



Updated 8/30/17

2017 SIDEWALK REPLACEMENT PROGRAM

FREQUENTLY ASKED QUESTIONS (FAQS)

1. Why did I receive a notice about the sidewalks? I thought sidewalks are Village property.

Under Village Local Law 183-5, it is the duty of the owner of the property abutting upon a public sidewalk to maintain the sidewalk in satisfactory condition. Additional information can be found here: <http://www.ecode360.com/6743424> The Village does assist with snow removal as a courtesy.

2. I received the notice in the mail about my sidewalk, when will the work be completed?

The contractor is scheduled to start the sidewalk project after Labor Day and planning to complete the project before the end of the fiscal year. (June 1, 2018) Of course this depends on weather or other events, which may delay the construction of the replaced/new sidewalks. Sidewalk replacement will proceed street by street at the Contractor's discretion. We do not have a sequence of streets at this time. Some streets may not be completed until Spring 2018. Work on your sidewalk will commence with the Contractor marking out the area with white spray paint for the UFPO (underground utility) mark out. Once you see white paint – you can expect the replacement within the next two weeks.

3. When is payment due for the sidewalk cost?

The amount noted in the notice is an estimate only. No payment is due until the work has been completed. Once your sidewalk has been replaced, you will receive an invoice for the actual amount of sidewalk replaced.

4. What if I'd like to have more than just the area marked replaced?

If you would like to have a larger area, or the entire sidewalk, on your property replaced, please send an email to sidewalk@villageofskaneateles.com or send a written notice to the Village Skaneateles Attn: Sidewalks at 26 Fennell Street, Skaneateles, NY 13152.

5. I cannot afford to pay the cost all at once, are their payment options available?

The Village Board has authorized a 3-yr payment plan with an annual interest rate of 2%. Once your sidewalk has been completed, you will receive an invoice for the actual amount of sidewalk replaced. If at that time you wish to participate in the payment plan, simply return the invoice indicating that you are opting for the payment plan. The payment plan will be billed monthly on your Village Utility Bill. There will be no pre-payment penalty. You can check your balance by calling the Village Hall (315-685-3440). Any balance due at the end of 3 years will be added to your Village Property Tax bill.

6. I would like to address the hazardous condition myself and hire my own contractor?

In order to opt out, you must submit a written response to Village of Skaneateles, 26 Fennell Street, Skaneateles, NY 13152 indicating the property address and that you will remediate the hazardous condition on your own. Sidewalks must be replaced in accordance with Village specifications – available on the Village Website or at the Village Hall. You must notify the Village in advance of completing the work so that it may be inspected to ensure proper completion.

7. I received the notice but am a tenant/renter, or no longer own the property?

Please notify the Village by emailing sidewalk@villageofskaneateles.com so that we can update our records.

8. I disagree with the assessment of my sidewalk condition and do not feel replacement is required, how do I contest it?

Please send an email to sidewalk@villageofskaneateles.com indicating your property address, name and the best way to contact you (phone, email, text). We will visit the site and review the area marked out and develop a scope of repair that is mutually satisfactory.

9. How did the Village establish that my sidewalk needed to be replaced?

Back in December 2015 and Spring of 2016, the Village, through the assistance of volunteer Village resident, completed a Sidewalk Assessment of all Village sidewalks. The Sidewalk Assessment included the width, material, a general visual assessment of the sidewalk condition, and measurement of trip hazards. There are 77,000 linear feet of sidewalks throughout the Village and they are general constructed of concrete but some areas are asphalt, slate, or brick paver. Happily, 80% of the sidewalk are in good to excellent visual condition. The other 20% are fair to poor and have hazards ranging from cracking, tilting, trips, and surface deterioration. The Village, after much review during the winter 2016/2017, opted to focus on eliminating trip hazards of 1” or greater – or about 4,000 linear feet of sidewalk. Some areas of repair mapped out have been expanded if there was adjacent “fair” to “poor” conditions that should logically be replaced at the same time. A copy of the presentation for the Sidewalk Assessment is available at www.villageofskaneateles.com .

10. A portion of my sidewalk was damaged by roots from a tree between the sidewalk and the curb. Aren't these Village street trees so why do I have to pay for it?

The areas surveyed and the linear distances did not distinguish based on the reason for damage/hazard. The Village will be responsible for the cost of repairing sidewalks damaged from street trees. The total amount of the repair cost will be adjusted for street trees when the work is completed. For example, if a resident's letter noted 22 linear feet of damage, but 8 feet (or two section of sidewalk) heaved because of street tree, the final bill to the resident will only be for 14 linear feet of sidewalk.

11. I walked around some other Village streets, and there are areas far worse than mine that aren't marked. How come those areas aren't being addressed?

Some streets (Hannum, Griffin, North State Street, sections of East Genesee Street, East Lake Street and Road, Fuller Street) are scheduled for water main work. We will not address those sidewalks until the utility work has been completed. The original assessment was completed in Winter 2015, it is possible that those areas have deteriorated since the original condition assessment. The Village intends to make sidewalk repair an annual effort to ensure all areas are addressed going forward.

12. I have bad sidewalks that have (or have not) been marked but I didn't receive a letter. How do I participate in the Sidewalk Program?

Please send an email to sidewalks@villageofskaneateles.com along with your name and property address to confirm if your property can be included in this year's work. If your property is in an area slated for water main replacement, (Hannum, Griffin, North State Street, sections of East Genesee Street, East Lake Street and Road, Fuller Street) you will not be included in the sidewalk program this year and that is why you have not receive a notice. We will hold on doing any work on those sidewalks until the water main project is complete.