

Village of Skaneateles
Planning Board Meeting
May 3, 2018

Review of Downtown D Design Standards and Critical Impact Permit recommendation in the matter of the application of Michael & Karen Dudden to construct a 16 by 16 foot one-story addition in the Downtown D District; at the property addressed as 37 Fennell Street in the Village of Skaneateles.

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

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

 Janice Miller, architect, on behalf of the applicants
 Michael Dudden, applicant
 Karen Dudden, applicant

 Gregg Eriksen, Village Trustee
 Daniel Manning, Syracuse
 Matt Napierala, Manlius

 Bill Murphy, 3 Fennell Street
 Leif Kallquist, Syracuse
 Craig Froelich, 101 West Lake Street
 Bob Eggleston, 1391 E Genesee St
 Stacey Alburnio, Syracuse
 Cori Knupp, Syracuse
 Patrick Donnelly, Syracuse
 Linda Roche, West Lake Street

Excused: Mike Perrone, Member

At 7:30 pm, Chairman Kenan called for the matter of Michael Dudden for 37 Fennell Street. Attorney Galbato briefed the Board that this is an unlisted action that will receive uncoordinated review and recommends issuance of a negative declaration. Any redevelopment within the Downtown D District requires a Critical Impact Permit. Therefore, the Board will be making an advisory recommendation to the Trustees on that matter and should also consider the adherence to Downtown D Design Standards.

Ms. Miller introduced herself and explained that they desire to add a new structure on the back of the house. He will be returning to his family home, but they want to add a downstairs bathroom with walk-in shower as well as adding some space to the kitchen, incorporating a mudroom and small deck. Their first preference was for vinyl siding but realize that is not a preferred choice. So, they are looking at a cement board product similar to the color shown, and wish to replace the white asbestos siding and shingles currently on the house with Hardiplank siding on the entire structure. Member Sutherland asked that the siding be installed with the smooth side out; Mr. Dudden agreed. Chairman Kenan asked the age of the home? Mr. Dudden said in 1920s.

Member Sutherland, “I move that the Planning Board grants Design Standard approval based on drawings dated 3/26/18 with the condition that the Hardiplank siding be installed with the smooth face visible, in the recladding of the entire structure. Further, that the Planning Board recommends approval of the requested Critical Impact Permit by the Board of Trustees for the planned redevelopment. Further, that the Planning Board declares itself lead agency in the review of this unlisted action receiving uncoordinated review and issues a negative declaration under SEQRA.” 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 7:34 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles Planning Board Meeting May 3, 2018

Site Plan Review, Critical Impact Permit Recommendation, Special Use Permit recommendations (supplemental apartment and multivehicle garaging) in the matter of the application of Peer & Maureen Soderberg to construct a 12,350 SF sports barn with supplemental apartment, garage and carport at the property addressed as 44 State Street in the Village of Skaneateles.

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

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

Daniel Manning, Architect, on behalf of the applicants
Matt Napierala, Engineer, on behalf of the applicants

Gregg Eriksen, Village Trustee
Bill Murphy, 3 Fennell Street
Leif Kallquist, Syracuse
Craig Froelich, 101 West Lake Street
Bob Eggleston, 1391 E Genesee St
Stacey Albunio, Syracuse
Cori Knupp, Syracuse
Patrick Donnelly, Syracuse
Linda Roche, West Lake Street
Janice Miller, 4357 Jordan Road

Excused: Mike Perrone, Member

At 7:35 pm, Chairman Kenan called for the matter of Peer & Maureen Soderberg for 44 State Street. Attorney Galbato briefed the Board that, given the size of this project, the Board could decide to refer it to the engineer for a review of drainage impacts, and that since it is site plan review, the Board could consider conducting a public hearing for input. Further, Mr. Crompt has expressed concern over the coverage and Open Area calculations. The Planning Board should act as lead agency under SEQRA.

Mr. Manning introduced himself as architect and Mr. Napierala, the site engineering consultant. In his presentation, Mr. Manning made the following points:

- This proposal is for construction of a secondary accessory building
- This is a unique parcel comprised of 3.5 acres
- Three of its property lines border the rear property lines of single family homes on 3 Village streets; Elizabeth Street on the north, Leitch Avenue on the east, and Academy Street on the south.
- The 44 State Street property has 161 feet on State Street and 318 feet bordering Leitch properties. The depth is 675 feet. The front yard measures 56 feet.
- In his narrative he has addressed the 8 criteria to be considered by the Board in site plan review
- The parcel contains an existing single family house in which the applicants have resided for 16 years. There is an attached 2 car garage, as well as an 890 SF accessory building which they call a barn.
- The applicants also own 40 East Elizabeth Street, with a perpendicular orientation.
- Under this application they intend to construct a 2nd accessory building and to use an access easement over 40 East Elizabeth Street for a 10 foot right of way to establish driveway access to the larger parcel. Utility laterals could likewise be provided from Elizabeth Street.
- The lot drains naturally from northeast to southwest behind the barn
- This is a fully wooded site. The new construction would be “put in the middle” so as to keep as much of the wooded area as possible on the perimeter.
- This 2nd accessory building would house an indoor tennis court on the center, with the left side being an accessory living unit of 800 SF and the right being a 3 car garage.
- The application is fully compliant with A-2 District requirements
- Construction will be done using all residential materials.
- Colors and finishes emulate the fully restored Italianate architectural structure of the house.
- The structure runs east-west on the lot
- A “gathering area” is provided on the first floor. There is no commercial intent; it is strictly for use by family and friends.
- The Soderbergs have 5 kids ranging from 9 to 16. They are a “sports oriented” family.
- Maureen’s parents need an accessible unit when they visit. That is the 800 SF apartment.
- The garage is for sports cars; the owner has a trailer that he wants to be able to pull in and pull out of the garage; the lounging area is for family.
- On the second floor, there is a small mezzanine with a glass railing
- Have met or exceeded minimum or maximum site requirements in the zoning code
- Calculation of open area is 87% as shown, with the patio it will be 86.5%. The brown areas on the site plan are access driveways or access lanes

CEO Crompt said that while a second driveway is required, that the remaining area needs to be counted for the open area calculation because it is not required parking. CEO Crompt and Mr. Manning debated that point. CEO Crompt said access driveways to living quarters are excluded, others are includable.

Mr. Napierala said that they are trying to keep as much of the lot in its treed condition to provide buffers for the neighbors. The grading was done to a storm water catchment area that will drain to a dry well system. This represents a “complete mitigative solution” to capture and reduce run off, so as to not adversely affect neighbors. Member Sutherland noted the swale that is “looping all the way around the south side.”

Mr. Napierala said that it is 12 feet from the house to the new building, and that ground disturbance; Member Carvalho estimated it is probably a couple of acres. Member Sutherland noted that the tennis court drives more of an old barn type of scale than residential – driven by the height consideration? Mr. Manning noted that the gable is a residential gable; on the west elevation the owners wanted a nice façade, since it faces toward the house. Member Carvalho asked why the garage was not referred to as a 4 car garage? Mr. Manning said they will use it as a 3 car garage, one bay is for a trailer. Mr. Carvalho said you can park a trailer in a garage. CEO Crompt stated that his determination is that it is a 4 car garage, so need a special use permit for garaging more than 3 vehicles. Mr. Manning said they would just eliminate a door. CEO Crompt said that doesn’t change the capacity.

Chairman Kenan asked about the rise in grade going east from the house. Mr. Napierala said it is just over 8 percent. The grades from Elizabeth Street are nearly flat. Member Carvalho asked if the driveway on East Elizabeth Street factors into the coverage? CEO Crompt said no; it is a separate property. Member Sutherland asked if it would be visible from State Street? Mr. Manning said no; there are trees in that direction too.

Mr. Napierala said that there is one area in which they will be planting another line of evergreens because the existing tree coverage is a little thin. Mr. Manning pointed out that low level lights are mounted in bollards along the driveway. The lights on the building are part of the site plan review. They are prepared to provide photometrics. Mr. Napierala said the bollards are shown as dots on the site plan.

Chairman Kenan recapped that before the Board are site plan review, Critical Impact Permit recommendation and Special Use Permit recommendation. CEO Crompt said he would work with Mr. Manning on the coverage measurement and open area calculations. Member Carvalho said he thought it would be helpful to hear neighbor input. Member Sutherland observed that there’s other work to be done, so delays are necessary. **Member Carvalho, “I make a motion to schedule a public hearing on this matter of site plan review and continue this application to the June meeting.” Member Sutherland 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 8:08 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
Planning Board Meeting
May 3, 2018**

Area variance recommendation in the matter of the application of Brian & Bonnie Howell 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; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a second floor addition at the property addressed as 61 West Genesee Street in the Village of Skaneateles.

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

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

Janice Miller, Architect, on behalf of the applicants

Gregg Eriksen, Village Trustee
Bill Murphy, 3 Fennell Street
Leif Kallquist, Syracuse
Craig Froelich, 101 West Lake Street
Bob Eggleston, 1391 E Genesee St
Stacey Albunio, Syracuse
Cori Knupp, Syracuse
Patrick Donnelly, Syracuse
Linda Roche, West Lake Street

Excused: Mike Perrone, Member

At 8:09 pm, Chairman Kenan called for the matter of Brian & Bonnie Howell for 61 West Genesee Street. Attorney Galbato briefed the Board that this proposal is for a second floor addition. The CEO has determined that variances are needed for side yards and to expand a nonconforming building. The Board will make an advisory opinion to the ZBA regarding the variances requested.

Ms. Miller said that there is an existing kitchen in the back and they would like to expand over the top of it for the full width of the building (28 feet +/-) and going back about 11 feet – just over 300 square feet. There is no additional encroachment into the side yards or back yard; it is going straight up. It is 11 feet out and right over the top of the existing kitchen. Double hung

windows, roof and siding will match the existing. The lot is 53 feet wide but almost 500 feet deep.

Member Carvalho asked about proportions; Ms. Miller said it was just the angle of the photo. The detailing on the eaves will be consistent with the existing house. Chairman Kenan verified that the whole house ends on the second floor, but continues out on the first floor. Chairman Kenan verified that since the lot is so narrow, the side yards are in variance, a preexisting nonconforming situation.

Member Carvalho, “I’ll make a motion that we recommend approval of the variances by the Zoning Board of Appeals that were requested due to the preexisting side yards and based on plans dated April 12, 2018.” Member Sutherland 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 8:14 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
Planning Board Meeting
May 3, 2018**

Area variance recommendation in the matter of the application of Scott & Lisa Osiecki 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; Percentage of open area; and Minimum lot area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to demolish an existing balcony and to construct a 189 SF addition to an existing deck at the property addressed as 47 East Street in the Village of Skaneateles.

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

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

Bill Murphy, Architect, on behalf of the applicants

Gregg Eriksen, Village Trustee
Leif Kallquist, Syracuse
Craig Froelich, 101 West Lake Street
Bob Eggleston, 1391 E Genesee St
Stacey Albunio, Syracuse
Cori Knupp, Syracuse
Patrick Donnelly, Syracuse
Linda Roche, West Lake Street

Excused: Mike Perrone, Member

At 8:15 pm, Chairman Kenan called for the matter of Scott & Lisa Osiecki for 47 East Street. Mr. Murphy said the applicants have resided there for over 20 years. While the west view is nice for sunsets, the sun streams in all afternoon. They are proposing a larger deck and a covered portion of that deck with a porch roof that would give them shade for the windows. A couple of variances are required; the lot area is 10,250 SF and the house 1782 SF. The deck addition is 189 SF and 38 SF of staircase leading to existing sidewalk -- a 25.67 foot variance to lot width (preexisting); 9.84% to minimum open space, being increased by 2.03% due to the project; a variance of 3.2 feet to the north (preexisting); a variance of 6.4 feet to the south (preexisting); 14.37 feet to combined side yards (preexisting). Basically a small house on a small lot; looking

to get more outdoor living space in the back. It backs up to soccer field at the school. The addition will match the character and finishes of the existing structure and the proposed addition will really not impact the surrounding lots; it does not decrease the side yard set-backs.

Chairman Kenan verified that the new exceedances are coverage and rear yard and asked these new steps – aren't they a side yard variance? Mr. Murphy said they will not increase the nonconformity of 8 foot six. He then asked about lot area; Mr. Murphy called it an existing undersized lot. Chairman Kenan asked if it will match the roofing and trim color? Mr. Murphy said they will match trim but are exploring a metal roof. Member Sutherland questioned the column treatment – coming down and stopping. Mr. Murphy said they will bring that through. Chairman Kenan asked about he lower level; windows are visible? Mr. Murphy said there is a family room/game room.

Member Hartnett, “I’ll make a motion that we recommend that ZBA approve the variances requested based on the 5 April 2018 plans.” 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 8:21 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
May 3, 2018

Modification of Site Plan approval in the matter of the application of Craig Froelich to reduce an existing 2-story garage to a single story, eliminating an existing supplemental apartment; and to relocate an accessory structure from the north side of the property to the south side at the property addressed as 101 West Lake Street in the Village of Skaneateles. *Site Plan approval was previously granted by this Board on May 5, 2016.*

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

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

Leif Kallquist, Architect, on behalf of the applicants
Craig Froelich, applicant

Gregg Eriksen, Village Trustee
Bob Eggleston, 1391 E Genesee St
Stacey Albunio, Syracuse
Cori Knupp, Syracuse
Patrick Donnelly, Syracuse
Linda Roche, West Lake Street

Excused: Mike Perrone, Member

At 8:22 pm, Chairman Kenan called for the matter of Craig Froelich for 101 West Lake Street. Mr. Kallquist explained that this request relates to the barn structures that are to the west of the ridge line at this property. There is an existing classic barn that is adjacent to the north property line. The applicant wishes to slide this structure to the south side of the property in the middle of the site. There is also an existing ugly white two-story garage with supplemental apartment west of the house. The applicant wishes to replace that structure with an appropriately-stylized shop/barn that, together with the relocated barn, will create a gated entry to the site. When we look at the sight forms as we come up: the big white guy comes down, we match the forms of the house and existing barn together, the barn winds up there. The coverages on the lot don't change, everything is the same as it was. The area of driveway is actually going down; there was a link around the tree area that goes away.

Member Carvalho verified that the white barn is to be torn down? Mr. Kallquist said yes, with a new structure to be constructed on the same footprint. There is an existing green fence also on the north property line that is to be replaced.

Chairman Kenan stated that the request is for the Board to amend an existing approved site plan and asked the Board for any comments.

Member Carvalho asked if there would be any regrading of the site required? Mr. Kallquist said it sits on the existing pad and the driveways are existing. Our ridge line and eave lines of the roof would be lower. Member Sutherland said the design is much nicer.

Member Sutherland, “I move that the Planning Board approve the requested amendment to the site plan based on drawings dated 04/09/2018.” 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 8:27 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards