

**Village of Skaneateles  
Planning Board Meeting  
January 4, 2018**

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Area variance recommendation in the matter of the application of Michele Jenkins to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, right; and Percentage of open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to remove existing deck and patio and construct 102 SF porch, 450 SF lake patio & walkways; at the property addressed as 8C Gayle Road in the Village of Skaneateles.

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**Present:**        Bruce Kenan, Chairman  
                     Brian Carvalho, Member  
                     Stephen Hartnett, Member  
                     Mike Perrone, Member

                     Bob Eggleston, Architect, on behalf of the applicant

                     Riccardo Galbato, Attorney for the Planning Board  
                     John Crompt, Code Enforcement Officer  
                     Dennis Dundon, Clerk to the Boards

                     Gregg Eriksen, Village Trustee

**Excused:**        Doug Sutherland, Member

Chairman Kenan called for the matter of Michele Jenkins at 7:30 pm for 8C Gayle Road.

Mr. Eggleston noted that this is the former Rob Gregory house. They are engaged in redoing the front of the house; described as a well disguised asymmetrical mess of roof lines and other details. One of the solutions is to extend this roof over and make a little porch. Chairman Kenan sought to orient himself, and called the new detail a little hip return. Mr. Eggleston said the roof would be done in metal. Eggleston called the project an expansion of nonconforming structure, and a bunch of side yard areas. There are some larger deck areas here, there's a whole bunch of concrete down in this area that doesn't make sense. They are reducing the coverage within the 50 foot set-back zone, or increasing the open space from 79.3% to 87%. So, they will make this less nonconforming in the lake yard structure area. They are getting rid of some concrete walks they don't need and are going to pavers installed on gravel. All in all for the lot as a whole it's improved. Mr. Eggleston discussed the change to pull structures back beyond the 50 foot line. He summarized that basically they are reducing structures in the lake yard.

Mr. Galbato mentioned that the Board will consider an open area variance of 3.6%. The right side yard is 11.9 feet variance. Then Section 225-11E(1), where the lake yard density zone is proposed to be 87.4% where 90% is required. The Board is being asked for site plan review and

**a recommendation to the ZBA on the variances. Member Carvalho said, “There are improvements in impervious coverage and open space. While it is closer to the adjacent property it is buffered by fencing. Therefore I move that we approve the site plan as presented.” Member Hartnett seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 4 – 0.**

**Member Carvalho, “This is an unlisted action receiving uncoordinated review under SEQRA. Therefore I move that we make a negative declaration.” Member Perrone seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 4 – 0.**

**Member Carvalho, “I move that we recommend acceptance of the required variances by the ZBA; side yard set-back, % open area, and expansion of a nonconforming structure.” Member Hartnett seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 4 – 0.**

This matter was concluded at 7:41 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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Consideration of the requirement to impose on Gary Dower, applicant, an increased escrow amount for engineering review services in the matter of the proposed Mirbeau Gateway development project at the corner on Fuller and West Genesee Streets in the Village of Skaneateles.

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**Present:**        Bruce Kenan, Chairman  
                     Brian Carvalho, Member  
                     Stephen Hartnett, Member  
                     Mike Perrone, Member

                     Bob Eggleston, Architect, on behalf of the applicant

                     Riccardo Galbato, Attorney for the Planning Board  
                     John Crompt, Code Enforcement Officer  
                     Dennis Dundon, Clerk to the Boards

                     Gregg Eriksen, Village Trustee

**Excused:**        Doug Sutherland, Member

Chairman Kenan called for the matter of Gary Dower at 7:42 pm, noting that this deals with the escrow account, which is currently overdrawn by a little less than \$1,000. The Board has been waiting for a recommendation as to the required amount from the Village Engineer. **Chairman Kenan suggested that in the absence of that recommendation, the Board could repeat the original deposit amount of \$5,000. Member Hartnett moved to provide that the arrearage of \$986.51 be paid at the time of funding the new deposit and the full \$5,000 be the amount of the new deposit. Member Carvalho seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 4 – 0.**

This matter was concluded at 7:45 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles  
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Discussion regarding the dedication of public infrastructure at the Parkside Village Subdivision.

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**Present:**        Bruce Kenan, Chairman  
                  Brian Carvalho, Member  
                  Stephen Hartnett, Member  
                  Mike Perrone, Member

Riccardo Galbato, Attorney for the Planning Board  
John Crompton, Code Enforcement Officer  
Dennis Dundon, Clerk to the Boards

Gregg Eriksen, Village Trustee

**Excused:**        Doug Sutherland, Member

Chairman Kenan called for the matter of Parkside at 7:46 pm.

Chairman Kenan suggested that, pursuant to DMO Harty's email memo of December 22, 2017, there are some amounts proposed for the escrow for items 4 and 5 off of the original January 25, 2017 punch list. For items 4 and 5 there is still work remaining and numbers have been suggested as escrow for those; specifically, \$8,710 for #4 and \$5,840 for #5. However, on item #11, DMO's observation is "on recent site visits it appears that the downstream elevations are too high, and even if dredged the swale will still pond water and not drain properly. The swale, as designed, was not likely ever going to drain properly based on the downstream existing elevations. In order to eliminate the ponding additional downstream dredging would be required. I originally requested a quote from Ballard Construction, but without a clear scope of work, a cost cannot be prepared." Chairman Kenan noted that Shannon is unfortunately in the hospital and unable to be here this evening. In light of that, if the items were known and an amount known – and it were a reasonable amount – the Board could recommend to the Trustees that they accept an escrow amount and move forward.

Chairman Kenan, "But in the absence of a number, I'm not sure how we can do that. We don't know if Shannon has shared this December 22 memo. I would recommend that we share it right away and ask them to get an engineer to examine the situation, decide what work is required, prepare a drawing and either go ahead and do the work, or absent that we'll get an estimate from GHD on what the work would be worth. I'd like to be rid of it, we are almost there."

This matter was concluded at 7:49 pm.

Respectfully submitted,

**Dennis Dundon, Clerk to the Boards**

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Further discussion regarding a recently proposed local law that would require site plan approval prior to issuance of a demolition permit.

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**Present:**       **Bruce Kenan, Chairman  
                  Brian Carvalho, Member  
                  Stephen Hartnett, Member  
                  Mike Perrone, Member**

**Riccardo Galbato, Attorney for the Planning Board  
John Crompton, Code Enforcement Officer  
Dennis Dundon, Clerk to the Boards**

**Gregg Eriksen, Village Trustee**

**Excused:**       **Doug Sutherland, Member**

**Chairman Kenan called for this matter at 7:49 pm.**

**Trustee Eriksen said that he has passed along the Board's comments to Village Attorney Pavlus, and the Trustees are just awaiting revised language for the Board to consider and review.**

**Chairman Kenan asked if Trustee Eriksen had seen Member Sutherland's comments today?**

**Trustee Eriksen had not. A copy was provided.**

**Mr. Galbato read, "Doug is recommending the following language: Site Plan Approval by the Village Planning Board and a Building Permit shall be required for the demolition of any structure that (a) has a foundation, or (b) was built before 1945, or (c) has a footprint larger than 100 square feet." Chairman Kenan said the Member Hartnett had suggested inclusion of "or (d) is within an established historic district."**

**Chairman Kenan, "I'll make a motion that we adopt Doug's language, as modified tonight: Site Plan Approval by the Village Planning Board and a Building Permit shall be required for the demolition of any structure that (a) has a foundation, or (b) was built before 1945, or (c) has a footprint larger than 100 square feet, or (d) is within an established historic district." The motion was seconded by Member Hartnett. Upon the unanimous vote of the members present in favor of the motion, it was carried 4 – 0.**

**On motion of Member Perrone, seconded by Member Carvalho, this matter was concluded and the meeting adjourned at 7:52 pm.**

Respectfully submitted,

Dennis Dundon, Clerk to the Boards