

**Special Town Meeting  
Parks Project Information Meeting  
September 13, 2022  
7:00 p.m.**

**Present:** Supervisor Aaron, Councilor Alexander, Councilor Tucker, Councilor Legg, Councilor Dove.

**Also Present:** Gene LaForte, Sue Murphy, Steven Busa, Barb Carr, Vicki Landers, Dan Evans, Karen Dudden, Michael Dudden, Brian Buff, Chris Buff, Tammy Chancey, George Dickover, Chuck O’Neil, Jan Ross, Jon Ederer, Dick Pitman, Eric Sell, Sharon Paddock, Mary Gardner, Dave Allyn, Pat Benedict, Tom Benedict, Jim Condon, Josh Allyn, Gary Girzadus, Jill Girzadus, Holly Gregg, Barbara Demonico, Jed Delmonico, Steve White, Diane Lozowski, Dede Washington, Beverly Feeney, Sharon Tanner, Beth Batlle, George Batlle, Matt Leveroni, Bob Eggleston, Sally Sheehan, Dave Labordette, Tom Rogers, Liz Rogers, Dick Bailer, Tim Peterson, Jennifer Peterson, Chris Pitman, Patricia Pitman, Corby Pitman, John Vincent, Jean Vincent, Jim Beyers, Toni Mosey, Sandy Nichols, Thomas Potucek, Doris Kaufman, Ken Kaufman, Dick Perkins, Miki Bangs, Dan Bangs, Elaine Maclachlan, Andre Ivanchuk, Riccardo Galbato, Bill Mahood, Niki Mahood, Scott Molnar, George Newton, Tory Blum, Pete Buehler, Mike Major, Charlie Major, Paul Plummer, Dianne Fellerman, Ed Conan, Michelle Ederer, Fran McCormack, Chuck Williams, Nancy Williams, Kathy Piper, Laura Rodomer, Tim Johnson, Chad Rogers, Bill Murphy.

**Supervisor Aaron Opening Statement:** Supervisor Aaron read the following statement:

“ Tonight, the Town will be presenting an overview of proposed improvements to Austin Park and Pavilion based on the needs of the Town and the requests from our residents. My name is Janet Aaron, Town Supervisor. Along with me is Courtney Alexander, Deputy Town Supervisor and Liaison to the Town Parks Department and Councilors Chris Legg, and Sue Dove. Also here is Sue Murphy, Parks Manager and Julie Stenger, Town Clerk.

Chad Rogers, Tim Johnson and Bill Murphy have been retained by the Town to help us develop proposed concepts and to help us prepare for these information meetings. In addition to their vast experience, they all live in Skaneateles with their young families. A bonus is that Chad and Bill grew up here and both spent a great deal of time in this arena playing hockey, public skating and enjoying Austin Park. All have volunteered many hours to the Town over the years and we value their professional support on this project.

**Chad Rogers – is a partner with King and King Architects**

Chad is a New York State licensed Architect and member of the American Institute of Architects with over twenty-two years of professional design experience over a wide range of categories. Chad focuses on leadership of project teams from site analysis, planning, programming, and concept through construction on civic, manufacturing, mixed-use, office, residential and recreational projects. Chad excels at building client relationships through exceptional service, attention to detail and a passion for incorporating sustainable design. Chad has served as VP of

the Syracuse Habitat for Humanity Board of Directors, currently serves on the Onondaga Historical Association Board of Directors and is Chairman of the Skaneateles Historic Landmark Preservation Committee.

**Bill Murphy – is President of Space Architectural Services.** Bill is a graduate of Penn State. He has been working in the Skaneateles area in the architectural field since the mid-nineties. He and his wife Jessica both moved to the area with their families in the late eighties and are now raising their family here. In addition to working on residential and light commercial architecture from his Skaneateles based practice, he has started to work on some municipal projects as well.

**Tim Johnson – is a partner with Anchor QEA LLC**

Tim is an environmental scientist with over 22 years of experience dealing with environmental programs in New York State and across the country. Tim has managed and been a part of some of the largest cleanup and restoration programs in New York State, including here in Onondaga County, with extensive experience interfacing with regulatory agencies such as the NYSDEC, NYSDOH, and the Us Army Corp of Engineers. Tim has also been actively working with the SLA for several years with water quality and restoration projects around the Skaneateles Lake Watershed. Tim is a resident of Skaneateles, a lifelong resident of Central New York, and has also served on the Board of Directors for Leadership Greater Syracuse (LGS) since 2014.

The history of this wonderful facility is important to know. In 1927 Clarence Austin donated the lands of Austin Park to the Village of Skaneateles. The Austin homestead was actually moved up on East Street at the end of Elizabeth Street where it still sits today, and surprisingly, the Village established their DPW at this site operating here for many years. Over the years, an outdoor skating rink and a micro track were in this part of the Park. In 1967 “Bill” Allyn known as W. G. Allyn offered to pay half the cost of a new rink, the other to be provided with funding from NYS. The cost for an uncovered rink was \$192,000. But it was strongly recommended to look at a pavilion type cover. This raised the cost to \$440,000. Mr. Allyn raised his original offer of \$96,000 to \$150,00, and with local and State support and donations from the community, the pavilion was built for \$440,000. While the Village owned Austin Park and the Allyn Arena the Town of Skaneateles managed the pavilion and ran the recreation program.

The Community Center was built in 2000 and opened in 2001 and the Town ran the Center until 2010 when the Y took over the operation. The Town discontinued the ice rink at Austin Pavilion in June 2015.

Informational meetings began in 2015 asking residents the question, what do we do with the pavilion now? In 2015 the building was 45 years old and over the years we heard from our residents that they want it kept for our residents use, to accommodate what already takes place at the pavilion, with options for seniors, fundraisers, arts, music and sports. There was a concern for large events and impact on the neighborhood. The Wish list included: pickleball courts, a multipurpose floor for sports and playday program, an indoor and outdoor option, indoor sport practice and training option, a walking track, indoor playground, music and arts events, social area

for seniors, golf simulator, bike rentals & charging stations, dog park, skate park, café', commercial kitchen, meeting rooms, and a winter beer garden.

Phase one of the renovation was turning the locker rooms into 3 rooms for the Skaneateles Nursery School. Phase 2 and 3 was always expected to be the renovation of the rest of the Pavilion. The Nursery School was housed at the Pavilion from 2016 until 2021 when they moved to the Methodist Church.

COVID delayed future progress on Phase 2 and 3.

In 2018 the Village turned over ownership of Austin Park to the Town.

In April 2019 the Town Board authorized the construction of the new bathrooms at the Sims Building. Construction began in 2020 and was completed in the fall.

Between 2018 and 2020 the Library began discussions with the Town Board looking for a location for their proposed new library. Several locations were looked at in Austin Park but the Town Board felt that the Park should not be the location for the library and offered the possibility of the Town's Fennell Street property. The Town Board agreed knowing that it was always the Town's intention to move our equipment up to Austin Park. The contract to sell the property was approved in May 2021 and plans began to move equipment off of Fennell to Austin Park.

2021                      Began work on different scenarios.

February 9, 2022,      Presentation to the Town Board with an overview of the project to date.

The pavilion is now over 50 years old and the only improvements other than continued maintenance, that have been made in over 30 years was converting the locker rooms to meeting rooms and offices and removing the old, battered tarps. We want this building to serve our community for another 50 years by preserving the structure, upgrading the electrical, plumbing and bathrooms to meet code and the uses of the building, and to provide opportunities for our residents to take advantage of year-round choices, especially during our long winter months, while still meeting the needs of our current functions and users. The Park is important for all our residents, a place where membership and an entry fee is not required. The proposal includes several projects with the first stage a maintenance facility, building dedicated pickleball courts, rebuilding tennis courts due to drainage erosion, and improvements to the walking path. Also included is a townwide sign project. The sign project was initially just signs for the Parks to update rules and a map to different areas in the park. But for many years, residents have expressed that they wanted our road entrance signs to be updated. In 2020, the Town approved a townwide sign replacement project, and began tucking away money to pay for it. Work began with Chase Design and the new signs were approved. The funds have already been saved for this project. Signs will be constructed and installed sometime in early 2023.

We are also in the beginning stages of finding funding for all these projects. What we do know is we have money saved for Austin Park and there is ARPA (COVID) money being devoted to this project along with funds from the sale of Fennell Street that will go directly to offset the costs of

these projects. We will aggressively look for grant funding. We have applied for funding and will continue working with our Federal, State and Local representatives to find other grant opportunities.

We are here tonight for our fifth information meeting. After each meeting we have gone back to review what we heard in the meeting and the emails, phone calls and letters received and adjust our proposals. That is why we hold these meetings, not to tell you this is the final plan but to hear your concerns, receive your input and work to try to address each concern while still making sure that our parks operation is efficient and manageable. We want to collaborate with our residents and not get so far down the road that adjustments can't be made. Tonight, you will see what I believe are significant adjustments from our last informational meeting based upon the concerns we have heard from you

The Parks and our Conservation Areas are important for all residents of our community. We especially saw the need to keep our parks pristine and open for our residents in in the early years of COVID where use soared. We continue to listen to your suggestions and concerns. We know that any change brings concern. That is why we have continued to look all options and possibilities as we move forward with these projects. We thank you all for taking the time to attend this meeting and we look forward to hearing your comments and questions after the presentation. We will take back what we learn from tonight's meeting to review the project once again and incorporate any adjustments that need to be made. We expect by mid-October, we will be prepared to schedule our next meeting sometime in early November.

I will now turn this over to Chad Rogers to begin the presentation. Thank You.”

Chad Rogers, Tim Johnson, and Bill Murphy reviewed the attached Power Point Presentation which recapped the Austin Park Project and the Fennell Street property process to date, the Parks maintenance facility space needs, and the potential maintenance facility potential site considerations. The previous plan showed the proposed maintenance facility on the west side of the Austin Pavilion along Jordan Street (scenario A) and after further consideration and discussions with the neighborhood the Board is now looking at incorporating the maintenance area inside the existing pavilion with an addition off the east side on the building (Scenario B). They reviewed the plans for the proposed pickleball courts, pavilion upgrades and bathroom addition with scenario A and scenario B. They reviewed the following funding sources:

ARPA Funds	Approx. \$400,000
Sale of Fennell Street Property	Approx. \$413,000
Existing Town Budgeted Funds	TBD
Donations (Skaneateles Parks and Conservation Fund)	TBD
Federal State or Local Grants	TBD
Public Bond	TBD

They reviewed the preliminary estimates for Project #1 Scenario A – Parks Maintenance Building:

Scenario A Maintenance Facility & Site Work	\$2,842,000
New Exterior Pickleball Courts	\$ 381,000
Reconstruct Tennis Courts	\$ 688,000
Resurface Austin Park Walking Path	\$ 49,000
<u>Townwide Signage Project</u>	\$ 300,000
Preliminary Estimated Construct Cost	\$4,260,000 (including 10% design contingency, 5% bid contingency & 3.9 % escalation)
Preliminary Estimated Project Cost	\$5,400,000 (includes 5% project contingency)

They reviewed the preliminary estimates for Project #2:

Austin Pavilion Renovation, Austin Pavilion Outdoor accessible public bathroom addition, Austin Pavilion exterior stepped seating area:	
Pavilion Renovations and Site Work	\$6,752,000
New Toilet Addition	\$ 555,000
<u>South Parking Lot Rebuild</u>	\$ 363,000(Town Provides Labor)
Preliminary Estimated Construction Cost	\$7,670,000(includes contingencies)
Preliminary Estimated Project Cost	\$9,470,000

Supervisor Aaron stated there were no estimated costs for Scenario B since this plan was just given to the architects last week. All plans and information would be posted on the Town of Skaneateles website under the “Parks Project” tab when available.

Supervisor Aaron opened up the meeting for any questions or comments.

**Tim Peterson, Jordan Street:** Mr. Peterson thanked the Board for looking at improving the Park. He stated his biggest concern was having the maintenance facility in the footprint of the park. He would like to understand when and why it was decided this maintenance facility should be in the park. He stated he understood it would be convenient for the staff, but it would not be friendly for the community. The traffic and equipment would be difficult in the park and in a residential neighborhood.

Councilor Alexander stated she had been working with the Parks department on this project. She stated there had been a misconception in the community that there would be more vehicles and equipment housed here then currently. That is not the case it would only be the existing parks vehicles and equipment that are currently at the park being used by the park’s employees. The goal is to have all the equipment at the same site for the sake of efficiency. This facility would also house the mulch and ball mix so it would not have to be stored outside.

**Michelle Ederer, Jordan Street:** Ms. Ederer asked what other locations had been considered.

Councilor Alexander stated when the Town Board had authorized the sale of the Fennell Street property to the library, it was decided to move the parks maintenance building to the park, so it was all in one location.

Ms. Ederer asked if there were any other locations that were not in the park discussed for the maintenance building?

Supervisor Aaron stated they always wanted to keep it in the park to have the department operate out of one location.

**Chuck Williams:** Mr. Williams stated he had belonged to the Rotary Club for 43 years and had worked in the Pavilion cooking at the annual Father's Day pancake breakfast. Over the years he had observed a build up of water in the northeast corner of the pavilion. Drainage could be an issue. He also stated his concerns about the Rotary getting in their equipment with the proposed doors.

**Fran McCormack:** Ms. McCormack asked about the estimated cost of the project, and what the cost difference would be if the Town opted for Scenario B and incorporate the maintenance into the existing pavilion.

Chad Rogers stated they had not priced out Scenario B yet. They had just started working on this location design and they did not have time to get estimates, and the project would still be done in phases.

**Paul Nyzio:** Mr. Nyzio asked about the landscaping that would be proposed. He lived across the street and is not happy with the location and would like to see the landscaping design. Did the Board look at the land between the park and the YMCA as a possibly location. And had the Board thought about a sprinkler system in the pavilion since there are trucks parked in the pavilion.

**Pat Delaney- Benedict:** Ms. Benedict stated her family had lived in the community across from Austin Park for 60 years. The park had been open space play and over the years it had been filled with ball fields, basketball and tennis courts, as well as volleyball courts. She stated her concerns are that the original plan for the park that Mr. Austin had intended for use was being lost. She reviewed her concerns about the cost. She stated her concerns over the parking if the facility is going to expand and be a year- round facility. The parking is not safe now. How much of the park would be taken over for parking?

**Steve White:** Mr. White stated he was in favor of the project but was concerned about the heating costs.

**Jane Ross:** Ms. Ross stated she was not great with the idea of the maintenance building going anywhere at Austin Park. She had read Clarence Austin's will and he said it should always be used as a park and is this considered the use of a park. And, since it is in the Village do you have to follow the Village regulations. The Village has strict regulations on garages and garage doors.

Supervisor Aaron stated yes, the park was willed to the Town by Clarence Austin and over the years the park had been whittled away. Part of the park land was used for the American Legion and part was used to build the Community Center. The Board understands and in order to maintain the park we need the equipment, and the Board is trying to keep it balanced.

**Tom Dibagio:** Mr. Dibagio asked about the cost of the utilities, and how much that would cost.

Chad Rogers stated the building would be heated but not air conditioned and would be figured into the final costs.

Mr. Dibagio stated he is against the maintenance building being on this site and it should be off site. It is a lot for this community, a big expense.

**Kathleen Piper:** Ms. Piper stated she lived directly across the street and is not happy with the idea of the maintenance building and the project. This is a pavilion, the only pavilion in the Town. This building was an ice rink and now it is an open-air pavilion. It is now used by children, would this continue. She stated the building did need landscaping and new awnings. Current architecture is about open space not enclosed spaces. She respected the Board for their proposal but before it is built, she asked the Board to really think about what they are doing.

**Liz Rodomer:** Ms. Rodormer stated she is concerned with the proposed hardscape in the plan. This could cause problems with drainage. Could the Board consider permeable paving? And she urged the Board to keep the architecture in place with the community.

**Jennifer Peterson:** Ms. Peterson stated she lived directly across from the pavilion. She stated she is in favor of improvements in the park but what is improvement for the park? The park is a special place and should be kept as a park and the maintenance building should be off site. They should keep the space green. She stated she had submitted a letter to the Board with all her concerns. Urged the Board to look at another location. She thanked the Board.

Ms. Peterson asked if the zoning would have to be changed to make these proposed changes in the park. Councilor Tucker stated it is in the Village therefore it would fall under the Village zoning regulations. Municipalities do not have to follow zoning regulations but we would work with the Village.

**Bob Eggleston:** Mr. Eggleston reviewed the Village Public Land zoning. Any improvement made to public lands would go to the Village Planning Board and the Village Planning Board reviewed each application and determined its approval or disapproval. The Town would be required to bring the application to the Village Planning Board, and it would be evaluated based on its merits. Mr. Eggleston applauded the Town Board for listening to the public and changing the plans. They came up with a new plan using the existing building. He is looking forward to seeing the next changes and he thanked the Board.

**Michelle Ederer:** Ms. Ederer thanked the Board for listening. She stated her children walk to school and their primary access to the school in the safest way possible is through this area of the park. She asked the Board to consider adding a walking path up to the park for safe access.

**Brice, Student:** Brice stated he saw the park as a place to have fun and go to summer camp.

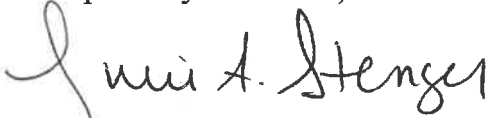
**Dan Evans:** Mr. Evans stated he had lived across from the park for 50 years and had worked for 16 summers for the summer playday program. Over the years he had watched the newest sport come to the park. Basketball leagues are gone, softball leagues are gone, no one uses the volleyball courts. Now we have pickleball, how long will this last? The proposed project has 6 pickleball courts. He stated they are playing on the basketball courts now and it works fine. They had a pickleball tournament on Labor Day and used the tennis courts and it worked fine. Do we need 6 pickleball courts, when we don't know if they will be used in the future. Mr. Evans stated he is not speaking for the Fire Department but as past chief he stated Labor Day is the Fire Department's big fundraiser and any changes to the building would affect their use.

**Holly Gregg:** Mr. Gregg asked if the Board could break out the costs of the phases of the project. He asked about the turf covering on the floor. What type of material is this. Chad Rogers stated it is an interlocking material that would cover the turf. Mr. Gregg asked if vehicles could be driven on this material. Chad Rogers stated this would not be a routine occurrence, but it could be driven on. Mr. Gregg thanked the Board for listening.

Councilor Alexander stated the intention of the Board is to keep the park a residential area and not attract tourism, this is the Board's main focus.

Supervisor Aaron thanked everyone for coming. The Board wanted to hear from the residents. She stated we all live here and want to make it the best for our community.

Respectfully Submitted,



Julie A. Stenger  
Town Clerk





## TOWN OF SKANEATELES

PARKS MAINTENANCE BUILDING & AUSTIN PAVILION - PHASE 1B  
SUMMARY PRESENTATION – COMMUNITY MEETING  
September 13, 2022





## GOAL & AGENDA

GOAL: PROVIDE A SUMMARY OF THE 2022 PHASE 1B SCHEMATIC DESIGN RELATED TO PARKS MAINTENANCE FACILITY, AUSTIN PAVILION AND PARK IMPROVEMENTS

### AGENDA:

1. INTRODUCTIONS & RECAP OF PROCESS TO DATE
2. OVERVIEW OF 2019 and 2021 STUDY
  - A. GOALS
  - B. TOWN PARKS SPACE NEEDS
  - C. TOWN PARKS SITE OPTIONS
  - D. COMMUNITY MEETINGS TO DATE
3. OVERVIEW OF 2022 PHASE 1B
  - A. SCHEMATIC PLANS
  - B. 3D CONCEPTS
  - C. NEXT STEPS
4. OPEN DISCUSSION



RECAP OF AUSTIN PARK / FENNELL STREET  
PROCESS TO DATE

# 2019 STUDY – FENNELL STREET RELOCATION

(Previously presented at June 2021 Community Meetings and March 7, 2022 Public Board Meeting)

## STUDY GOALS:

- DETERMINE OPTIONS FOR RELOCATION OF SITE USERS IN ORDER TO SELL FENNELL STREET PROPERTY
- STUDY OPTIONS AT AUSTIN PARK FOR TOWN PARKS RELOCATION
- CONDUCT PRE-DEMOLITION HAZ. MAT. SURVEY OF FENNELL STREET BUILDINGS PRIOR TO SALE

# 2021 STUDY – AUSTIN PAVILION & PARKS BLDG.

(Previously presented at June 2021 Community Meetings and March 7, 2022 Public Board Meeting)

## STUDY GOALS:

- AUSTIN PAVILION FACILITY CONDITION ASSESSMENT
- COMMUNITY STAKEHOLDER MEETINGS FOR SURVEY ON COMMUNITY USES FOR PAVILION
- CONCEPTUAL SITE AND FLOOR PLANS FOR PARKS MAINTENANCE FACILITY & PAVILION COMMUNITY SPACE
- EXTERIOR RENDERING CONCEPTS



**EXISTING PARKS MAINTENANCE FACILITIES:**

- FENNEL STREET (2 BUILDINGS): APPROX. 6,000 SF (NOT INCLUDING LOAN LOAN CLOSET & LAKER LIMO SPACES)
- AUSTIN PAVILION- PARKS MANAGER OFFICE, INDOOR HEATED STORAGE: APPROX. 550 SF
- AUSTIN PAVILION- INDOOR VEHICLE PARKING: : APPROX. 1,000 SF
- VARIOUS OUTDOOR LOCATIONS - BULK MATERIAL STORAGE: APPROX. 800 SF
- TOTAL: APPROX. 8,350 SF + 4,000 SF OUTDOOR STORAGE AREA FOR SEASONAL EQUIPMENT.

**PARKS MAINTENANCE EXISTING SPACE USAGE**

**TOWN PARKS DEPT - SPACE NEEDS**

**Program Space      S.E.      Quantity      Total S.E.      Comments**

Parks Manager Office	120	1	120	10' x 12'
Tool Room / Workshop	442	1	442	17' x 26' (double current size)
Employee Break Room	160	1	160	
Employee Restrooms	48	2	96	
Boat Washing Storage Room	64	1	64	8' x 8'
Kabota Indoor Parking	192	1	192	12' x 16'
Indoor Storage	3,600	1	3,600	Replacing indoor storage at Fennell St. 40 LF warehouse racking.
Dog Control Storage	48	1	48	Access from exterior desired.
Vehicle Parking	2,520	1	2,520	3 pickups w/ plow, 1 low pro dumptruck, 2 trailers, 2 gators (30' x 14' x 6 bays).
Outdoor Storage Yard		1		Approx. 70' x 70'.
Bulk Material Storage	800	1	800	Covered, For baseball mix, wood chips, mulch, stone dust, Approx. 20' x 40'. Easy load/unload.

Subtotal

Grossing Factor

**Total SF**

8,042 SF

5%

**8,444 SF (Approx. 60' x 150')**

**PARKS MAINTENANCE FACILITY SPACE NEEDS**



### 3 COMMUNITY MEETINGS – JUNE 2021

#### TOWN LEADERSHIP + COMMUNITY PRIORITIES

- PARKS MAINTENANCE FACILITY ADJACENT PAVILION
- OUTDOOR ACCESS TO PUBLIC BATHROOMS
- INDOOR TURF OR MULTI-PURPOSE SPACE
- INDOOR TRACK LOOP
- LARGE OPERABLE DOORS TO EXTERIOR (FARMER'S MARKET, PERFORMANCE, ETC.)
- SOCIAL AREA
- PERFORMING ARTS COMPONENT
- EXTERIOR PICKLEBALL COURTS
- EXTERIOR E-CHARGING AREA
- PROGRAMMING FOR LOCAL RESIDENT USE + ENJOYMENT.
- NOT A TOURIST ATTRACTION THAT HOSTS LARGE EVENTS

WITH OUT-OF-TOWN DRAW

2021 COMMUNITY MEETINGS

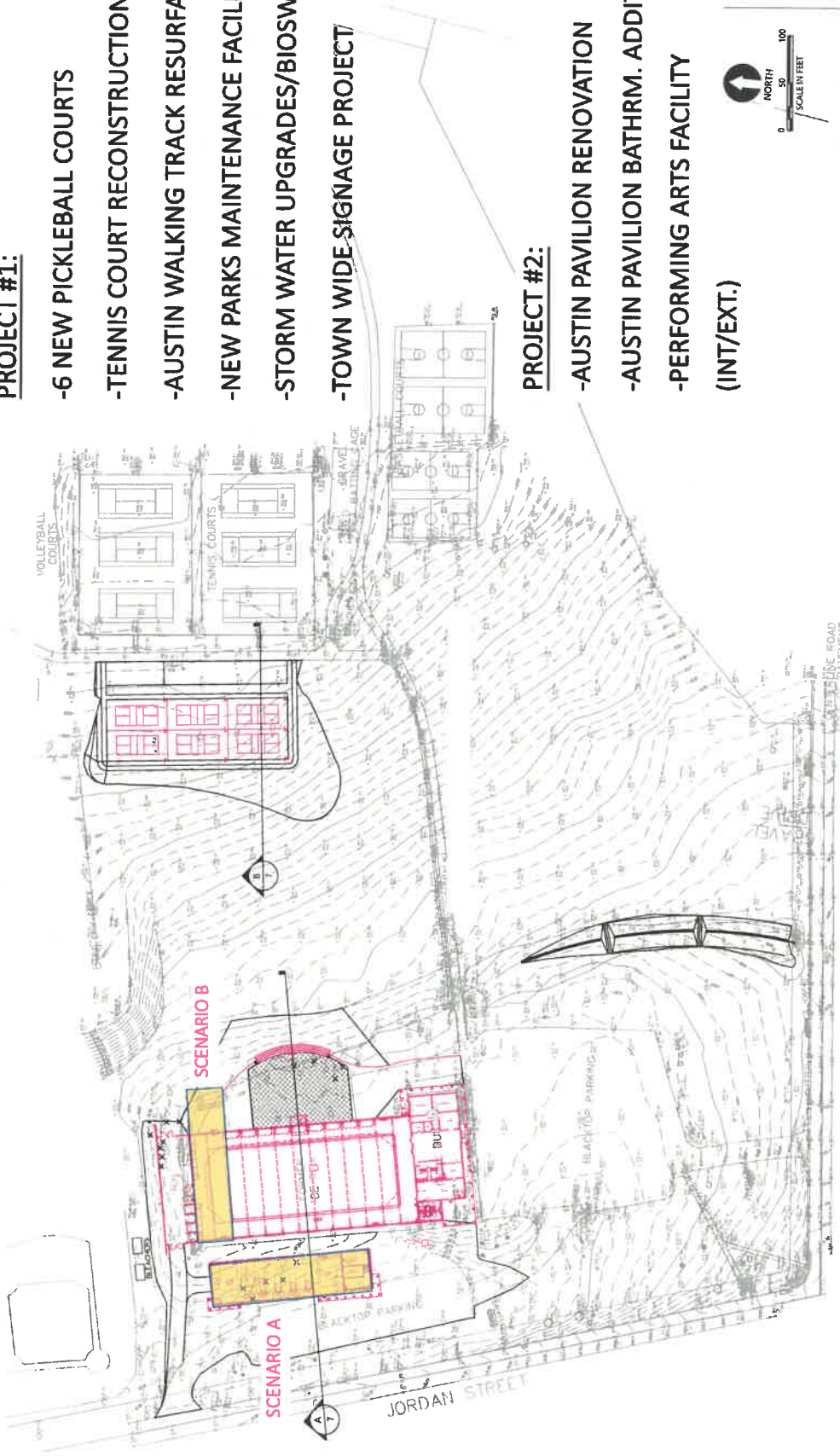


**PROJECT #1:**

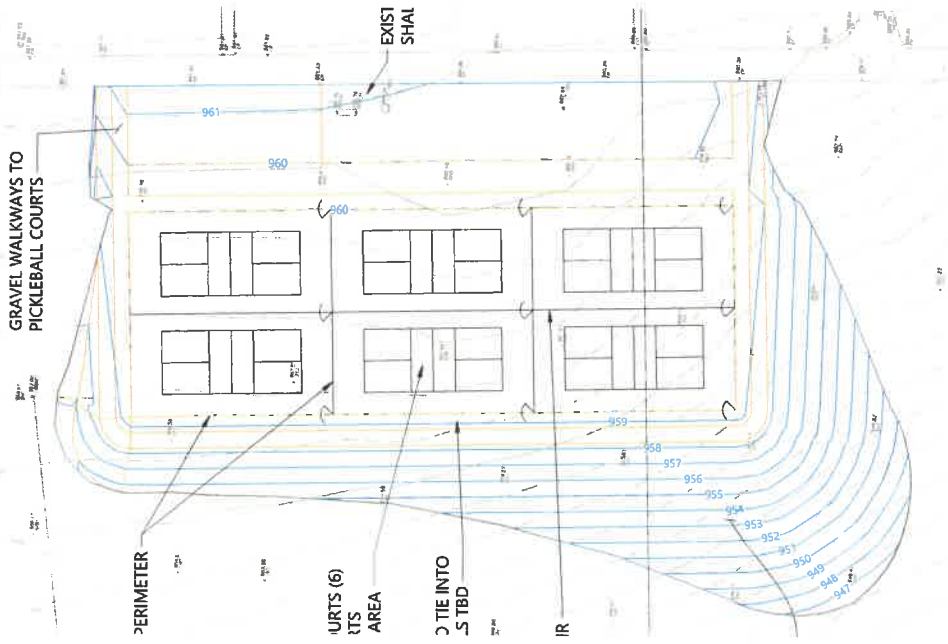
- 6 NEW PICKLEBALL COURTS
- TENNIS COURT RECONSTRUCTION
- AUSTIN WALKING TRACK RESURFACING
- NEW PARKS MAINTENANCE FACILITY
- STORM WATER UPGRADES/BIOSWALE
- TOWN WIDE SIGNAGE PROJECT

**PROJECT #2:**

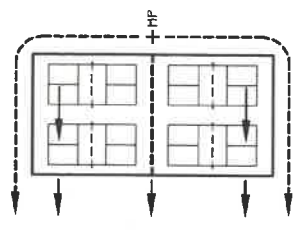
- AUSTIN PAVILION RENOVATION
- AUSTIN PAVILION BATHRM. ADDITION
- PERFORMING ARTS FACILITY  
(INT/EXT.)



# SCHEMATIC SITE PLAN



- PICKLEBALL COURT CONSTRUCTION DETAILS (SUBJECT TO REVISION IN FINAL DESIGN)
- GRADE AREA TO PROVIDE POSITIVE DRAINAGE FOR PAVEMENT SURFACE SLOPE OF 1.0%. GRADE SURROUNDING LAWN SLOPES SO NO STORMWATER ENTERS THE COURTS FROM OUTSIDE THE FENCE.
  - PROVIDE IMPORTED STRUCTURAL FILL TO AN AREA 2.0 FEET OUTSIDE THE EDGE OF PAVEMENT AND TO SUBGRADE ELEVATION, AND COMPACT TO 95% IN PLACE DRY DENSITY.
  - INSTALL SOIL STABILIZATION FABRIC, MIRAFI 500X OR SIMILAR AT PROOF-ROLLED PAVEMENT SUBGRADE.
  - INSTALL 6-INCH PERFORATED PIPE TRENCH FILLED WITH CLEAN NO. 1 DRAINAGE STONE AND WRAPPED IN FILTER FABRIC, MIRAFI 140N OR SIMILAR, AROUND ALL FOUR SIDES OF THE PICKLE BALL COURT(S). DAYLIGHT PIPE 6 INCHES OUTSIDE THE HILLSIDE.
  - INSTALL FLAT DRAINS (MULTI-FLOW OR SIMILAR) WITH ALL ASSOCIATED COUPLERS AND CONNECTORS, AT 15 FEET O.C., AND AT 45 DEGREES TO THE SURFACE CONTOURS, CONNECTED SECURELY INTO THE PERIMETER 6-INCH UNDERDRAIN.
  - INSTALL 12-INCH LAYER OF RUN-OF-CRUSH LIMESTONE, COMPACTED TO 95% IN PLACE DRY DENSITY, OVER THE TOP OF THE SOIL STABILIZATION FABRIC. PROVIDE DENSITY TESTS.
  - INSTALL 2.0-INCH LAYER OF 19.0MM (TYPE 3) BINDER ASPHALT. NO RAP IN THE DESIGN MIX. 3.5% MAXIMUM AIR VOIDS AND TENSILE RATIO 80% MIN.
  - INSTALL 8'-0" HT VINYL COATED CHAIN LINK FENCE AT PERIMETER OF COURTS WITH THREE (3) 4'-0" MAN GATES. INSTALL 4'-0" HT VINYL COATED CHAIN LINK FENCE BETWEEN EACH BATTERY OF COURTS. ALL MESH SHALL BE THERMALLY FUSED / BONDED, 11 GAUGE, 1-3/4" MESH. HOG TIES AT 12" O.C.
  - INSTALL SIX (6) SETS OF PICKLE BALL NET POSTS, NET HOLD DOWNS, AND NETS. (DOUGLAS OR SIMILAR)
  - INSTALL 1.5" OF 9.5 MM (TYPE 7) TOP COURSE ASPHALT. NO RAP IN THE DESIGN MIX. 3.5% MAXIMUM AIR VOIDS AND TENSILE RATIO 80% MIN.
  - FLOOD TEST THE COURTS TO DETERMINE IF THERE ARE ANY DEPRESSIONS PRESENT. CORRECT ANY DEFICIENCIES AND CLEAN ENTIRE PAVEMENT SURFACE.
  - INSTALL TWO (2) COATS FORTIFIED WITH SAND ACRYLIC RESURFACER TO PAVED AREA.
  - TWO (2) COATS COLOR FORTIFIED WITH 80 MESH ROUNDED SAND TO PAVED AREA.
  - LAYOUT, TAPE, AND HAND PAINT SIX (6) SETS OF REGULATION PICKLE BALL PLAYING LINES PER AMERICAN SPORTS BUILDERS ASSOCIATION (ASBA) WITH ACRYLIC WHITE LINE PAINT.
  - INSTALL 4-INCH TOPSOIL OVER DISTURBED LAWN AREAS. FINE GRADE. REMOVE ROCKS, SEED, AND MULCH. PROVIDE LAWN GROW IN.
  - PROVIDE SITE CLEAN-UP, LEAVING THE SITE IN A NEAT, WELL-DRAINING CONDITION.



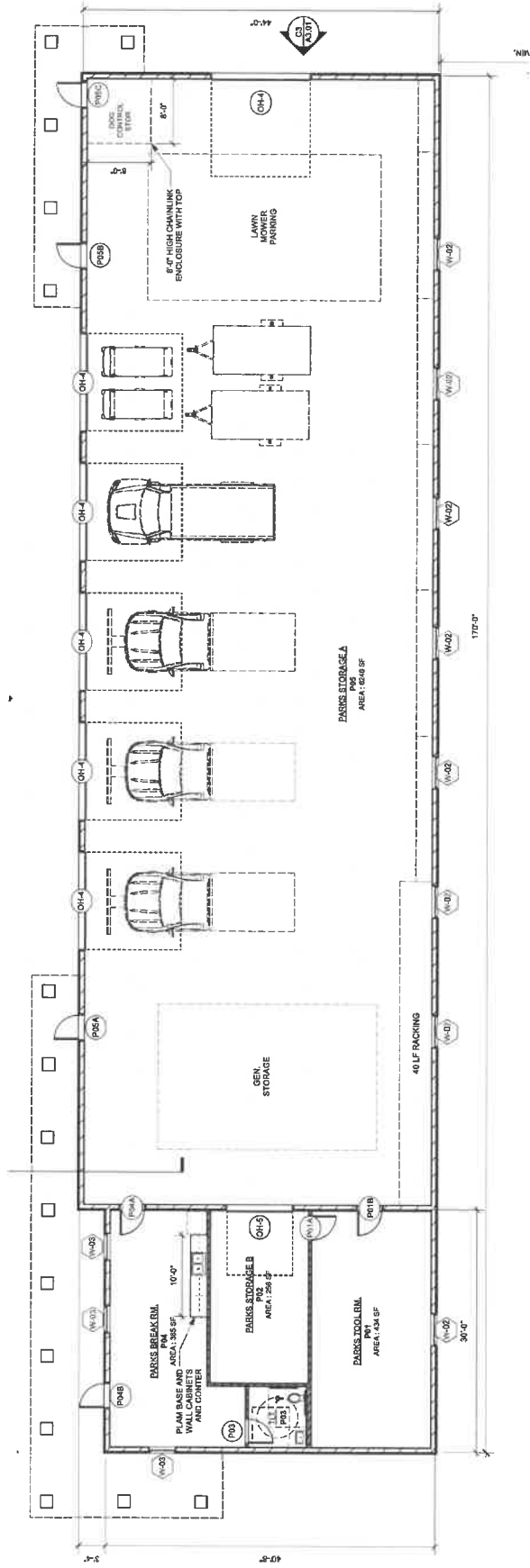
DRAINAGE

34' x 64' PLAYING AREA  
EACH COURT

70' X 194' TOTAL  
COURT AREA (ALLOWS  
1'-0" EXTENSION AT  
FENCES FOR WEED  
MITIGATION)

AMERICAN SPORTS BUILDERS ASSOCIATION (ASBA) PICKLEBALL DESIGN MANUAL

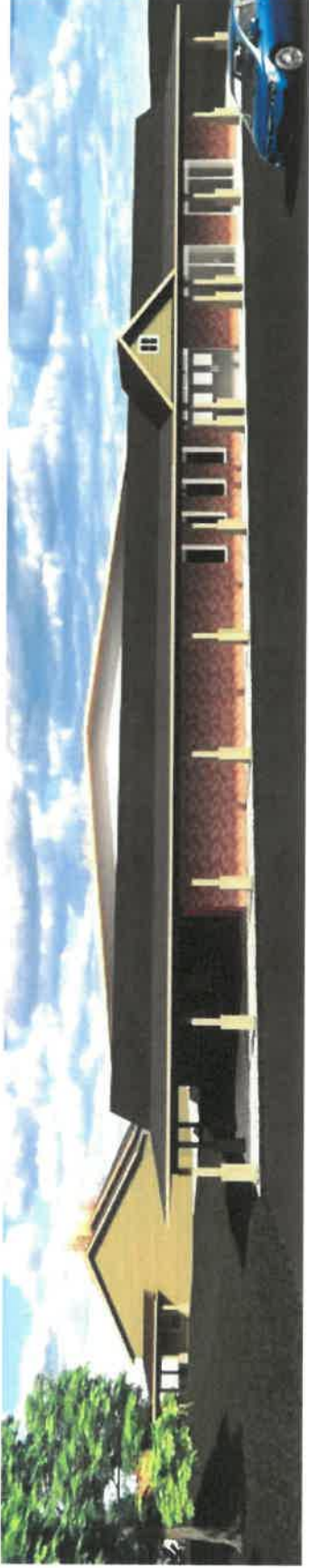
# PROJECT #1 – 6 EXTERIOR PICKLEBALL COURTS



SCENARIO

A

PROJECT #1 – NEW PARKS MAINTENANCE FACILITY



SOUTH FAÇADE OF EXISTING PAVILION



EAST FAÇADE OF PAVILION

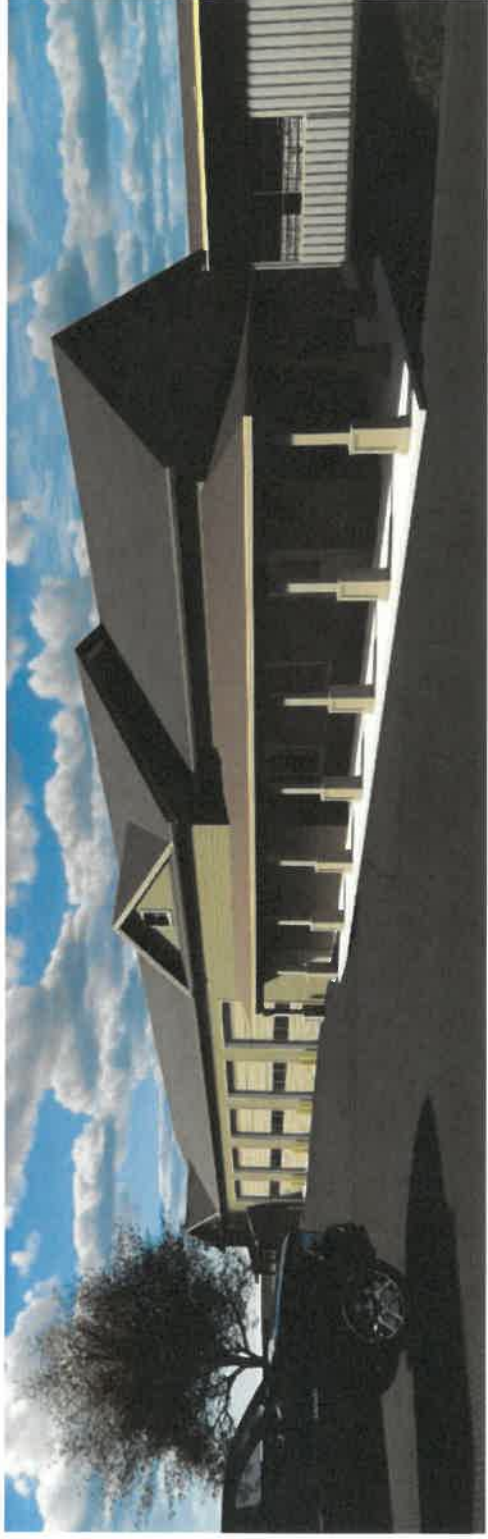
SCENARIO

A

PROJECT #2 - AUSTIN PAVILION RENOVATION



'BEFORE' AND 'AFTER' VIEWS FROM JORDAN

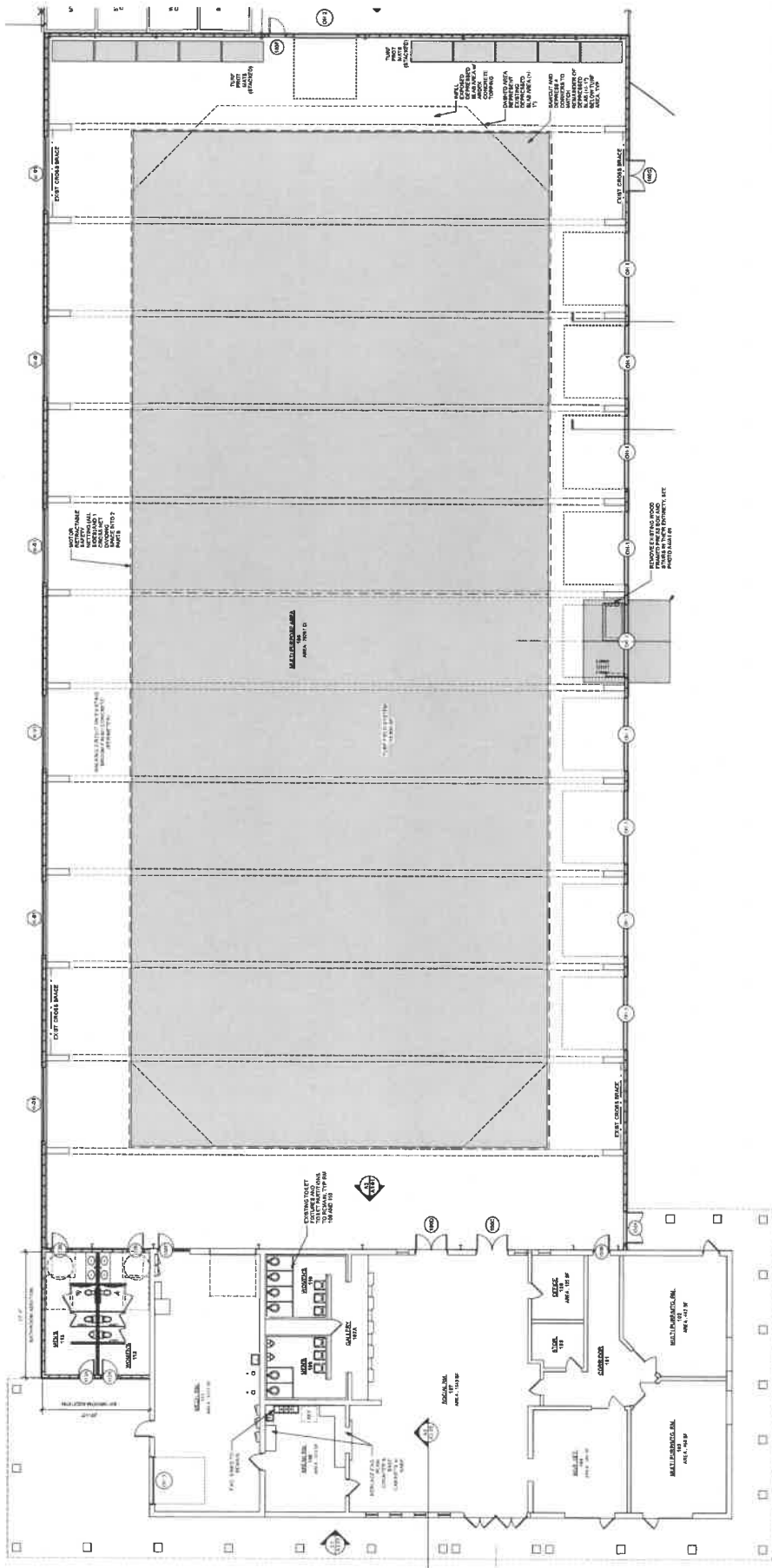


3D VIEW

SCENARIO

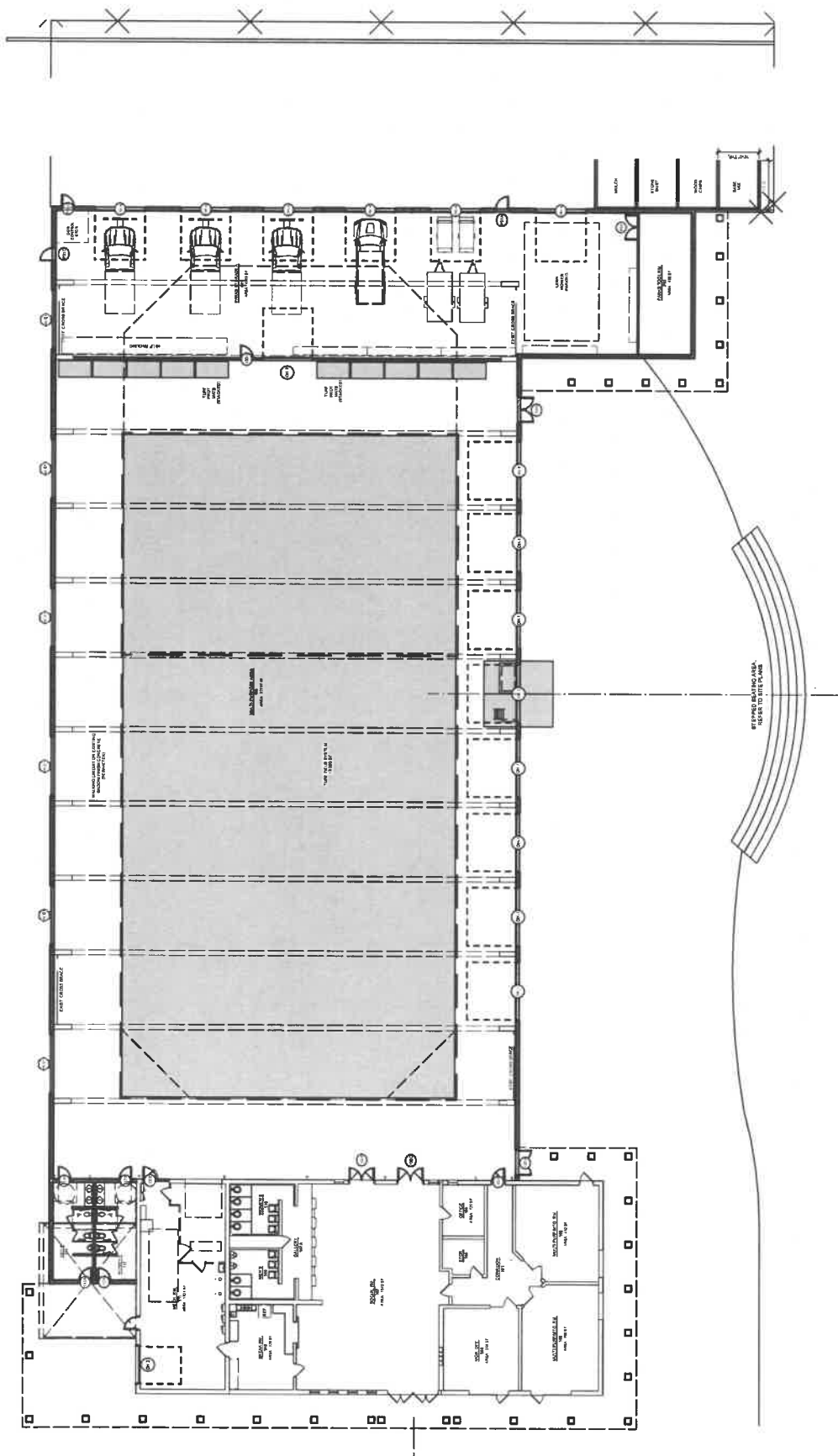
A

# PROJECT #1 - NEW PARKS MAINTENANCE FACILITY



SCENARIO  
A

PROJECT #2 -- PAVILION UPGRADES + BATHRM. ADDITION



SCENARIO  
**B**  
 PROJECT #1 + 2 – PAVILION UPGRADES + BATHRM. ADDITION  
 W/ PARKS MAINTENANCE FACILITY INCORPORATED



## EXISTING PHOTOS





INTERIOR  
3D VIEW



3D VIEW

## PROJECT #2 - AUSTIN PAVILION RENOVATION

**POSSIBLE FUNDING SOURCES**

ARPA FUNDS – Approx. \$400,000

SALE OF FENNEL STREET PROPERTY – Approx. \$413,000

**EXISTING TOWN BUDGETED FUNDS**

(Paving, Tennis, Signage, Rec. Reserves) – Approx. \$300,000

**DONATIONS – Amount TBD**

(SKANEATELES PARKS AND CONSERVATION FUND held for the Town by the CNY Community Foundation)

**FEDERAL, STATE OR LOCAL GRANTS – Amount TBD**

**PUBLIC BOND – Amount TBD**

**FUNDING SOURCES**

## PROJECT #1:

Pricing below includes Scenario A for Park's Building

SCENARIO A PARKS MAINTENANCE FACILITY + SITE WORK: \$2,842,000

NEW EXTERIOR PICKLEBALL COURTS: \$381,000

RECONSTRUCT TENNIS COURTS: \$688,000

RESURFACE AUSTIN PARK WALKING PATH: \$49,000 (Town provides labor)

TOWN WIDE SIGNAGE PROJECT: \$300,000

**PRELIM. ESTIMATED CONSTRUCTION COST: \$4,260,000 (includes 10% design conting.,**

**5% bid conting. and 3.9% escalation)**

**PRELIM. ESTIMATED PROJECT COST: \$5,400,000 (includes 5% project conting.)**

# PROJECT PHASES + PRELIMINARY ESTIMATES

**PROJECT #2:**

AUSTIN PAVILION RENOVATION (INT. & EXT), AUSTIN PAVILION OUTDOOR ACCESSIBLE PUBLIC  
BATHROOM ADDITION, AUSTIN PAVILION EXTERIOR STEPPED SEATING AREA

PAVILION RENOVATIONS + SITE WORK: \$6,752,000

NEW TOILET ADDITION: \$555,000

SOUTH PARKING LOT REBUILD \$363,000 (Town provides labor)

**PRELIM. ESTIMATED CONSTRUCTION COST: \$7,670,000 (includes 10% design conting., 5% bid  
conting. and 3.9% escalation)**

**PRELIM. ESTIMATED PROJECT COST: \$9,470,000 (includes 5% project contingency)**

**PROJECT PHASES + PRELIMINARY ESTIMATES**

Actual tax impact will depend on amount bonded and interest rates at time.

Depending on future fundraising and grant funding, preliminary estimated

tax impact could range from:

**Project #1 (Scenario A): \$11 - \$22 per \$100,000 of Assessed Value**

**Project #2 (Scenario A): \$24 - \$47 per \$100,000 of Assessed Value**

*Bonding options at present rates include*

*20-year bond @ approx. 4.25% or 30-year bond @ approx. 6.25%*

SCENARIO

A

BONDING – PRELIMINARY TAX IMPACT

### Further Schematic Design Project #1 and #2

- November 2022 – Next Public Meeting to review updated scenario

### Project #1 – New Parks Maintenance Facility, Pickleball, Tennis, Walking Path

- Winter 2023 – Village Approvals, Town Board Approval and Final Design Documents (Phase includes future public meetings)
- Spring 2023 Bid (Parks Bldg. & Park Improvements).
- Summer - Winter 2023/24 Construction (Parks Bldg. & Park Improvements).

### Project #2 - Austin Pavilion Renovation Project

- To follow Project #1

NEXT STEPS IN PROJECT SCHEDULE



## TOWN OF SKANEATELES

PARKS MAINTENANCE BUILDING & AUSTIN PAVILION - PHASE 1B  
SUMMARY PRESENTATION – COMMUNITY MEETING  
September 13, 2022

