

Village of Skaneateles
Planning Board Meeting
November 2, 2023
Skaneateles Village Hall

Preliminary and non-binding informal presentation by Skaneateles Library Association regarding plans to develop a new library at the property addressed as 75 Fennell Street in the Village of Skaneateles. This is informational for the Planning Board. No application has been submitted or formally reviewed. The Code Enforcement Office has made no determinations.

Present: Stephen Hartnett, Chairman
 Connie Brace, Member
 Albert Giannino, Member
 Melissa Komanecky, Member
 Jeff Liccion, Member

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Code Enforcement Officer
Ian Carroll, Municipal Planning and Development Coordinator
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Doreen Simmons, Esq., on behalf of the applicant
David Hempson, on behalf of the applicant

Tyde Richards, Village Trustee
Jacqueline Jones, 1934 Masters Rd
Bill Murphy, 3 Fennell St

At 8:40 pm, Chairman Hartnett called for the Library discussion for 75 Fennell Street.

Ms. Simmons expressed gratitude to the Board for this opportunity to introduce their plans and thanked CEO Crompton and DZI O'Sullivan for their assistance and guidance with the project. The Library's present intention is to be submitting their application in February or March of next year.

Mr. Hempson noted that 4 years ago the library commenced its discussion of expansion versus a new structure. The Town was willing to sell its property at 75 Fennell Street, which the library purchased. There will be parking for 52 vehicles along the south side of the building. The front of the building will have a terrace with a small café. The structure is designed to be a community gathering and meeting space, including formal meeting rooms. Space will be available for seniors and teens. The building is designed to be adaptable in the future. The west

side of the parcel abuts Skaneateles Creek, where the Library plans to do demonstrations of what can be done to reduce runoff.

Mr. Hempson continued that the design of the structure is purposeful, but will require variances.

- Rather than having 1/3 of its floorspace on the second floor, this is proposed to be an 18,000 SF building on one floor for accessibility.
- Rather than being constructed 3 feet above grade, the building is proposed to be at grade to maximize accessibility.
- Another variance will be required for the percentage of the façade that fronts on the street.

Mr. Hempson continued that there will be conference space designed for tutoring – a real need in the community. There will be 3 large conference rooms for community meetings and two smaller ones that will be available for community purposes. An outdoor deck and play area for kids is planned, and solar panels are to be installed on the roof. Ms. Simmons said the site was fully examined and there is nothing of significance environmentally.

Member Brace said that she likes the parking on the side. She added that she loves the landscaping and education about proper landscaping principles. Member Brace also suggested that the initial conditioned space be extended further for better heating and cooling and would be a requirement for LEED certification. Mr. Hempson said that while the library is striving for Net Zero, the expense of certification may not be practical in a fundraising environment.

Member Liccion asked about financing? Mr. Hempson said they are about ¼ of the way to their goal. They are also working to obtain federal and state support as well. Member Komaneky noted that security will need to be considered.

With no more questions from the Board, Chairman Hartnett thanked Ms. Simmons and Mr. Hempson for their presentation.

This matter was concluded at 9:00 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards