

**COMPREHENSIVE PLAN SPECIAL BOARD
PUBLIC HEARING
MEETING MINUTES
March 4, 2015**

Comprehensive Plan Special Board:

Doug Sutherland, Chair
Jessica Cogan-Millman
Mark J. Tucker
Robert Eggleston
Jeffrey Harrop

Chairman Sutherland opened the meeting at 7:08 p.m. A recap of the comprehensive plan draft and process was presented to the audience. The draft has been modified to incorporate some of the comments made at the two informational meetings held. One of the recommendations that were made was for density neutral conservation. Page 14 illustrates the concept and the steps to develop land while protecting open space.

The next step for the draft comprehensive plan is for this Board to recommend the finalized draft to the Town and Village Boards, who will then introduce the draft and hold public hearings before adoption. Any comments regarding the draft can be sent to this board for the next ten days and can be sent to Karen Barkdull.

Jim Greenfield inquired why there is interest to designate Routes 41 and 41A as scenic highways.

Robert Eggleston requested that Mr. Sutherland explain the public hearing process. Doug Sutherland stated the public hearing would be interactive. Bob Eggleston stated that most public hearings are just for comments that the public can make and not necessarily dialog. Doug Sutherland recommended that this public hearing be more interactive.

Scott Molnar recommended to the board that the public hearing be formally opened prior to taking comments.

WHEREFORE, a motion made by Mark Tucker and seconded by Robert Eggleston and after an affirmative vote of all Members present, the Skaneateles Comprehensive Plan Special Board opened the public hearing.

David Laxton stated that although he likes the drafted plan, he has a few issues he would like to address. 1) Every household produces some hazardous waste; The Town should periodically host hazardous waste collection events to remove the potential for the waste to enter into the lake. 2) Initiate a recreation fee for new residents in new developments to help finance the trails maintenance and any new recreation facilities. Other Towns have implemented this fee. Doug Sutherland requested a list of any Towns that may have done so. 3) We need to make sure that the zoning upholds the right to farm and is farm friendly. Infrastructure dictates development and should not be in the agricultural district. Only viable agriculture will sustain the farms and

agricultural use. 4) He would like to see establishment of a local food hub that connects the farmers with the end users such as the restaurants. Local grants and assistance are available. Having the local businesses buy the local produce keeps the money in the community and allows the restaurants to know how the produce is being grown, where it is grown and what chemicals are being used (if any).

Francis Ward stated that in the mission statement section 2c is for a desire to have mixed land uses; however, in goal 5(2) (b) is states exclusively to the hamlets and downtown area of the village. This would exclude commercial development in the eastern gateway. He recommended removing the term “exclusively”.

Doug Sutherland stated that the plan does call for a joint village and town development of a plan for the eastern and western gateways; however, most activity should occur in the village center.

Dave Colegrove requested that the board answer Jim Greenfield’s question regarding scenic highways.

Bob Eggleston stated that 38 years ago there would have been no question regarding it. If you go down East Lake or West Lake Road, you have to ask if there is a lake there now. The lake is one of our biggest resources from a natural and scenic resource that draws people to it. You do not see the lake like you did in 1938 when farming was the predominate use along the lake. It has been recognized that there has been a loss of some scenic views and you can develop if one carefully uses the correct subdivision techniques with the existing conservation analysis that is required for conservation subdivisions. We have to make it clear that East Lake and West Lake corridors do provide important scenic highway attributes that need to be respected in the zoning and Town planning.

Carol Stokes-Cawley commented that under goal 5 section 6a that the Village’s “Climate Action Plan” be completed and adopted. The plan was adopted on September 24, 2014. She inquired if the density neutral approach should be used for the proposed Mirbeau development.

Jessica Cogan-Millman stated that it could be applied to the Mirbeau development. The Town Planning Board does consider the quality of the development, parking in front of buildings versus behind, breaking up impervious coverage with local landscaping, and rain gardens.

Mark Tucker agreed and stated that parking should be broken up.

Bob Eggleston stated that there are two types of sprawl. There is one house for every two acres and then there is the village putting one house every two acres. Villages and Hamlets are meant to be dense and there is a challenge as the Village zoning encourages large lots when they should be encouraging small lots and smart utilization of space. Doing a conservation subdivision in the Village is counter to the comprehensive plan. The eastern and western gateways need to be analyzed to develop a master plan to understand what the appropriate mixed-use development should be. Right now single family dwellings are prohibited in the eastern and western gateways and that is really not what the Notre Dame “Sustainable Skaneateles” plan is all about suggesting it should be a mixed use neighborhood that is walkable and self-sustainable. Putting commercial in those areas would be opposite to what you are trying to accomplish. Density neutral is more applicable to the rural areas of the Town.

Doug Sutherland stated that there may be some commercial applications where it might make sense but it does not apply to the Village.

Bob Eggleston stated that when you go up into the Hamlets you do have the Skaneateles corridor along the creek to consider. When you are developing a creek front property, you have to take into account the creek and how do you provide some mixed use such as an outdoor recreation area along the creek next to the commercial use

Jessica Cogan-Millman state that Carol raised an excellent point that even in Villages you can play with your floor area ratio. You can accommodate all potential commercial growth in a single story pattern or you can accommodate the commercial development with two story buildings with density neutral zoning and with overlapping parking needs. As an example a restaurant using parking at night sharing parking during the daytime for the office building below. Density neutral as a concept could be applied to a commercial development.

Craig Richards stated that a definition of view sheds has not been included in the revised draft of the comprehensive plan. There is an array of things that can happen in terms of the lake roads but also country roads. There needs to be a basis to guide the zoning – will there be limitations set for no development, how much development. A definition is needed to start the process.

Jeff Harrop stated that there is no definition in the glossary but that it can be added. There are appendices that may directly and more appropriately address view sheds.

Craig Richards stated that this board will be recommending the final plan to the Village and Town for adoption, and inquired if the Town will refer the plan to the Planning Board for comment.

Doug Sutherland stated that the Planning Boards have provided comment on the draft. The formal adoption of the plan occurs at the Town and Village Board levels. This occurs after the Planning Boards have reviewed it and the committee has, which has occurred over that last couple of years. The comprehensive plan is a guiding document and not a governing or regulatory document.

Jim Greenfield stated that the Planning Boards reviewed the draft at the initial stage and recommended that it be sent back to the Planning Boards for final review and comment.

Scott Molnar stated that according to Town law, the committee or board developing the plan must consist of one member of the Planning Board from each municipality involved. Mark Tucker and Doug Sutherland agreed to be the representatives from their respective Planning Boards.

Doug Sutherland stated that he serves on the Village Planning Board and that they talk regularly. Jim Greenfield inquired if he speaks for the entire Planning Board. Doug Sutherland stated he does speak with other Planning Board members. There has also been a joint meeting with the Planning Boards in the fall to review the draft, and there have not been significant changes to the plan.

Dave Colegrove suggested that goal 5 section 6e be restated the have the last line read, “program could be a model for New York State.”, instead of mentioning other county programs.

Doug Sutherland stated that he agreed with the statement as we can be a leader, and that the section will be reworded.

Andy Ramsgard stated that the overall comprehensive plan is good; however, the comprehensive plan references the Notre Dame report "Strategies for Sustainable Skaneateles" with many of the maps shown in the comprehensive plan draft. This can be misleading to the public as many of the drawings reflect new street additions that would cross Sachem Drive, join Teasel Lane and Goodspeed, and eliminate dwellings such as the Coronas, Youles, Kinder, Dr. Nichols, and the Carlbergs. The design shows what could happen with new growth and reflects 369 new homes on the east side. When this document is attached to the comprehensive plan, it becomes part of the plan and can influence property values. Other areas include development of Austin Park for housing, and he suggested that the study be listed as a reference instead.

He recommended smart growth principles as outlined by the APA (American Planning Association) is added as an appendix to encourage development with the smart growth ideas rather than tell them what they can do.

There are also references to the LEED program and organization. The organization, which he is a part of, is a proprietary organization. The LEED program was established in 1993 and there are many other worthy organizations as well. LEED is valued now but it may not be relevant in 5-10 years.

Andrea Corona stated that the map on page 19 is confusing and would like to see better visuals incorporated into the comprehensive plan that a layperson can understand.

Doug Sutherland stated that the Notre Dame plan is not being proposed. He continued stating that the Notre Dame plan was created by graduate students and not professionals, and their plan is more suited for high growth areas like Orlando, Florida. On the top of page 19, the comprehensive plan states an action plan of developing a master street plan consistent with the principles outlined not consistent with the Notre Dame plan. If you have existing streets and there is growth overtime, connection of existing streets into the Town makes sense.

Bob Eggleston stated that the Notre Dame Plan drawing is an illustrative drawing and is not going for approval to the Town and Village. What is going to the two municipalities is the draft comprehensive plan, which includes that as a way of conveying concepts.

Connie Brace requested that Scott Molnar provide a synopsis of the process for adoption of a comprehensive plan.

Scott Molnar stated that the Town and Village appointed the board for creation of the plan with appendices. Town Law requires this committee to hold 1-2 public hearings for input. Once the draft is completed, it is referred to the Town and Village Boards for adoption. The Town and Village boards will refer it to the Planning Boards and Zoning Board of Appeals for their comments then the two municipalities will adopt the plan.

Paula Conan inquired what the time is to submit comments and whom the comments should be directed to.

Doug Sutherland stated after tonight's meeting there will be a 10 day period for written comments that the board is charged with finishing the comprehensive plan document and

recommend the final draft to the Town and Village Boards. There will be additional public hearings by the Village and Town Boards where comments can be submitted.

Bob Eggleston stated that comments on the draft comprehensive plan should be submitted within 10 days to Karen Barkdull and that she will compile and forward to this board.

Paula Conan thanks the board for developing the plan.

Bob Eggleston stated that this was a five-year project and the credit goes to Cathy Dove and the committee who drafted the comprehensive plan. There were a number of committee members and people from the public who have participated.

WHEREFORE, a motion was made by Mark Tucker and seconded by Jessica Cogan-Millman to close the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

As there was no further business, the meeting was adjourned at 8:15 pm.

Respectfully Submitted,

Karen Barkdull, Secretary/Clerk