

Village of Skaneateles  
Planning Board Meeting  
October 5, 2017

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Continuation of Site Plan Review and Area Variance recommendation in the matter of the application of **Morgan Moss on behalf of 63 W L Holdings LLC** to vary the strict application of Section 225-A5 Density Control Schedule for Rear yard set-back/boathouse; and minimum floor area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 33 by 24 foot 2-car detached garage with attic storage and rec room in the basement; construct a retaining wall and driveway; install drainage, repair boathouse foundation increasing its height; and replace cottage patio at the north property addressed as **63 West Lake Street** in the Village of Skaneateles.

And

Site Plan Review in the matter of the application of **Kristen Erich** for sea wall repairs at the south property addressed as **63 West Lake Street** in the Village of Skaneateles.

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Present:        Bruce Kenan, Chairman  
                  Mike Perrone, Member  
                  Doug Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board  
John Crompt, Code Enforcement Officer  
Shannon Harty, Director of Municipal Operations  
Dennis Dundon, Clerk to the Boards

Bob Eggleston, architect, on behalf of the applicant

Gregg Eriksen, Village Trustee  
Ron Butchart, 72 W Elizabeth St  
Amy Rolleri, 72 W Elizabeth St  
Scott Sayles, 151 E Genesee St  
Stacey Albunio, Syracuse  
Gary Dower, 102 E Genesee St  
Laura Schram, 51 E Lake St  
Mike O'Shea, Syracuse  
Janice Miller, 4357 Jordan Road  
Mark Aberi, 62 Fennell St

Absent:        Brian Carvalho, Member  
                  Stephen Hartnett, Member

At 7:30 pm, Chairman Kenan called for the application of 63 W L Holdings, LLC and Kristin Erich for 63 West Lake Street, noting that the Board would consider the two applications for

side-by-side parcels that bear the same street address at the same time, referring to them as north and south respectively.

Mr. Eggleston stated that 63 South received approval for the site plan in late 2015 and was granted variances in January 2016. While after much discussion, the owners received approval for a detached garage with living space above it; they have now decided to construct it at this time, and maybe not to do it at all. Atty. Galbato asked if they were abandoning the garage; Eggleston replied that the variances would likely expire before they could build it anyway. Eggleston noted that on 63 North, so-called “related parties” are building a garage.

Eggleston continued that other portions of the approved plans for the house renovations at 63 South would also not be constructed, specifically there would not be finished basement space under the planned deck and porch and that the porch would have retractable glass panels so that it could function as both an enclosed porch and as a screen porch. There will be two sets of triple French doors installed in the house and it will be resided using shingles. While the areas under the deck and porch will be open for storage of electric vehicles, etc., they will be finished with stone retaining walls on each side and lattice. In response to a question from Member Sutherland, Eggleston said that the windows in the upper elevation are also being replaced.

Eggleston continued that the seawall is still to be rebuilt. He and the contractor met with Mark Dunn, the adjacent neighbor to the south, to address concerns regarding the method by which the seawalls would be joined at the property line. DEC has issued a permit for the work. Wave action has severely eroded the ground behind the Erich’s seawall. The plan is to disassemble the existing seawall and remove the concrete that was installed over the stones. After installation of a stable base of new stone at the bottom, the existing salvaged stones will be used to reconstruct the seawall, with the south end to be toothed into the Dunn seawall. Eggleston stated that Mr. Dunn is amenable to this approach. Eggleston continued that the other lake yard structures and retaining walls are not being constructed. The concrete patio “stays for now.”

Chairman Kenan noted that while the two parcels have separate corporate ownership and have different tax map numbers, they are beneficially owned by the same party. Therefore, the Board will consider the two applications to be one.

Eggleston commented that on 63 North, the seasonal cottage will remain; it will have a new roof made of composite shingles made to resemble shakes, will be resided with shakes and will have two new windows installed to improve the lake view. In the garage that was approved last month, Mr. Erich wants a gym and a sauna in the basement. Eggleston stated that installation of a sauna requires the space to have a shower, so the building will have a bathroom. While CEO Crompton believes that this building will function as an accessory apartment, Mr. Eggleston says it will not. Eggleston went on to offer that the owner is willing to furnish an affidavit that the space will never be used as a dwelling unit.

The appearance of the north and south structures will be similar, reflecting a single consistent compound-like look to the community.

In commenting on the new survey requested by the Board showing easements, Eggleston indicated that it shows the driveway easement granted from South (Brule Creek) to North (Holdings) for access and that the survey dated September 12, 2017 shows all the easements borne by these properties. Chairman Kenan noted that it is a 3 foot wide easement that empties into a 30 foot wide easement. Mr. Eggleston indicated that is how it was drawn by the former owner, Dick Lynch; the purpose is pedestrian access.

Regarding the historic boathouse, Mr. Eggleston noted the need to do some repairs, including the replacement of the roof. Chairman Kenan asked if it were a patterned slate roof? Mr. Eggleston said that it was, noting that the colors and pattern would be replicated. Chairman Kenan asked why it was being raised a foot? Eggleston responded that the existing stone foundation has some cracks from shifting, though those appear to have stabilized. The plan used a 12 inch concrete bond beam between the foundation and the structure, which will be faced with stone to match the existing. Eggleston continued, "then we will be restoring the boathouse, maintaining all of the original detail that's on it." CEO Crompton has stated that a variance is required for rear yard, and therefore for expansion of a nonconforming structure. Chairman Kenan asked if there were any modifications to the cottage? Mr. Eggleston responded that they will be resurfacing and replacing two double sliders with triple sliders.

In discussing possible approvals, Attorney Galbato noted that the applications require site plan approval with variances required for the north parcel. There is a determination that the cottage is primary and the garage is not a supplemental apartment. CEO Crompton interjected that he contends that the garage is a supplemental apartment. Mr. Eggleston said, "we will give you an affidavit that it will not be used as a dwelling unit."

**Chairman Kenan, "I make a motion that the Planning Board approves the site plan as submitted for 63 West Lake Street north and the site plan submitted for 63 West Lake Street south, each as independent lots -- although the conditions of one parcel rely on compliance with the conditions of the adjoining site plan because of the interacting elements of the two parcels. The south site plan is based in drawing 1 of 1 dated 11 September 2017 with the exception that the previously approved boat storage structure and the garage with living space above are not part of this approval. The concrete patio that exists adjacent to that will remain. With regard to the north parcel, the cottage is designated the primary residence for the parcel with the proposed garage and existing boat house being accessory structures. The improvements to the cottage are shown on drawings 1 of 2 and 2 of 2 dated 19 September 2017, and the garage construction as shown on drawing 2 of 2 dated 25 July 2017, with a gym and rec room shown in the basement. Approval is conditioned on the owners' furnishing an affidavit to the Code Enforcement Officer stating that the garage will not be used for a residence, as a supplemental apartment nor as any habitable space. Further, that the Planning Board recommends that the ZBA grant variances for rear yard and side yard set-back and enlargement of the nonconforming boat house as shown on drawings 1 of 2 and 2 of 2 dated 6 July 2017 as well as recommending approval of the cottage's existing condition being less than 1,200 SF in size at 63 West Lake Street north. The Board strongly recommends that ZBA approval be conditioned upon the owners' taking all possible measures to preserve this historic and iconic boathouse and dock structure in its current appearance or to restore it to an**

**historically accurate original appearance.” Member Sutherland seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 3 – 0.**

This matter was concluded at 8:09 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

**Village of Skaneateles  
Planning Board Meeting  
October 5, 2017**

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Site Plan Review and Area Variance recommendation in the matter of the application of **Sean & Laura O'Keefe** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, left; Side yard set-back, right; Both side yards combined; Rear yard set-back and Percentage of open area; and Sections 225-20E(1); 225-20D(3); and 225-19.1 to construct a retaining wall or seawall at the property addressed as **13 Day Lane** in the Village of Skaneateles.

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**Present:** Bruce Kenan, Chairman  
Mike Perrone, Member  
Doug Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board  
John Crompt, Code Enforcement Officer  
Shannon Harty, Director of Municipal Operations  
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant

Gregg Eriksen, Village Trustee  
Ron Butchart, 72 W Elizabeth St  
Amy Rolleri, 72 W Elizabeth St  
Stacey Albunio, Syracuse  
Gary Dower, 102 E Genesee St  
Laura Schram, 51 E Lake St  
Mike O'Shea, Syracuse  
Janice Miller, 4357 Jordan Road  
Mark Aberi, 62 Fennell St

**Absent:** Brian Carvalho, Member  
Stephen Hartnett, Member

At 8:13 pm, Chairman Kenan called for the application of Sean O'Keefe at 13 Day Lane. Mr. Eggleston stated that this is strictly a seawall. The applicant had put in a patio by the lake with concrete steps; the existing wall is in tough shape. They would like to hold it back 2 feet from the water line, using 2 layers of limestone boulders. The site plan review is triggered by a disturbance within 500 feet of the lake. They require variances since the additional shoreline structures will reduce open area from 90.3% to 86.5%. The property was given a variance for 82.4% when they did the work originally.

Chairman Kenan observed that the application is for a 36 inch wall, but the grades suggest it is more than that. The drawing shows it from 865 up to .... Eggleston said it goes from 866 to 869. More discussion ensued on what the actual instance will be. Chairman Kenan observed that the applicant will deal with the conditions encountered when doing the work.

**Member Sutherland, “I move that we make a negative declaration under SEQR and grant site plan approval for the proposed changes in the lake watershed overlay zone.” Member Perrone seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 3 – 0.**

**Member Sutherland, “I also move that we recommend that the ZBA grant the necessary variances for this project.” Member Perrone seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 3 – 0.**

This matter was concluded at 8:18 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

**Village of Skaneateles  
Planning Board Meeting  
October 5, 2017**

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Area Variance recommendation in the matter of the application of **Gladstone B. Adams III** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, right and percentage of pen area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 33 by 24 foot 2-car detached garage with attic storage and rec room in the basement; construct a deck addition at the property addressed as **18 Goodspeed Place** in the Village of Skaneateles.

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**Present:** Bruce Kenan, Chairman  
Mike Perrone, Member  
Doug Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board  
John Crompton, Code Enforcement Officer  
Shannon Harty, Director of Municipal Operations  
Dennis Dundon, Clerk to the Boards

Gregg Eriksen, Village Trustee  
Ron Butchart, 72 W Elizabeth St  
Amy Rolleri, 72 W Elizabeth St  
Scott Sayles, 151 E Genesee St  
Stacey Albunio, Syracuse  
Gary Dower, 102 E Genesee St  
Mike O'Shea, Syracuse  
Janice Miller, 4357 Jordan Road  
Mark Aberi, 62 Fennell St  
Bob Eggleston, 1391 E Genesee St

**Absent:** Brian Carvalho, Member  
Stephen Hartnett, Member

At 8:10 pm, Chairman Kenan called for the application of Gladstone Adams for 18 Goodspeed Place. Chairman Kenan stated that the Board would consider this matter later, to provide time for the applicant to be present. The Chairman called for this matter again at 8:40 pm, noting that the Board would proceed without the applicant present.

Chairman Kenan noted that this is an extension of an existing deck, involving a slight variance for open area and an existing nonconforming right side yard.

**Member Sutherland, “I move that the Planning Board recommends that the ZBA approve the required variances in order to expand the deck.” Member Perrone seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 3 – 0.**

This matter was concluded at 8:41 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

**Village of Skaneateles  
Planning Board Meeting  
October 5, 2017**

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Site Plan Review and Area Variance recommendation in the matter of the application of **John Schram** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, left; Side yard set-back, right; Both side yards combined; Percentage of open area; and Percentage of structure width/lot width; and Sections 225-15A(2) number of dwelling units on a lot; to construct a 1243 SF addition to an existing carriage house at the property addressed as **51 East Lake Street** in the Village of Skaneateles.

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**Present:** Bruce Kenan, Chairman  
Mike Perrone, Member  
Doug Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board  
John Crompton, Code Enforcement Officer  
Shannon Harty, Director of Municipal Operations  
Dennis Dundon, Clerk to the Boards

Mike O'Shea, Architect, on behalf of the applicant  
Laura Schram, on behalf of the applicant

Gregg Eriksen, Village Trustee  
Ron Butchart, 72 W Elizabeth St  
Amy Rolleri, 72 W Elizabeth St  
Stacey Albunio, Syracuse  
Gary Dower, 102 E Genesee St  
Bob Eggleston, 1391 E Genesee St  
Janice Miller, 4357 Jordan Road  
Mark Aberi, 62 Fennell St

**Absent:** Brian Carvalho, Member  
Stephen Hartnett, Member

At 8:19 pm, Chairman Kenan called for the application of John Schram at 51 East Lake Street. At the last meeting options 1 and 3 were largely abandoned and the decision made to proceed with option 2. Mr. O'Shea introduced himself and stated that they are looking for an area variance for side yard, back yard, left side percentage of open area, percentage of structure, and most important -- number of dwelling units on the lot. He presented the images given to the Board, image #1 is the residence from East Lake St, image #2 looking back toward East Lake between the 2 structures, images 3 and 4 are as you approach the cottage, noting that #5 is the

garage structure, 6, 7 and 8 are the open space, #9 is the rear of the residence looking toward East Lake St, and #10 is the garage again.

Chairman Kenan verified that the applicant is here to secure those variances required for the option 2 solution that was reviewed at last month's meeting, asking if the structure would be removed? O'Shea said, "No we'd save that, lift it, put a new foundation underneath it and set it back down and re-stabilize that structure, then do a single garage." Kenan said so the existing building would be a garage; O'Shea said that the area between 2 and 3 would be a breezeway connecting the garage to the house.

Member Sutherland notes this was chickens and eggs – before recommending a variance "you'd like to see what the project looked like rather than just a square plan, but you probably don't want to spend a lot of time detailing it before you know that you can do it." Mr. O'Shea said he would do it but it would be helpful to have a sense from the Board if it would be acceptable. Chairman Kenan suggested that a sense of the Board would be appropriate; Member Sutherland agreed; it's a two part undertaking – "the sense of this Board but also the ZBA, since they are the actual arbiter here." Attorney Galbato said the ZBA would need to consider the variances and also a special permit. Chairman Kenan said that Member Sutherland was suggesting a two-part process – a sense of the Zoning Board and then an ultimate approval based on what the drawings ultimately show. Mr. O'Shea asked if the Board was asking for aesthetic control? Member Sutherland, "That's part of it. Any variance has an impact on the neighbors; it's a special condition that you are allowing. To be mindful of the neighbors, you'd like to make sure that what's going in is consistent."

Chairman Kenan, "You are showing a footprint on the ground, but with no idea of what's going on above the footprint. Normally the Board has a complete set of floor plans and elevation drawings to accompany the application." Member Sutherland thought that keeping the character of the structures while cleaning them up is a positive that helps in this sense. He suggested that the addition design should feel organic -- as if it had been around a long time in that place. The Board wants to know that it is compatible with the neighborhood. The first step is to make sure that this Board and the Zoning Board are comfortable in concept, but the final approval should be based on the design details. Mr. O'Shea added that the last point needs to include the number of dwelling units on the lot.

Chairman Kenan suggested that the ZBA might also provide a sense of that Board on its feelings on the various variance items and, importantly, the issue of permitting a second dwelling unit on a lot in the A-1 District. **Member Sutherland stated that the Village Planning Board could provide a sense of the Board favorable to granting possible variances and adding an additional dwelling unit on the property. If the Board is comfortable with that position, the Board might request a similar sense of the ZBA with respect to granting the variances and approving a second dwelling unit on the site. Then if both Boards are supportive, the applicant might invest the time required to prepare the detailed drawings and return to the Planning Board for its recommendation to the ZBA and for ultimate decision by the ZBA. Member Sutherland stated that he would make that a motion. Member Perrone seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 3 – 0.**

This matter was concluded at 8:33 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards



**Village of Skaneateles  
Planning Board Meeting  
October 5, 2017**

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Area Variance recommendation in the matter of the application of **Scott Sayles & Joanne Dusel** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, right; to construct a concrete pad at the property addressed as **151 East Genesee Street** in the Village of Skaneateles.

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**Present:** Bruce Kenan, Chairman  
Mike Perrone, Member  
Doug Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board  
John Crompt, Code Enforcement Officer  
Shannon Harty, Director of Municipal Operations  
Dennis Dundon, Clerk to the Boards

Scott Sayles, applicant

Gregg Eriksen, Village Trustee  
Ron Butchart, 72 W Elizabeth St  
Amy Rolleri, 72 W Elizabeth St  
Stacey Albunio, Syracuse  
Gary Dower, 102 E Genesee St  
Laura Schram, 51 E Lake St  
Mike O'Shea, Syracuse  
Janice Miller, 4357 Jordan Road  
Mark Aberi, 62 Fennell St  
Bob Eggleston, 1391 E Genesee St

**Absent:** Brian Carvalho, Member  
Stephen Hartnett, Member

At 8:10 pm, Chairman Kenan called for the application of Scott Sayles & Joanne Dusel for 151 East Genesee Street. Mr. Sayles indicated that the application was to construct a concrete pad for an air conditioning condenser on the east side of the house, which requires a variance for Side yard set-back, right.

**Member Sutherland, "I move that the Planning Board recommend approval of the variance necessary to add a concrete pad for an air conditioning unit in the east side yard at 151 East Genesee Street." Member Perrone seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 3 – 0.**

This matter was concluded at 8:13 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

**Village of Skaneateles  
Planning Board Meeting  
October 5, 2017**

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Site Plan Review and recommendation to the Trustees in the matter of the application of **Janice Miller on behalf of the Town of Skaneateles** to construct a 1216 SF replacement for the Sims Building containing public restrooms, first-aid room and storage at the northeastern end of **Austin Park** in the Village of Skaneateles.

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Present:        Bruce Kenan, Chairman  
                 Mike Perrone, Member  
                 Doug Sutherland, Member

                 Riccardo Galbato, Attorney for the Planning Board  
                 John Crompt, Code Enforcement Officer  
                 Shannon Harty, Director of Municipal Operations  
                 Dennis Dundon, Clerk to the Boards

                 Janice Miller, Architect, on behalf of the applicant

                 Gregg Eriksen, Village Trustee  
                 Ron Butchart, 72 W Elizabeth St  
                 Amy Rolleri, 72 W Elizabeth St  
                 Stacey Albunio, Syracuse  
                 Gary Dower, 102 E Genesee St  
                 Bob Eggleston, 1391 E Genesee St  
                 Mark Aberi, 62 Fennell St

Absent:        Brian Carvalho, Member  
                 Stephen Hartnett, Member

At 8:33 pm, Chairman Kenan called for the application of the Town of Skaneateles at Austin Park, noting that the Board does not actually have a site plan. Ms. Miller noted that the current building has two big overhangs. The new building will have a common back corner and extend 7 feet 3 inches in front of the current building, but it will not be nearly as long. Currently the rear set-back is 103 feet and is proposed to be 93 feet 2 inches.

Chairman Kenan asked are there issues beyond site plan review? Attorney Galbato indicated that there is also a recommendation to the Trustees -- pursuant to the permitted use chart it goes to the Trustees because the property is in the Public Lands District. In essence you are going to the owner for approval.

Ms. Miller said that as you come into the property there will be a large 10 foot porch across the front. There will be a drinking fountain and water fill and a dog drinking fountain on the front. The building will provide handicapped accessible men's, women's and family bathrooms, as well as first-aid space and a large storage area for the Town parks and rec. All surfaces can be easily cleaned. It is a straight-forward simple building. It will have a composite roof.

**Member Sutherland, "I move that we approve the site plan as described and that we make a positive recommendation to the Village Board of Trustees that this is a worthwhile improvement." Member Perrone seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 3 – 0.**

This matter was concluded at 8:39 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

Village of Skaneateles  
Planning Board Meeting  
October 5, 2017

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Request for review of revised site plan in the matter of the application of **Mark Aberi/Balducci** for modifications to the approved subdivision grading plan at the property addressed as **Lot 38 in the Parkside Village subdivision** in the Village of Skaneateles.

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Present:        Bruce Kenan, Chairman  
                  Mike Perrone, Member  
                  Doug Sutherland, Member

                  Riccardo Galbato, Attorney for the Planning Board  
                  John Crompton, Code Enforcement Officer  
                  Shannon Harty, Director of Municipal Operations  
                  Dennis Dundon, Clerk to the Boards

                  Bob Eggleston, Architect, on behalf of the applicant  
                  Mark Aberi, applicant

                  Gregg Eriksen, Village Trustee

Absent:        Brian Carvalho, Member  
                  Stephen Hartnett, Member

At 9:35 pm, Chairman Kenan called for the Aberi discussion. Mr. Eggleston stated that the applicant had received an approval on its grading plan from GHD a few months ago, which incorporated a retaining wall to direct the water off the lot. Eggleston asserted that Lot 39 brought its grades over to this lot, which set it up perfect for their grades. The lot (37) to the south of the applicant's was then and remains today undeveloped. Kurt Honis, the current builder of the lot has made a preliminary site location on the adjacent lot. The applicant has suggested that changes be made to the overall grading on both lots, to accommodate a solution that does not require construction of the retaining wall. The builder has submitted a letter agreeing with this approach. Eggleston said what happens with this will be dealt with when Lot 37 submits its final grading plan for approval. "Instead of building the retaining wall, we can bring grading over onto this property for a proper transition when they build this." Chairman Kenan asked how do we know how that adjacent lot is to be graded? Eggleston said that this is a conceptual idea of how that would be graded and the elevations for the home and garage. He says that conceptual plan complies with the subdivision requirements.

Chairman Kenan asked what are they going to do. Mr. Dundon asked if they were going to submit this to GHD? Mr. Eggleston said GHD could not approve it because it doesn't comply with the subdivision, since we are putting grading on the adjacent lot. He continued that they

had an earlier plan that grades onto Lot 37 until the house is built. Applicant would build up this area here with the idea that it can then be properly transitioned. So, we will create the swale here. So, we will be grading 15 feet onto the adjacent lot, 37.

Chairman Kenan suggested a plan that “shows the grade coming over onto the adjoining property in a way that satisfies your needs, and you need to get the owner of that property to say that ‘you can do that on my property.’” Attorney Galbato pointed out that this is a modification of the approved subdivision plan. If the Board thinks it is ready, you could schedule it for a public hearing, since you are modifying the approved subdivision drawings. DMO Harty stated she had forwarded the Board her thoughts and comments. She noted that the grade lines have not been extended. Dealing with only lots 37 and 38 will likely cause water to be spilled onto other adjacent lots. Lots 39, 38 and 37 all pitch to Lot 36. The original grading plan had contemplated that this corner would drain to the north and then the east and out to the creek. She continued that if we modify the subdivision grading plan, it needs to accommodate all 4 lots: 39, 38, 37 and 36. It was suggested that Eggleston incorporate all 4 into his site plan. This approach will not do anything good for Lot 36.

Mr. Eggleston requested copies of the as-built grading plans for lots 36 and 39; DMO Harty said she would look for them. She reiterated that the Board needs to know what the drainage looks like on all 4 lots after the grading is done. Mr. Aberi indicated his willingness to work on a way to accomplish a grade while avoiding a retaining wall that’s not going to look that great.

Chairman Kenan suggested that somebody needs to do some drawings and analysis of grades and to work with Shannon and GHD to get everybody comfortable with the outcome; then return to the Planning Board.

Mr. Aberi wondered about the impact of weather; he thinks he will finish the house in mid-November. His concern is ability to put money in escrow. Chairman Kenan said there’s probably a way to do that, but the first step is to find a solution.

Mr. Eggleston said they would require a certificate of occupancy before we can get through this if it involves public hearings. Chairman Kenan said he wouldn’t know what to schedule a public hearing on. Member Sutherland asked if there were a way to give a tentative authorization subject to Shannon’s being comfortable with a solution, just so Mark is able to finish his stuff up. If it’s ready for the November meeting it kicks in then or we set it up for our December meeting.

Attorney Galbato said that the Board could schedule a public hearing subject to Shannon’s determination that it is ready for a public hearing. DMO Harty said, “I don’t think so. I think it is too premature at this point.” She said she thinks it is reasonable to carry it as an open Board item to review any updated plans.

Mr. Aberi said that he could build the retaining wall now, apply for a CO, and get his client in. Or he can put \$10,000 in Village escrow saying I’m going to do whatever needs to be done. He stated that he’s just trying to protect his client.

Mr. Eggleston suggested that the \$10,000 could be used to take out the grade and put in a retaining wall. Mr. Aberi needs to get the grading done so he can get the driveway in.

Mr. Eggleston pushed for an immediate decision and the Board discussed what accommodations might be possible. That process could bypass any meaningful review by GHD and DMO. DMO Harty said the “obvious response is that the applicant has had a building permit since July 11. And now you are coming in on October 5.” This might be a self-created hardship and she reminded the Board that there is a proper procedure for amending a subdivision plan. It needs to be done appropriately with the adequate timeframe for the applicant’s attorney, the Village’s engineer and DMO to make sure we get this right. DMO would ask the applicant to submit a revised grading plan that shows all of the information that we need; she will provide the grading information that we have for lots 39 & 36. When she gets the information, she will review it, working with GHD, and will keep the Board apprised of how it develops.

This matter was concluded at 9:56 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards



**Village of Skaneateles  
Planning Board Meeting  
October 5, 2017**

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**Request for review of revised site plan in the matter of the application of Arthur R. Halbritter for modifications to the porch development plan at the property addressed as 40 West Genesee Street in the Village of Skaneateles.**

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**Present:** Bruce Kenan, Chairman  
Mike Perrone, Member  
Doug Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board  
John Crompton, Code Enforcement Officer  
Shannon Harty, Director of Municipal Operations  
Dennis Dundon, Clerk to the Boards

Gregg Eriksen, Village Trustee

**Absent:** Brian Carvalho, Member  
Stephen Hartnett, Member

At 9:58 pm, Chairman Kenan called for the Halbritter matter. Inasmuch as the applicant was not present nor represented, on motion of Chairman Kenan, seconded by Member Perrone, it was unanimously agreed to continue this matter to the Board's November meeting and to adjourn this meeting of the Planning Board.

This matter was concluded at 9:59 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

