

Village of Skaneateles  
Planning Board Special Meeting  
August 4, 2016

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Area variance recommendation in the matter of the application of John & Stephanie Devins to vary the strict application of section 225-A5 Density Control Schedule for Side Yard, left; Both side yards combined; and Minimum open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to remove an existing patio roof and construct a new patio with roof over at the property addressed as 26 State Street in the Village of Skaneateles.

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

Riccardo Galbato, Attorney for the Planning Board  
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant  
John & Stephanie Devins, applicants

Gregg Eriksen, Village Trustee  
Mike Dudden, Skaneateles

At 8:27 pm Chairman Kenan called the matter of John & Stephanie Devins for 26 State Street.

Eggleston – John and Stephanie used to live on Academy Street; they have now come back to this section of the Village. This house was purchased by Dan Ford; we came in last year and got a variance for putting a front porch on; to be put back exactly as it was in the 1950s photograph. At the same time he received a variance to put a deck in the back. We were granted the variance for 7.1% open space. Now that they have purchased the property, they would like to have a patio; right now there's a small patio with nasty shed roof over it. They'd like to have a 16 by 16 patio in the back and then have a 10 foot deep roof over the patio so that it covers the stairs coming down from the room behind it. There will be a small retaining wall along the side that helps define the patio. So the patio is larger than the deck was; the existing roof is 7.6 feet the patio is going to be 8 feet from the garage; the garage being 10 .5 tall is supposed to have 10.5 feet between the adjacent structure. This is a little different from a house; we are just talking about a porch roof and a patio. So we are asking for a variance between the accessory building and the patio. We are maintaining the side yard set-back. Left side yard existing is 1.8, would be 2.4 feet. Combined side yards will be 19.9, the same as what the existing is, where 35 is required. So it's expansion of a nonconforming structure, decrease in open space and close proximity to garage.

Kenan – Did you say that roof in the back exists?

Eggleston – Yes.

Kenan – So that's not changing?

Eggleston – No, it is changing. There is an existing roof; right now it looks in poor shape. What they are going to put in will actually be a little taller so they can come out from the house and it will be more fitting with the house.

Kenan – And you are going to hold it in from the side walls?

Eggleston – Yes, we are holding it in from the side walls, so the rake actually dies into the side of the corner panel.

Kenan – That's not what I meant.

Eggleston – What did you mean?

Carvalho – Make your roof narrower than the building.

Eggleston – The porch is kept in, so the roof is flush with the side. We could bring it in a little more, if you want.

Sutherland – Can you bring it to the other side of that cornerboard?

Eggleston – So the cornerboard is continuous; we can do that.

Dundon asked for a recap of the open space numbers.

Eggleston – The open space is existing is 72%. A variance was granted for 71.1%. We are asking to decrease it down to 69.4%.

Carvalho – So the porch was never built?

Eggleston – They were going to put a deck in the back; that was never built. We are modifying the variance to make the patio a little bigger.

Sutherland – What's the patio material?

Eggleston – It will be a paver brick.

**Member Sutherland, "I move that we recommend that the ZBA approve the variances requested with the understanding that the roof of the patio will come in inside of the trim**

**boards.” Member Eberhardt seconded the motion. Upon the unanimous vote of the members in favor of the motion it was carried 5 – 0.**

This matter was concluded at 8:33 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

Village of Skaneateles  
Planning Board Special Meeting  
August 4, 2016

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Area variance recommendation in the matter of the application of Joseph & Eileen Vitale to vary the strict application of section 225-A5 Density Control Schedule for Side yard, right; to add a 23 by 11 foot third garage stall to an existing house with attached garage at the property addressed as 4 Ramblewood Drive in the Village of Skaneateles.

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Present: Bruce Kenan, Chairman  
Brian Carvalho, Member  
William Eberhardt, Member  
Stephen Hartnett, Member  
Doug Sutherland, Member  
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Riccardo Galbato, Attorney for the Planning Board  
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant

Gregg Eriksen, Village Trustee  
John & Stephanie Devins, Skaneateles  
Mike Dudden, Skaneateles

At 8:21 pm Chairman Kenan called the matter of the Vitales for 4 Ramblewood Drive.

Eggleston – The Vitales have a nonconforming house on a conforming lot. This is the front of the house as it is seen from the street, and this is the side of the house. They would like to put a third bay on the garage, in that they have a classic car that they have to leave out; a sports car. So they would like to come off the back and have it sit back so it's just behind this pass door. You would still have the two car garage here and it would set back behind this and come over. There is a drainage easement on the side of the property so they will be an extra foot off; they will be 12.2 feet off the property line and it's a 20 foot drainage easement, 10 foot on each side for each property. So they will be 2 feet off the drainage easement; this makes it 11 foot by 23 feet deep; large enough to be able to put the 8 foot door on the front and be able to fit that extra car. So the only variance that we are asking for is a side yard variance to have 12.2 feet where 15 is required. So it's a 2.3 foot side yard set-back variance.

Carvalho – What's in the drainage easement?

Eggleston – They set up drainage easements so there are swales here. So everyone's water goes here instead of onto the other property. There is actually a catch basin located right here; there's an underground drain – that's why the house sets back 60 feet -- to a catch basin here that goes to

a drain here. This is graded so that water flows between the houses and not towards the other house. At this point there are no drainage issues. And the addition will match the house.

Kenan – Any questions? Any suggested motion?

**Member Hartnett, “I’ll move that the Planning Board recommends to the ZBA approval of the variance requested for the side yard set-back based on plans of 21 July 2016.” Member Sutherland seconded the motion. Upon the unanimous vote of the members in favor of the motion it was carried 5 – 0**

This matter was concluded at 8:26 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

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Informational discussion with the Board by Mike Dudden regarding a garage at 37 Fennell in the Village of Skaneateles.

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

Riccardo Galbato, Attorney for the Planning Board  
Dennis Dundon, Clerk to the Boards

Mike Dudden, 37 Fennell Street

Gregg Eriksen, Village Trustee  
Jorge Batlle, Skaneateles

Mr. Dudden introduced himself at 9:08 pm and said he was proposing an addition to a garage at 37 Fennell Street. Such work would require the Board's review under the Downtown D Design Standards. He showed the Board a survey and a drawing of the proposed addition. He stated that the existing garage is too small for the classic car that he has. He said he is within the setbacks and that coverage will increase from 27% to 29%. After some discussion with the Board about use of natural materials versus vinyl and other design matters, Mr. Dudden was asked to review the design standards, make normal application, and submit the required drawings and materials to Mr. Cromp and that the Board would discuss this matter at its September meeting.

Mr. Eggleston thanked the Board. This matter was concluded at 9:13 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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Acknowledging the resignation of Member Eberhardt and recognizing his contributions.

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

Riccardo Galbato, Attorney for the Planning Board  
Dennis Dundon, Clerk to the Boards

Gregg Eriksen, Village Trustee

At 9:23 pm Chairman Kenan stated that Member Eberhardt has announced his resignation from the Village Planning Board, and this will be his last meeting. He continued, saying that Bill Eberhardt has served for 26 years on the Planning Board. Member Eberhardt noted that he and the chairman have a combined 67 years with the Planning Board.

Chairman Kenan, "I'd like to formally recognize Bill for his many years of service and his great judgement which has impacted the deliberations and actions of this Board. For all of that 26 or 27 years it has been a great service to the community and a very steadfast guidance – it's important that that kind of guidance and continuity is part of the fabric of the community."

Member Eberhardt, "Well, you got my letter, you saw what I talked about. These are people who have done that over the years and that we have been involved with, not just on our Board but many other Boards." Chairman Kenan, "I can never think of the name of the Chairman when I joined the Board, but it was Ted Lavery's father-in-law." Member Eberhardt, "The little park by the outlet is named for him."

**Chairman Kenan, "Shall we make that tribute a motion? The Planning Board formally recognizes Bill for his many years of service and his great judgment which has impacted the deliberations and actions of this Board. For all of that 26 or 27 years he has provided a great service to the community and very steadfast guidance – it's important that that kind of guidance and continuity is part of the fabric of the community. I'll move it." Member Hartnett seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 4 – 0, with Member Eberhardt abstaining. This matter was concluded at 9:26 pm.**

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

Village of Skaneateles  
Planning Board Special Meeting  
August 4, 2016

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Consideration of comments to the Trustees and Town Board regarding the proposed revisions to the Joint Comprehensive Plan.

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

Riccardo Galbato, Attorney for the Planning Board  
Dennis Dundon, Clerk to the Boards

Gregg Eriksen, Village Trustee

Chairman Kenan called for the matter of the Comprehensive Plan at 9:14 pm, stating that he had sent to all members a compilation of his comments, Member Carvalho's comments and Trustee Stokes-Cawley's comments for review. Member Hartnett, "I think you did an outstanding job cleaning it up." Member Carvalho, "For some reason the guy who rewrote it had to put all sorts of commentary throughout it." Chairman Kenan, "I don't know why he did that. I plugged in a couple of things that were in our version but not the final, such as keeping all commercial development in the Village. The west side of the Village is one thing. It's not very pretty. You go on the other side, it is good residential development 'til you get to the Village line, and then it turns to crap. It's an unfortunate thing that happened 50, 60 years ago all over America. In my view, we've got to stop it; we should zone it out of acceptability so it all becomes nonconforming use and over time it will either come back or at least you will have control over what's going on there. You don't want the town to encourage more of that. It's just like driveways on the rural roads killing your ability to come down the road and have a nice vista coming into the community. I think that the Town went overboard accommodating Steve McGlynn and the farmers with things that were written merely to maintain their property values. You don't want to harm anybody's property values, but you have to keep those things in mind." Member Hartnett, "This is a plan; it's not a guarantee that this is exactly what's going to happen either.

Chairman Kenan, "And I have a pet peeve against the concept of lake rights. Part of the reason to have a Zoning ordinance is to know that when you buy a house in a District, you are buying into a certain density of development – whether it is 1 house per 10,000 SF or 60,000 or whatever it is, you are fixed with a density. With these lake rights, all of a sudden you wake up one day and there's a state park next to you – because somebody owns a little strip of land and he

sells the right to it to 47 people. In the Village, because it doesn't have enabling words like that, it is not permitted. I don't think anybody recognizes it, but if you read the words you can't do that because it is a violation on the density of the Zoning. I don't think anybody read those words a lot years ago when they created a bunch of them. But in the Town, they actually wrote in words encouraging it. I think that's just insane. You are inviting a density of development around the lake that can change all the things you are doing to protect the lake. We can take the compilation I did and send it off to the Town Board and the Village Board and tell them that's our comments or we can talk more about it and edit it more."

Member Hartnett, "In my opinion, I don't think it needs to be edited any more. It's a very good thing to pass on to them. I'm sure it's going to come back again. At that point if we need to have the two committees hash out the last final details, so be it." Chairman Kenan, "Jim Lanning wants me to set up a meeting with Town Planning Board so we can talk with them directly about it. I told him I would. I think it is important that we lock in what our view is first, and then we have a position to speak from." Member Hartnett, "I'm all for that. I'm all for sending your final draft." Member Eberhardt, "I am in 100% support of that."

**Member Eberhardt said, "I'd like to make the motion that we adopt the compilation of the Board's various comments that is dated as of today, 8.4.16, as the Planning Board's revised recommendations and forward them to the Town Board and the Village Board." Member Carvalho seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0.**

This matter was concluded at 9:22 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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Informational discussion with the Board by Jorge Batlle regarding the Gateway proposal.

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

Riccardo Galbato, Attorney for the Planning Board  
Dennis Dundon, Clerk to the Boards

Jorge Batlle, Village Historian

Gregg Eriksen, Village Trustee

Mr. Batlle asked to be heard by the Board at 9:14 pm. "I heard in earlier conversation that the six houses proposed for the end of the street would duplicate the State Street look between the Savings Bank and Baptist Church. As Historian, I think what they are duplicating is totally out of place because there was never that type of business or structures in that part of the Village. To have a State Street look for just 6 houses is way out of place. So keep that in mind." Chairman Kenan, "I think we probably have."

This matter was concluded at 9:15 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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Chairman's personal anecdote.

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

                  Riccardo Galbato, Attorney for the Planning Board  
                  Dennis Dundon, Clerk to the Boards

                  Gregg Eriksen, Village Trustee

At 9:27 pm Chairman Kenan recounted for the Board that his personal interest in his family's genealogy led to a contact from the producer of *DNA Detectives*, a New Zealand television program. Through that contact, Chairman Kenan met his third cousin, twice removed – a young woman who is a member of the New Zealand Parliament. She recently traveled to Skaneateles for a filmed meeting with Chairman Kenan.

This matter was concluded and the meeting adjourned by acclamation at 9:28 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards