

Village of Skaneateles
Planning Board Meeting
April 11, 2013

In the matter of the application submitted by Parkside Development to approve Phase IV
(Section 4) of the Parkside Subdivision in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 Mark Roney, Member
 Carol Stokes-Cawley, Member
 Douglas Sutherland, Member

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

Corinne Knupp, for the Applicant
Greg Sgromo, for the Applicant

Absent: William Eberhardt, Member

Chairman Kenan opened this portion of the meeting at 7:39 pm, announcing the application for the approval of Section 4 of the Parkside Subdivision. Ms. Knupp and Mr. Sgromo introduced themselves and Mr. Sgromo said, "Good evening. As many of you remember we have done Sections 1, 2 and 3 so far and the developer has approximately 3 lots in Section 3 left to sell. The others have all been sold. Now he is ready to move forward with the last section, Section 4. It is 18 lots and includes about 1500 feet of roadway. All the utilities will tie into existing utilities whether in Section 2 or 3 for drainage and sewer. The storm water will go to the previously-constructed basins; one is in Section 2 and one is in Section 3. As part of this development, we had National Grid relocate certain power lines and poles to accommodate Section 4. We do need a final assent agreement from them; we met with them today and that should be coming within the next 3 weeks or so. There is no problem because they already did all the work and reviewed the plans previously. It is just a matter of finalizing it."

Mr. Sgromo continued, "We don't have any wetlands and we don't need any other permits. The final plans are ready to be reviewed and approved by the Onondaga County Health Department." Chairman Kenan asked, "They have done?" Mr. Sgromo said, "They will be. They won't typically do it until the Planning Board has approved it and the Village Engineer has reviewed it." Attorney Galbato said, "One of the conditions in our subdivision approval is Health Department approval, because they have to sign the map, at the same time as the Planning Board Chair does." Mr. Sgromo said, "I don't think they will sign it until after the Village Board has approved it. Are there any questions that you have?"

Attorney Galbato asked, "The existing roads in the first 3 phases – has any portion of them been turned over to the Village yet?" Ms. Knupp said, "No. We still have to do the top coat. That

was one item that this Board wanted us to hold off on until all the rest of the houses are up. Then that will be done.” Attorney Galbato suggested, “On your punch list, on one of the maps please show the square-footage per lot is in excess of the Zoning for that district.” Mr. Sgromo said, “Not a problem.” Member Stokes-Cawley asked, “Aren’t there existing wetlands? You said there’s no wetlands.” Mr. Sgromo replied, “None that are going to be impacted. The boundary is there [illustrating the area on a map of the project]. Section 2 had a strip that went in here. We had permission to disturb this portion of them and there’s this portion in here that is not to be disturbed. And there’s some along the creek walk here.” Chairman Kenan asked, “So the area that you just delineated in Section 4 is not going to be disturbed?” Mr. Sgromo, “Nope.” Chairman Kenan, “The lots are developable without disturbing the wetland area?” Mr. Sgromo, “Correct. They will be in the back yards, but if I remember correctly there was a requirement that that wetland boundary be on the lot plans for each particular lot.”

Chairman Kenan said, “So I think what we need to do is to have GHD Engineers review the plans and determine how much money they need to cover their review of the plans. We looked to see if there was a balance in the Engineering Review Account earlier, and there is actually a shortfall of \$1,366 or so. When they come back with an estimate we’ll have to have that topped up.” Attorney Galbato indicated that the plans could be forwarded by email to John Putnam at GHD. Mr. Sgromo said, “we have spoken with John. He’s not doing it anymore; someone else is. He is pulling the files out and we are coordinating with the new...” Attorney Galbato, “If you don’t mind, copy me on the email.”

Chairman Kenan continued, “We will need them [GHD] to determine the adequacy of the Letter of Credit for the remaining work to be done.” Attorney Galbato said, “Cori, we have down \$320,000. Is that the correct number or has it gone down since that number?” Ms. Knupp said, “I don’t have that on me but we just adjusted that; I think less than a year ago. Let me check on that.” Attorney Galbato said, “This is dated 11/22/2010.” Ms. Knupp, “2010? I know we did it since then. I’m pretty sure it was last year. I have the most recent one; on Monday, I’ll email it to you.”

Chairman Kenan said, “I think one thing would be worthwhile – we reviewed when Sections 2 & 3 were approved and there were a few conditions attached. It would be good to go back and review to be sure that all those have been satisfied. I think it’s a good assumption that they have. But we should take a look at that and not get caught if something is undone there.” Attorney Galbato, “And Greg, as we work forward we are going to want to see a proposed plat that’s going to show the proposed street lights and also tree locations. Plus issues regarding sidewalks and those items as well.” Mr. Sgromo, “I thought we did one – I don’t know if it included Section 4 or not – I thought we did one with all the trees; the lights were always kind of back and forth.”

Chairman Kenan said, “Do we need to refer to County Planning?” Attorney Galbato said, “I think it would be a good idea. The last referral, I believe, was back in ’03. They did not give a favorable recommendation at that point. Hopefully given the success of the first 3 phases, it might be a different opinion.” Mr. Sgromo, “Do you remember what their concerns were?” Attorney Galbato said, “I don’t have it in front of me. But they issued an opinion on October 14, 2003. Our Board addressed those issues on November 3, 2003.” Chairman Kenan, “So in

submitting this to County Planning should we put on the record that their earlier issues were dealt with?" Attorney Galbato, "Yes. That's a good idea. I can work with Dennis on the packet that goes out to County Planning." Chairman Kenan asked, "What about SEQRA? Do we have anything further to do with that?" Attorney Galbato, "SEQRA was done. Because you can't segment, it was previously done for the entire subdivision, and we would reference that when we come to a final conditional subdivision resolution." Attorney Galbato said, "Mr. Chairman, to answer your question, on September 4, 2003 this Board adopted a SEQRA resolution declaring a Negative Declaration. This was the proper thing to do, that was when you were reviewing the entire Subdivision and giving final approval for Section 1 at that time."

Chairman Kenan said, "We will submit this to GHD/Stearns & Wheeler and get their response to the review cost and the adequacy of the Letter of Credit. I assume that's something that can be done without another meeting. So we get the response from GHD, we should also schedule a Public Hearing. Do we have to wait for their review before we schedule a Public Hearing?" Attorney Galbato, "You could schedule it and you could always leave it open. It will already be publicized, and you can leave it open if needed, and hopefully we can move quickly this month." Chairman Kenan, "And we don't need further action to refer this to the County Planning Board. So why don't we schedule the Public Hearing for our next meeting, the first Thursday in May." Attorney Galbato, "And part of that would be to refer the application to GHD."

Chairman Kenan said, "I move that we refer the plans to GHD Engineers, first for them to determine the cost of their review and secondarily, assuming that's covered, to go ahead and proceed with that review and assessment of the Letter of Credit. Next, that we schedule a Public Hearing for our next regularly scheduled meeting on May 2, 2013. Next, that we refer this matter to the County Planning Board for their comments." Member Sutherland seconded the motion.

Upon the unanimous vote of the members present in favor of the motion, Chairman Kenan declared, "The motion is passed."

Chairman Kenan continued, "Other things will have to take place before it is finally approved. There is an Inflow & Infiltration Fee that the Village will collect. My rough calculation is that it is \$4,200 per house, so it would be approximately \$75,600 for the 18 lots. The Village Attorney will provide the final calculation. The last time around we asked that the Critical Impact Permit situation be reviewed by the Trustees; that will need to be looked into. You will have to get the County Health Department approval." Attorney Galbato added, "If you are thinking of restrictive covenants for this phase, please have your attorney prepare that and anything that Mr. Kowa has to do. I know that there is a Homeowners Association limited to drainage for Sections 2 and 3 – and we would add Section 4 to that." Ms. Knupp said, "I don't think that's the case because I just sent out bills for it. We run the Homeowners Association. We are not collecting anything for drainage, but to cover the cost of lawn mowing of the swag that's in the front down by Orchard; we pay for the pumping station that is right off of Orchard." Mr. Galbato said, "I think if you look at what Mr. Kowa; what was actually submitted to the State, I think it included the drainage." Mr. Sgromo, "I thought it was mainly drainage in that front piece; I thought the pump station would be covered by the Village." Ms. Knupp, "We get an electric bill for that. We pay for that." Attorney Galbato, "I know that at a minimum it included drainage. I know

that was a concern – who was going to take care of drainage.” Mr. Sgromo said, “I think that eventually the pump station is supposed to be turned over to the Village for maintenance.”

Chairman Kenan said, “By the way, when we were looking into the Design Review escrow account, there is another escrow account for Electric and you have a healthy surplus in that.”

Ms. Knupp said, “Yes. I just looked into that. I believe our Letter of Credit is down to about \$150,000. I can send that to you. It went though in 2011 or 2012.” Mr. Galbato said, “Yes please send that. I will send it to John Putnam who is going to review that.” Chairman Kenan said, “And then it is probably worthwhile before the Public Hearing to look into the issue of the Village water. There is concern over the water pressure in the Village. I have no idea how it affects this subdivision but it would be good to be knowledgeable and have an answer.” Attorney Galbato suggested that the developers send an email, with your drawings, to Bob Lotkowitz, Director of Municipal Operations, with a copy to me.” Chairman Kenan said, “It might be a question raised at the Public hearing and it would be good to know the background and what the situation is.”

On motion of Member Sutherland, this meeting was adjourned by acclamation at 7:56 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards