

Village of Skaneateles  
Planning Board Meeting  
January 7, 2016

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In the matter of the Review of a request received from David Loftus, Esq. to consider the drainage easement encumbrance effecting Lot 14 of the Whitegate Subdivision

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Present: Bruce Kenan, Chairman  
Douglas Sutherland, Member  
William Eberhardt, Member  
Brian Carvalho, Member  
Stephen Hartnett, Member

Riccardo Galbato, Attorney for the Planning Board  
Jorge Battle, Acting Clerk to the Planning Board

Village Trustees Marc Angelillo, Gregg Eriksen  
Robert Eggleston, Route 20E  
Bill Murphy, Bill Lynn  
William Brown, Mike Caraccio

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The meeting was opened at 7:31pm. The Chairman stated that this matter is to "consider a drainage easement encumbrance effecting Lot 14 at the Whitegate Subdivision.. I don't know if *there is anyone here to pursue that issue. Apparently not.*"

Attorney Galbato suggested that this matter could be held in case Mr. Loftus shows up.. The Chairman said, "we will that. It was scheduled for 7:40. We are a few minutes early. But we will move on and take that up if Dave Loftus appears, with anything on that subject tonight."

Meeting then moved onto the next item on the Agenda.

# Village of Skaneateles Planning Board Meeting January 7, 2016

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-In the matter of the application submitted by Andrew & Kristi Peterson to vary the strict application of Section 225-A5, Density Control Schedule for Percentage of open area; to construct a 16ft. by 36ft. in ground swimming pool with concrete surround and fencing at the property addressed at 17 Academy Street in the Village of Skaneateles.

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Present: Bruce Kenan, Chairman  
Douglas Sutherland, Member  
William Eberhardt, Member  
Brian Carvalho, Member  
Stephen Hartnett, Member

Riccardo Galbato, Attorney for the Planning Board  
Jorge Battle, Acting Clerk to the Planning Board  
Andrew Peterson, Applicant  
Robert Eggleston, Architect for the applicant

Village Trustees Marc Angelillo, Gregg Eriksen  
Bill Murphy, Bill Lynn  
William Brown, Mike Caraccio

The meeting was opened at 7:34pm. Robert Eggleston, Architect for the applicants made the presentation. he said, "the Petersons own the property at 17 Academy Street. They would like to put in a swimming pool that is 16 by 36 in the back yard. There is a section in the Zoning Law that addresses this and requires that you have a 25 foot set back to the rear and the side. We do have that. There's no problem with set-backs. The only variance that we are asking for is the Open Space, area, in that we will be dropping from 82% to 76 percent. Obviously, there aren't any physical large buildings. This is all flat. What will happen is there's an existing retaining wall that is slightly slopes up in the back. It's a gentle slope. They will put in a small 2 foot tall retaining wall in the back lawn to level this area out."

The Chairman asked, "the rear property line is higher than the pool? Eggleston replied, "yes. It kind of shows in the photos to some extent"

Eggleston continued, "as far as screening, they actually have some very nice screening because there's 3 garages on their east property line from State Street properties. So that's fairly well screened just by the neighbor's garages, and an existing 6 foot fence that goes around it. There is an existing hedge row along the back side of the property....then they do have a fence adjacent to the Kowalski's that is a 6 foot high privacy fence. The only additional fence required will be from the corner of the garage to the east line. We'll put a gate in there, and then just closing off on the west side of the house - there's about a 2 foot section between the house and the fence. That will be all enclosed.

They have talked to the neighbors and they have had no objections. They are getting a 'no objection letter' signed for the Zoning Board of Appeals. I felt that it was critical to make sure that the neighbors have no objection with the pool going in."

The Chairman said, "so the rear yard is fenced at the present time. So, you just need the two in-fill pieces." Eggleston said, "yes, it is fenced, and just (need) the 2 in-fill pieces. There's a chain link fence and then the hedge row."

Member Carvalho said, "I know that they put in a new fence this summer, and it certainly 6 feet. It looks like some of these other ones are not up to that height. Are they going to be?" Eggleston said, "Four feet is the requirement for pools. And those are 4 feet. So, they meet the requirement."

Member Eberhardt asked, "the ones in the rear are 4 feet?" Eggleston said, "yes. That's a four foot high chain link fence."

Member Carvalho asked what the materials are for the retaining wall? Eggleston said, "it would probably be modular masonry unit type of thing. Better than Versalok - stone looking type modular units." Carvalho said, "that would be better. It really makes it look nice." Eggleston said, "it won't be Versalok. But it will be a modular masonry unit. It won't be actual stone, it will be a stone-like modular masonry unit. They have to put the concrete around for the edge of the pool, just to stabilize it. So, that has to be a concrete - perimeter."

The Chairman if there were any other questions from the Board? The Chairman asked for a motion.

Member Eberhardt said, "I make a motion that we recommend the Zoning Board of Appeals approve the variances as requested for the Peterson application dated 12-21-15."

Seconded by Member Sutherland. The vote was 5-0 in favor of the motion. The meeting was closed at 7:37pm

# Village of Skaneateles Planning Board Meeting January 7, 2016

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In the matter of the application submitted by William Lynn to vary the strict application of Section 225-A5, Density Control Schedule, for Percentage of structure width/lot width; and Section 225-14C(5)(a/b) Accessory Buildings, distance to lot lines or structures; to construct a 73 sqft concrete planter, and wood pergola for outdoor seating and to install a 48.6 sqft storage shed with relocated parking stalls at the property addressed as 22 Jordan Street in the Village.

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Present: Bruce Kenan, Chairman  
Douglas Sutherland, Member  
William Eberhardt, Member  
Brian Carvalho, Member  
Stephen Hartnett, Member

Riccardo Galbato, Attorney for the Planning Board  
Jorge Batlle, Acting Clerk to the Planning Board

William Lynn, Mr. Germain, Applicants  
Bill Murphy, Architect for the applicant

Marc Angelillo, & Gregg Erickson, Village Trustees  
William Brown  
Mike Caraccio  
C. Daniel Shulman  
Robert Eggleston

Chairman Kenan opened the meeting at 7:42pm announcing the application of William Lynn for 22 Jordan Street.

Bill Murphy, Architect for the applicants said, "the land between State Street and Jordan Street, in behind the back there has been used for public parking for a great number of years. It is the Village Municipal Lot. What we are looking to do is shift a couple of spaces that are actually on Mr. Lynn's parcel. There's a small dead corner that exists back there because of parking that happens in two directions. We would like to erect a planter and a trellis and create a small pocket of outdoor dining, as well as erect a shed. Seeking permission to keep the shed there. The shed has been installed, and we are now here seeking permission to keep that shed there. The outdoor dining and trellis and planted would allow a little safer condition to enter the back door of the and the front door of the building and the front door of Skaneateles Scoops. The big issues are in the Downtown D District, when you have an accessory structure you need to be 20 feet off the line. Given that we are in the parking lot here and this is parking in this direction (shows on plan), we are hoping that we can make that as close to the lot line as possible. Thus we are asking for a pretty large variance for that side yard set-back.

Murphy continues saying "the planter will provide a little bit of a buffer. Then the portable planters are used by Mr. Lynn to basically guard his parking spots for his dwelling unit on the second floor of the building. He pulls those planters out when he has to move his vehicle, so that when he comes back those spaces are still there. There are a couple of photographs and a rendering in the packet to take you what the proposal is with the trellis. He intends to keep it open but allow a little bit of lighting to be installed in there. The trellis being open and the lighting installed within, would cut down glare to any of the residential units on the opposite side of the lot."

Member Carvalho asked, "is this a fire lane coming through here? Murphy said, "it's a driveway - access." The Chairman asked, "how does this configuration of parking and the location of the proposed shed effect the traffic circulation and parking out in the Village Lot overall?"

Murphy replied, "I believe there is very little to no implication. It would get a little narrower here (points on site plan)." The Chairman asked, "don't we need to see that layout to understand the impact on the circulation within the Village Parking Lot?" Murphy explains using the site map, "this is a one-way traffic." Member Carvalho asked, "is this the alleyway that the Mayor has been trying to enclose?" Murphy said, "I believe that there have been discussions to that nature. But, that's not part of this proposal...it's a one way direction of traffic, and Doug Clark's building sits on his side of the line. There's plenty of lane-width here. You are looking at almost 20 feet of driveway clearance. We are only asking to shift it about 6 1/2 feet."

Chairman Kenan said, "we've examined a number of changes over the years in and around the periphery of that lot, and I think each time it was always done in the context of the overall circulation and parking in the lot itself. It's not so much how much ??? do you need for each individual space as it is as how does the whole common area of the lot function. I'm not sure how we can respond to this without seeing as how it relates to everything around it."

Murphy said, "I can certainly work with the Village. If someone could point me in the direction if who would have the parking map that currently exists. I'd be happy to get that any lay this on top of that." Village Trustee Marc Angelillo said, "I think Mike Byrne would have the map and Shanon Harty would be the person to talk to. Mike Byrne is our attorney."

Applicant Lynn said, "I don't understand what we are losing." Murphy said, "they are not necessarily losing anything. They just want to see all the parking that relates on the property." Member Hartnett said, "see how the flow works." Murphy said, "being that we are making a modification, the Board wants to see it in context with the whole parking lot, as opposed to just what we are showing as our parcel. Did I state that clearly?" The Chairman said, "yes. You have the property line shown here and the building and what you want to do. You are doing some things right up to the property line, which may work absolutely fine with everything around it - or it may not. You can't really answer that question without seeing what going on."

Murphy said, "right now, there's a wall here (pointing on the photo) that exists. You can see that the length of this stripe is much longer than a car, much longer. It's a long space. Walso have an additional amount of footage behind that space." The Chairman said, "and according to this

picture there's parking on the other side of the line. A photograph is one thing. We have to see plan how all these things relate to make sense out of it."

Murphy said, "there should be a document." The Chairman said, "there had been previous applications for different facilities around the periphery of it, so somewhere within what Shannon Harty would have or within the files of the Building Department, there must be plans that show what's there now." The Applicant asked, "is this for moving traffic?" The Chairman replied, "moving and parking." Applicant Lynn said, "these two spots aren't moving. So we are concerned about that spot?" The Chairman said, "I don't know what's there now." Murphy said, "what's there now are these 3 spots, 1, 2, 3 - dotted lines, they start here and we are just pushing them this way about 6 1/2 feet. These spots stay. Everything stays. Really this is one-way traffic. I agree it would be nice to have it in the context. We don't have that information."

Member Carvalho said, "the only thing we don't know is what happens from here over." The Chairman asked, "is this just wide-open pavement here or is there parking?" Applicant Lynn said, "there is parking all along here." The Chairman said, "that's the point - to look at this without having any context." Murphy said, "we have an aerial photograph, but it certainly doesn't show it to the level of detail that you are looking to see it in. If you look on there, it's a little small, but you can see that this is angled parking through here and this is Mr. Lynn's vehicle. You can see that the lane of traffic there is pretty significant and since we are not moving that parking space - we can show it that way - we just have to go through some red tape to get there for you. There's really no change to the way that the lot flow works. The lot flows in this direction, or is supposed to flow in that direction, as the way of angled traffic."

The Chairman said, "all these properties are interdependent there in the way that they flow and function." Murphy said, "we are not looking to change the flow." The Chairman said, "I don't know what the problem would be, but unless you look at the overall plan, I don't know how to know what the problem would be."

Murphy said, "so it sounds like we need to come back next month with a little larger site plan that incorporates more of the lot." The Chairman said, "there are plans that exist that show that. We have reviewed them in the past." Murphy said, "it is just a matter of putting our finger on it. So, I will get with Shannon Harty." The Chairman asked, "how does the Board feel?" Member Hartnett said, "fine with us." Member Sutherland said, "I think it's going to work fine from what's there. Just making sure that we aren't inadvertently doing something. - make sense." Applicant Lynn asked, "can we just bring the flow as it is now and compare it to that? Is there more work that we need to do?" The Chairman said, "you'd want to draw this and that on the same plans so you can see how they relate. There may be an improvement you can make in the flow and the parking yield over what's there right now. Because there's all these odd shapes that come together."

Murphy asked, "are there any other comments before a motion is made? Can we discuss the rest of the application? Or, any other thoughts that the Board might have?" Member Hartnett said, "or the applicant could request to extend it to next month." Member Sutherland said, "in terms of guidance - the balance looks fine to me. It is the sort of thing that right off of that parking lot, I think that it's fine." The Chairman asked, "do you want to see the overall plan, or do you want to

act on it?" Member Sutherland said, "in terms of the planters, the seating area, all of that, given what's going on around it, I think it's fine."

The Chairman asked for a motion. Member Hartnett said, "I make a motion to extend the application until the February meeting."

Seconded by Member Carvalho. The vote was 5-0 in favor of the motion. The meeting was closed at 7:54pm.

**Village of Skaneateles  
Planning Board Meeting  
January 7, 2016**

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-In the matter of the application submitted by Thomas& Karen Lunde to vary the strict application of Section 225-A5, Density Control Schedule for Percentage of open area, and Section 225-14(d) Swimming Pools 25ft. distance to lot lines; to construct a 18ft. by 36ft. in ground swimming pool with concrete surround and fencing at the property addressed as 5 East Lake Street in the Village of Skaneateles.

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Present: Bruce Kenan, Chairman  
Douglas Sutherland, Member  
William Eberhardt, Member  
Brian Carvalho, Member  
Stephen Hartnett, Member

Riccardo Galbato, Attorney for the Planning Board  
Jorge Batlle, Acting Clerk to the Planning Board

Robert Eggleston, Architect for the applicant  
Village Trustees Marc Angelillo, Gregg Eriksen  
Bill Murphy, Bill Lynn  
William Brown, Mike Caraccio

The meeting was opened at 7:37pm . The Chairman asked if there was anyone here representing the Lundes? A letter was distributed to the members of the Planning Board . The Chairman said, "in the absence of their presence, we have a letter from the Lundes. We will take a minute to read it. (copy placed in the file). The Chairman then asked for comments and thoughts on the application presented by the Lundes? It is a reduction in open area to 80 percent..

Member Carvalho said, "the comment that I have is I was hoping they would be here to answer it.. we just got this letter tonight...it doesn't talk about , does talk about screening. But their plan doesn't show.'

Member Sutherland said, "there's something about fencing, but they don't say what it is."  
Member Carvalho said, "where the fencing is or where the screening is."

The Chairman asked, "do you want to put this over to a later meeting when they can be present?"  
Member Sutherland said, "Yes, I'm fine with that." Member Eberhardt said, "the neighbors need to know."

Member Sutherland said, "I make a motion that we hold this over to the next meeting, and if either the Lundes or a contractor or architect are representing them, can explain what they are doing . That would be great."

Motion seconded by Member Eberhardt.

Attorney Galbato asked, "does that letter have an email address. Maybe in the absence of Dennis (Dundon) maybe I can email the letter." Member Carvalho said, "just a phone number."

The Chairman said, "it has some phone numbers with a non-local area codes." Attorney Galbato said, "I'll see what I can do."

The vote was 5-0 in favor of the motion.

The meeting was closed at 7:41pm

Village of Skaneateles  
Planning Board Meeting  
January 7, 2016

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In the matter of the application submitted by Kim Weitsman for a Site Plan Review Amendment to add an 18 car parking lot, berm, plantings, formal vegetable and cutting garden, walkway and pavilion and garden fence to the property addressed as 53 West Genesee Street (Krebs Restaurant) in the Village of Skaneateles

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Present: Bruce Kenan, Chairman  
Douglas Sutherland, Member  
William Eberhardt, Member  
Brian Carvalho, Member  
Stephen Hartnett, Member

Riccardo Galbato, Attorney for the Planning Board  
Jorge Battle, Acting Clerk to the Planning Board

Village Trustees Marc Angelillo, Gregg Eriksen  
Robert Eggleston  
Bill Murphy, Bill Lynn, Mr. Germain  
William Brown, Mike Caraccio

Meeting opened at 7:30pm. Chairman Kenan said that the first matter before the Board is the application from Kim Weitsman for a Site Plan Review Amendment at Krebs at 53 West Genesee Street. Once again there has been a request that this be postponed for a month. is that correct?"

Attorney Galbato said, "yes, based on a mutual consent of the applicant by email from (Attorney) Doreen Simmons, that the application and decision for Site Plan Review be extended and continued to the Planning Board's February meeting, which is right now scheduled for February 4th, 2016. So, just a motion to that effect would be good."

The Chairman called for a motion. Member Sutherland said, "move that we, by mutual consent, move the continuation to February 4th, 2016. Seconded by Member Hartnett. The vote was 4 in favor with Member Eberhardt abstaining. The meeting was closed at 7:31pm.

# Village of Skaneateles Planning Board Meeting January 7, 2016

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In the matter of the application submitted by Craig Froelich (Craig A. Froelich Revocable Trust, Barbara A. Froelich Revocable Trust) for Site Plan Review, to demolish the existing main house and to construct a 2-sty, 6 bedroom, 5,971 sqft. house with decks, porches and breezeway at the property addressed as 100 West Lake Street in the Village of Skaneateles.

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Present: Bruce Kenan, Chairman  
Douglas Sutherland, Member  
William Eberhardt, Member  
Brian Carvalho, Member  
Stephen Hartnett, Member

Riccarco Galbato, Attorney for the Planning Board  
Jorge Batlle, Acting Clerk to the Planning Board

Robert Eggleston, Architect for the applicants  
Rudy Zona, Site Project Engineer for the applicants

Marc Angelillo, Gregg Eriksen, Village Trustees  
William Brown, Mike Caraccio, C.D. Shulman

Chairman Kenan opened the meeting at 7:45pm announcing the application of Craig Froelich for property at 100 West Lake Street/

Robert Eggleston, Architect for the applicant made the presentation. He said, "Craig Froelich has purchased the property at 100 West Lake Street. This is a 45000 sqft. lot - that doesn't sound right - no it is much more than that. I thought it was about a 3 acre lot - 3 1/2 acres. It has an existing house. I believe that this house was a guest house for the house to the south. It's not oriented towards the lake. While it's a nice house, it doesn't really set well or utilize the property well. The do have a very nice yard with some large trees in the back and there is a boat house that was renovated a few years ago down on the lake and it has some less well maintained lake frontage, with some rocks and some deteriorating sea wall areas. There's also a 3-car garage with a small little apartment above it. Then there is an old historic garage next to it."

Eggleston continues - "what he would like to do is take down the house and build a new house down by the Lake. Actually, we worked with 3 or 4 different locations, taking different options to find the right place. We really didn't want to get it 50 feet off the Lake, which we are allowed. There's a sewer line that bisects the property, and we didn't want to get it all on the backside of the sewer - it put it a little further back than we wanted. So, we actually chose to place the house just east of the sewer line. Place the garage just west of the sewer line. Then we will make an open breezeway which is a roof that will span across the easement connecting the garage to the house. We meet all the required set-backs. We meet the open space area. We are only 92% open

space, where 90% is required. We have a traditional house with some transitional elements to it. It will be a 2-1/2 story house on the back side. We will be incorporating shingles and bevel siding and some stone. It will be a 6 bedroom house - 4 on the main floor, one in the basement and master on the main level. The house itself totally complies. We will be doing some regrading of the driveways, to come down and we've worked carefully to try to preserve any of the elements of the property that we can. Keep as many trees as we can. There are a couple of trees down here near the house that actually have some large holes in them, just waiting for the next storm to take them down. So, we are able to maintain several of the large trees around the house as best we can."

Eggleston continued - "we have submitted a request to Shannon Harty for a concept of placing this breezeway over the easement. When I talked with her early-on, there's no recorded easement that the Village has been able to find that spells what you can and can't do. It is obviously an easement of necessity for the Village to come through and maintain that sewer line. There is a manhole that is just north of the area where we will be building. What we have proposed to Shannon - I'm not sure if you received a copy of that correspondence to her or not. What we have proposed is that we will scope the sewer line south of this manhole to check out its condition. We are assuming that it would be prudent to replace the sewer line. So, what we would propose is that we would provide another manhole at the south end of our property so that we can replace with an appropriate PVC pipe, the sewer line on the property itself. That will assure trouble-free maintenance of the sewer line for the next 50 or 100 years, or something of that nature. Then the breezeway, itself, is structurally supported beyond the easement on each side. It's supported off the garage. There's a set of columns just over the easement line, and it will be connected to the house. So, basically this serves as a bridge that crosses over that. We would also entertain formalizing an easement with the Village to put it in writing. We would also grant the Village the right to use the driveway for accessing that sewer line, because right now, technically, they have to come in off a public way to where the sewer is, and then travel across everyone's property to get to it. So, we would put together an easement that would offer the Village those conveniences for any future maintenance of it. Then we would only ask that in the future the Village would use any reasonable technology to minimize damage to the property should they have to come in and some repairs on the sewer line. So, that's something that I am again waiting for Shannon to respond back. Probably it will ultimately go to the Village for that approval."

Attorney Galbato said, "Bob, in your Site Plan it references a book and page of a sanitary sewer easement. Is that for that property? It's got the arrow in that blank spot." Eggleston said, "all I know, that's something that came off the survey." Attorney Galbato said, "we can pull that and see." Eggleston said, "pull it. I talked to Shannon, and she said that there was no easement." Attorney Galbato said, "or your client can look at their Abstract and see if it shows in there." Eggleston said, "sure, we can do that."

Eggleston continues, "what we are here, besides pointing out the sewer situation...(to Zona)..do you recall how deep that sewer is?" Engineer Zona said, "I believe it was 5 or 6 feet." Eggleston said, "this is spelled out in my narrative on the second page, about the sewer easement. The Site Plan Review is that in that we are disturbing more than 3,000 square feet within the Skaneateles Lake Watershed Overzone, and also rebuilding the sea wall at the lake line - we are required to get a Site Plan Review....we have put together a grading plan. We put together an

erosion control plan and a SWIPP. We have given this to the City of Syracuse to review. Rich Abbott has responded saying that he had no objection to the project. We are using rain gardens and things like that to incorporate means managing the water." Engineer Zona interjects that the sewer line is 9 feet. Eggleston continues, "we will be incorporating rain gardens and things like that to help control water on the slope. The erosion control plan is as much about during construction making sure we have proper sequences and things like that. We will be disturbing more than an acre of land, so we will be taking out a SPEDES Permit from DEC. Again, Rudy Zona is prepared to discuss that process through. I'm going to let Rudy Zona to discuss the erosion control plan, because that's really the main focus of what we are here for."

Rudy Zona, Project Site Engineer said, "this is the erosion control plan that we have prepared. The DEC, if you disturb more than an acre, you have to apply for that SPEDES Permit. As part of that we put together a SWIPP and do inspections on the site every week to prevent any erosion from entering the Lake. We know we are in close proximity to the Lake. We do these all around the lake and typically what you do is - in this site it is pretty simple. Everything goes two ways. From about the existing garage and house to West Lake Street goes toward West Lake Street. The other half goes pretty much directly toward the Lake. So, it would be pretty easy to maintain and control run-off within the site. We've just got to ring a silt fence down at the bottom. We've got a concrete wash-out area and construction entrances, so that car and trucks that are using the site can clean themselves before they leave during construction. Most of the run-off, once they get this road get collected will be caught by the driveway itself. The driveway will serve as kind of a barrier itself. It's already going to go to a storm water management facility along the south side of the property right at the low point of the driveway, there between the house and the drive. To the west of the sewer - basically what we are going to do is what we do on most construction projects - we have a sequence and some plantings and some other things to clean up the site after it's completed. Under construction, while there's open soils, we'll still have to inspect once a week."

Chairman Kenan asked, "what is this storm water BMP?" Zona replied, "Best Management Practice. That is a --a dry swale in that location. Basically, it's going to be a depression in the grass that will collect water off the driveway - hold it, release it at a slow rate and treat it, and allow any infiltrate to take advantage of any infiltration that is there. What ever that does not get infiltrated in the bottom of that, we are going to create...a big grass bowl. In the bottom of that, it will have a strip in it that's got permeable top soil and a bleeder pipe at the bottom with 30 inches of sand. So, it will have to go through 6 inches of top soil, then it will have to though another 30 inches of sand to hit a bleeder pipe, then it will discharge down the existing swale." The Chairman asked, "that's a permanent installation?" Zona replied, "yes. It will be mowable. It will have water in it if it rains, less than 48 hours, then after that you'll be able to mow it. It will look just like the rest of the lawn. But there will be a little berm along the edge there, along the easement. The others are rain gardens. The Syracuse Water Department has one right out front."

Member Carvalho asked, "that storm water discharges?" Zona said, "yes. If anything makes it through the top soil and the 30 inches of sand into that little pipe, it will bleed out the pipe and down the slope." Eggleston added, "back onto the grass." Member Carvalho asked, "will there be rip-rap or something there?" Zona, using the drawing said, "right here you can see that there will be a little discharge pipe down through there. It will be a very controlled release. The only way

the water gets out if it goes through the soil. There's a cross section of that dry swale here." Eggleston said, "the whole idea is to take the immediate run-off and control from washing down the slope."

Member Carvalho, looking at the drawing, said, "so, this is what it is going to look like." Zona said, "the outlet, that's correct. It's going to be a very small pipe, so there will be a very small rip-rap there. It's not like a drainage pipe on a road where you can see the outlet and going to have water coming out of there. it's going to be very, very slow trickle, because like I said, it actually has to make it through all that soil and the voids in the soil before it gets there. I think that Anyela's has a bio-retention on the low side of their facility. It would be similar to that, but not as deep, but similar to that, only it wouldn't have tall grass in it. You'd be mowing it...(chit chat)...the main purpose for that one and these other ones are mainly to treat the water."

Member Carvalho asked, "is there a landscape plan showing screening?" Eggleston replied, "we haven't developed an actual landscape plan. Right now we are maintaining the vegetation along the two property lines. The south property line is well vegetated and it's got a nice thick natural vegetation. The north property line - the vegetation kind of comes and goes. There's a row of trees and also a fence that's been put in there. I believe it's the neighbor's fence. We will be developing some landscaping. Obviously, what we are interested in - by pushing the house back so it's about 110 feet at the closest point to the Lake, we are very interested in maintaining the view over the boat house and around this point. We really have no view once we get to the property line because this does have a fairly mature hedge on it. That shows up in the photographs (shows and explains them to Member Carvalho)..." Zona says, "you can see the houses on the northern property line." (chit-chat)

Member Hartnett asked, "are there any changes to the boat house area, just the wall?" Eggleston said, "none. Just the sea wall and what that will be is stacked limestone rock that shown on the details in my plan."

Chairman Kenan said, "talk to us about the dock that shows up here." Eggleston said, "we will be applying to the DEC for a dock that would be pilings that are driven into the Lake. At this point, the only requirement is to get a DEC Permit for kit. But, there will be a series of about 8 pilings that will be put in." The Chairman asked, "and by that you mean what? What are the pilings?" Eggleston said, "they are steel pilings, (asking Zona) have you developed a DEC Permit yet or not?" Zona said, "we have not." Eggleston continued, "what we would like to do is take about an 8 inch steel piling. It's then driven into the ground and then filled with concrete and then we just build the structure on top of that." The Chairman asked if it was open under the dock? Eggleston said, "it is open underneath. There will be a skirt down to high water. The dock level will probably be about a foot and a half above high water. So, there will be about a foot and a half skirt that goes around the perimeter of it."

Member Carvalho said, "part of our criteria for the Site Plan Review is the adequacy of landscaping and set-backs. You haven't provided a landscape plan." Eggleston said, "at this point, if it relative to concerns of the neighbors, I think that the existing landscaping that's there provides adequate screening and that type of thing. No, we haven't actually provided a final landscape plan of what they want to do on the elective end of the project."

Chairman Kenan asked if there were any questions or comments? Member Sutherland said, "the house is pretty big, and pretty visible. It kind of looks like it might have been built most anywhere. What you are doing is you are removing kind of a classic Skaneateles turn-of-the-century house and the one that you are dropping in is a lot closer to the water, and much more visible. It just doesn't look like Skaneateles. It looks like it could have gone anywhere in the country. If it were small, maybe that's one thing. But, it's so large, it's a little jarring."

Member Eberhardt said, "this Site Plan is really complicated for me...the Site Plan and the drainage are very complicated to me. Wonder about getting Shannon's opinion, if we needed another opinion or not." Member Hartnett said, "that's a good idea." The Chairman asked, "what would you like to do?" Member Hartnett said, "like a suggestion to push that again the bring Shannon in to answer some questions in regards to the sewer lines and the easement and the Site Plan." Member Eberhardt said, "I think that's a good idea, yes." Member Hartnett said, "I think that's a very good idea."

Attorney Galbato asked, "does the Board want a landscaping plan?" Member Carvalho said, "if it's going to be continued...something more detailed than that." Attorney Galbato said, "what I gave you is some of the items that you can ask the applicant to present." The Chairman asked, "is that something that you want to request?" Member Carvalho said, "yes, I think so." Member Hartnett said, "according to Rick it is something that's required. So, yes." Eggleston said, sorry, the last you were talking is having Shannon look at that, is that what the question is?" Attorney Galbato said, "Brian is talking about a landscaping plan." Eggleston said, "oh, a landscaping plan. So, we can develop a landscaping plan." Member Hartnett said, "and I think we need to have Shannon answer a couple of questions for us." Eggleston asked, "and this will be referred to Shannon? What we'd like to do is get a meeting set up with her. I've asked for meetings up to this point. I know she's been busy but, we'd like to sit down and have a meeting with her." The Chairman said, "maybe we can ask her to attend our next meeting." Eggleston said, "I'd like her to review before the next meeting." The Chairman said, "but, if she could attend..." Zona asked, "you don't have any objections to us talking to her directly?" The Chairman said, "no, of course not." Member Hartnett said, "I think it's important that you get a chance to talk to her. But, I think it's important that she comes for the next meeting, if possible." Zona said, "if I can make her comfortable, then she could explain to you, that she's comfortable, that would give you a better level of comfort,"

Attorney Galbato said, "it might be easier if you asked your client to look at the Abstract see about the easement." Eggleston said, "we will provide that - book and page reference. So, we will find the esement." Attorney Galbato said, "if it exists...book and page, or the client's abstract look through it to see if there's anything from the Village regarding the sewer." Eggleston said, "we will develop a landscape plan for next month and have this referred to Shannon for her review on both the ....." Zona asked, "does she have all the documents? Will you distribute them or do we?" Attorney Galbato said, "Bob could email them to her, and she would have access in John's file for all of this. She's just across the building here."

Member Hartnett asked, "just a suggestion, could we do this by request of the applicant, to move this to next month, to get the questions answered?" Attorney Galbato said, "it should still be by motion." Eggleston said, "you need to make a motion. We have no objections to that."

Member Eberhardt asked, "what about Doug's comment?" Eggleston said, "I don't find this house objectionable. This happens not to be the house that Doug wants to live in. We don't have Downtown D design Standards, and don't have the architectural standards that we have in the B District. I think we have put together a thoughtful house for the client, with what the client wants. I think it has traditional elements in it. I guess, as far as the question of size, I'd have to go through the tax rolls to see how it compared with other houses. West lake Street has large homes on it and I don't see that this is being out of character with that."

Member Eberhardt asked, "how do you feel it is relative to the character of the Village of Skaneateles?" Eggleston said, "I think it has traditional elements in it. It is not going to be a reproduction of the iconic architecture that is already here." Member Sutherland said, "our first site plan thing that we measure is harmonious relationship between the proposed uses and the adjacent uses. This one seems like it's less than harmonious. It just feels like something very large that got dropped in. Things that Rudy described may all work fine. But, in the end it's just a really big house that seems out of character - less than harmonious. My thought. Maybe the others feel differently. It's kind of big."

The Chairman asked, "what's the Board's pleasure?" Member Carvalho said, "maybe you pick up some of the architectural characteristics of the house you are tearing down. You admitted that was a pretty nice house. What you are proposing is nothing like what you are tearing down." Member Eberhardt said, "that would be nice."

Member Hartnett said, "I agree with the comments on the looks of the house. We need to move this to next month, with other items answered." The Chairman asked for a motion.

Member Hartnett said, "I will make a motion that we move this application to the February meeting and request Shannon to attend."

Seconded by member Sutherland. The vote was 5-0 in favor of the motion.

The meeting was closed at 8:22pm