvers for air. So we're trying to incorporate the mechanicals and hide them as much as possible."

Chairman Kenan asked, "So you'll have an application for us next month?" Mr. Eggleston replied, "Well I guess the question is, I have to formalize exactly how we do this with Adam, in that what we'd like to do is this month go to the ZBA and explain that this small, little... Because we took out the entrance and the 3-story elevator of the grand scheme, what we're proposing is just to extend the porch 5 – 6 feet out, so we have a handicapped lift under the porch that brings you in to the entrance on the side. We can keep the lift relatively obscured behind the railings, so from the front you'll just see the porch railing. There will be sides to the lift that will extend above the window sill while it's in the "UP" position. So that will be our solution to getting accessibility into the restaurant, and that's the only change that we need to take to the ZBA." Chairman Kenan, "So the porch gets longer in the front?" Mr. Eggleston, "It gets just a little deeper in the front here. Right now this is an enclosed porch and we'll extend it out 6 feet." Chairman Kenan said, "But this new foundation is under an existing closed area?" Mr. Eggleston confirmed that it is. Member Sutherland asked, "What's the seating count now?" Mr. Eggleston said, "I believe we're at 130 in the dining room and 40 in the bar, which is about half of what was of what was proposed, and I think it will be quite adequate."

Chairman Kenan said, "It's like the last application. It's a Special Use Permit that exists and needs to be modified?" Mr. Eggleston replied, "It was a non-conforming use that was granted..." Chairman Kenan, "So it's an expansion of a non-conforming use, and there is or isn't a site plan approval although it's very minor. And that's it, nothing else?" Mr. Eggleston said, "The scope of the increase is less, because instead of going up to 300 seats we're going back close to what the original restaurant was. And the only physical change is an Area Variance expansion of a non-conforming structure. It's 12 feet on this side and the open space is fine because the lot is so large."

Chairman Kenan asked again, "So you'll have an application for next month then?" Mr. Eggleston said, "I'm not sure if he is going to make us start from scratch with the application or if we just go see the ZBA." Chairman Kenan stated, "I think you have to have an application – I think you have to go through the process, but it doesn't look like it's very complicated." Mr. Eggleston stated, "What we're actually hoping, before the end of summer – we're hoping by the middle of July that we will actually be putting shovel to ground and starting foundations and things like that. Being that this is the only portion that's changed, obviously that's the only thing we wouldn't be able to do until we get approval."

Chairman Kenan thanked Mr. Eggleston for updating the Board. Attorney Galbato mentioned that depending on the CEO's review, it might be deemed redevelopment of a restaurant that could be an item for Critical Impact.

Upon motion by Member Eberhardt, seconded by Member Sutherland and approved by acclamation, the meeting was adjourned at 7:59 pm.