

**Village of Skaneateles
Planning Board Meeting
June 7, 2018**

Area variance recommendation in the matter of the application of John Kenney 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; Minimum lot area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 16 X 23 foot deck and stairs at the property addressed as 5 Hawthorn Woods Court in the Village of Skaneateles.

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

 Riccardo Galbato, Attorney for the Planning Board
 John Crompton, Code Enforcement Officer
 Beth O'Sullivan, Deputy Zoning Inspector
 Dennis Dundon, Clerk to the Boards

 John Kenney, applicant

 Gregg Eriksen, Village Trustee
 Mike Corbett, 25 Onondaga St
 Bob Eggleston, 1391 E Genesee St
 Doreen Simmons, 38 W Lake St
 Pat Scutari, 26 E Genesee St
 Gary Dower, 102 E Genesee St
 Mark Aberi, 56 Leitch, Ave

At 8:57 pm, Chairman Kenan called for the matter of John Kenney for 5 Hawthorn Woods Court.

Mr. Kenney explained that he wants to build a 16 by 23 foot deck in the rear of the house. The house currently has a first floor deck, but there is no way to get to the back yard. The parcel slopes up to 41 and slopes up to the neighbor. He is proposing the deck to be just 2 feet off the ground, in essence an elevated patio.

Chairman Kenan observed that the Board has detail on the construction and supports, but does not know how the deck will look in relation to the house. Member Sutherland added that the Board does not want something that is unsightly or problematic. It needs more detail.

Member Sutherland, “I move that we forward this matter to the ZBA without recommendation, subject to the applicant providing further detail to submit to the ZBA in advance of their meeting.” Member Perrone seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 5 – 0.

This matter was concluded at 9:01 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
Planning Board Meeting
June 7, 2018**

Area variance recommendation in the matter of the application of Michael Corbett to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Side yard set-back, left; Both side yards combined; Minimum lot area; Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; and Section 225-14 C (5) (a); to construct a front porch and shed at the property addressed as 25 Onondaga Street in the Village of Skaneateles.

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

 Riccardo Galbato, Attorney for the Planning Board
 John Crompton, Code Enforcement Officer
 Beth O'Sullivan, Deputy Zoning Inspector
 Dennis Dundon, Clerk to the Boards

 Mike Corbett, applicant

 Gregg Eriksen, Village Trustee
 Bob Eggleston, 1391 E Genesee St
 Doreen Simmons, 38 W Lake St
 Pat Scutari, 26 E Genesee St
 Gary Dower, 102 E Genesee St
 Mark Aberi, 56 Leitch, Ave

At 9:02 pm, Chairman Kenan called for the matter of Michael Corbett for 25 Onondaga Street.

Mr. Corbett explained that he wants to construct a front porch exactly the same as the neighbor's porch across the street. Additionally, he would like to add a pre-built shed in the same gray color as the house. An historical photo showed a porch on the house in 1965. In response to a question from the Board, Mr. Corbett explained that the house is on the left side of Onondaga, 10 houses up from Route 20.

Member Sutherland commented that this is a Greek revival house. The detailing on the proposed porch seems to be fighting the detail behind it. He suggested that the design needed a little more work yet. Mr. Corbett showed the Board a photo of #16 Onondaga, the house that is across the

street as his design inspiration. The shed will be in the side yard, so it needs a variance for being closer than 15 feet to another building.

Member Hartnett, “I move that we recommend approval by the ZBA of the variances requested. Based on the photo submitted, the porch is to be a matching porch using the same materials and detailing seen on #16 Onondaga Street.” Chairman Kenan seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 5 – 0.

This matter was concluded at 9:09 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
Planning Board Meeting
June 7, 2018**

Area variance recommendation in the matter of the application of Peter McMaster to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Side yard set-back, Left, Side yard setback, right; Both side yards combined; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 14 by 26 foot first floor addition to include garage and living space, and a 10 by 13.5 foot second floor addition, modify retaining wall, and make interior renovations and alterations at the property addressed as 36 Academy Street in the Village of Skaneateles.

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

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Bob Eggleston, architect, on behalf of the applicant

Gregg Eriksen, Village Trustee
Doreen Simmons, 38 W Lake St
Pat Scutari, 26 E Genesee St
Gary Dower, 102 E Genesee St
Mark Aberi, 56 Leitch, Ave

At 9:10 pm, Chairman Kenan called for the matter of Peter McMaster for 36 Academy Street.

Mr. Eggleston explained that ownership has recently transferred to the son and grandson of the former owner. This is a deceptively small house; the applicant is proposing a 14 by 26 foot addition for garage and family room on the first floor and a second floor addition to add a bathroom. It is an inner lot where they took a teasel barn; it has a shared driveway. There will be a need to adjust a retaining wall. The existing house is nonconforming; the work will affect the right side yard set-back and both side yards combined, though the set-backs are greater than the existing. Coverage is conforming.

Member Carvalho asked if all siding is to be replaced? Mr. Eggleston answered yes, to match the front. Member Carvalho asked if the rear peak will be visible from the front? Mr. Eggleston indicated that it will be truncated; you would need to be way up on the hill because it will be hipped back. Member Carvalho asked if the chimney was staying? Mr. Eggleston confirmed that it was. Mr. Eggleston submitted a letter signed by several neighbors, saying that “all the neighbors love it.” Member Sutherland was skeptical of that wording.

Member Sutherland, “I move that we recommend approval by the ZBA of the variances requested for the McMaster project. Chairman Kenan seconded the motion. Upon the unanimous vote of the members present in favor of the motion, it was carried 5 – 0.

This matter was concluded at 9:16 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
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June 7, 2018

Continued discussion regarding preliminary subdivision approval and site plan approval in the matter of the application of Gary Dower for a 6 lot open space subdivision, lot line adjustment for development of new lodging structures and construction of 5 one-family dwellings as part of the proposed Mirbeau Gateway development project at the corner of Fuller and West Genesee Streets in the Village of Skaneateles.

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

Riccardo Galbato, Attorney for the Planning Board
John Crompt, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Bob Eggleston, architect, on behalf of the applicant
Gary Dower, applicant

Gregg Eriksen, Village Trustee
Doreen Simmons, 38 W Lake St
Pat Scutari, 26 E Genesee St
Mark Aberi, 56 Leitch, Ave

At 9:17 pm, Chairman Kenan called for the matter of Gary Dower for the Mirbeau Gateway project. Attorney Galbato explained that the Board had closed the public hearing on May 3, 2018 for Site Plan approval, final conditional subdivision, and open space subdivision. Previously this Board gave a positive recommendation to the Zoning Board of Appeals for special permit. At the ZBA meeting on May 23, 2018, the applicant's request for a special use permit for open space subdivision was denied. By email to Mr. Galbato, Mr. Dower the applicant, agreed to suspend the 62 day limit by which the Planning Board needs to act. Mr. Dower has returned to the Planning Board for another recommendation on the special use permit with revised drawings. If and when there is a special use permit granted, it will return to this Board for action on the subdivision and site plan issues.

Mr. Dower reported that the ZBA was (1) concerned about the Fire Department's thoughts preferring access between the houses to the previous design. A new design provides that access

using 3 new driveways. (2) also concerning was the size of the lots along Fuller Street to provide for more frontage on Fuller Street to enable larger lots with more space between the houses, which they viewed to be a more harmonious relationship in that area. He said that having now completed the design of the detention basin, that the lots can be made larger and more spread out. He reported that he and Mr. Eggleston had met with Deputy Chair Kathleen Zapata who thought that new designs are in a “good direction” but defers to the Planning Board’s review. The applicant wishes to have the Planning Board’s reaction to this new plan.

Chairman Kenan asked if the buildings remain the same shape? Mr. Dower replied that they are similar, but they got 2 feet wider. The garages are now semi-detached. Mr. Eggleston added that Lot 5 remains the same, the houses are 2 feet wider and 2 feet shorter in depth. Garages have been reconfigured to be semi-detached and now incorporate a mudroom and patio. The lots are now a minimum of 9,000 SF and 60 feet wide instead of 50 feet.

Chairman Kenan asked again about the fire department’s issue. Mr. Dower replied that they wish to have the ability to pull a truck between the houses. He said that Chief Evans has reviewed this plan and feels much more comfortable with this plan. Member Sutherland said that an urban traffic engineer would believe that the last plan was better because you didn’t have three curb cuts going out, you didn’t have cars having to peek out around the storage parking you have got, and especially with stacking conditions and people zipping around through here. He would have liked that plan better because you were aligning all 5 houses against Highland Street. I think that what that traffic engineer would have said is that creates a condition that every day is safer than what this is. And an everyday condition probably trumps maybe once-in-a-lifetime and maybe not then, you’d have a ladder truck trying to get here. The safety of backing through with the sidewalk and pedestrians and then cross traffic to predict. He said that safety concerns have been lost in the redesign that’s being presented. It’s a shame to end up with those curb cuts and to end up with a less safe condition where people are trying to see around parked vehicles. When you have access from the back and access from the front it’s probably a safer condition than 90% of the residences.

Chairman Kenan said that in his experience he had never heard of a new rule that a building needs a driveway. It is unfortunate that it has come to this. He suggested a possible gated access to Genesee Street for fire department use. The idea of spreading the houses out is good; it would be even better without a driveway.

Member Sutherland described the difficulties present in this design, in terms of access and egress safety, with cars parked parallel. Aligning the access driveway with Highland Street provides a much better parking arrangement and relieves a less safe condition. Mr. Dower suggested limiting the on-street spaces to avoid driveway congestion. Member Sutherland feels that the Boards represent people from different backgrounds, but only one expert is being considered. The first solution was much better. Perhaps the Boards should have some sort of communal session.

Ms. O’Sullivan suggested that the ZBA was concerned not just about fire, but also on too many houses. She suggested that a roadway on both sides is much better. Mr. Dower stated that the project economics need the proposed density.

Member Sutherland asked what it might look like if the applicant could redraw it. Member Hartnett stated that the houses are too close; there are too many curb cuts with people coming out. He asked if the size of the basin could be reduced? Mr. Dower replied that it is designed to allow for easier mowing/maintenance.

Chairman Kenan suggested that the team put a plan on paper for the next Planning Board meeting. He indicated his willingness to meet with ZBA representatives. The Chairman asked about the project timetable. Mr. Dower indicated that they are finalizing everything. Most likely, it would not be this year; he anticipates starting the residences in the spring of 2019. The lodging mortgage rolls over in 2020 and will include the new lodging development.

Upon motion of Chairman Kenan, seconded by Member Sutherland this matter was unanimously continued to the Board's July meeting. This matter was concluded at 9:55 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
June 7, 2018

Modification of Site Plan Review and Downtown D Design Standards Review in the matter of the application of Bob Eggleston on behalf of Kim Weitsman to make exterior changes at the property addressed as 9 East Genesee Street in the Village of Skaneateles. *Site Plan approval for this purpose was previously granted by this Board on May 5, 2016.*

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

Riccardo Galbato, Attorney for the Planning Board
John Crompt, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Bob Eggleston, architect, applicant
Pat Scutari, on behalf of the applicant
Doreen Simmons, on behalf of the applicant

Gregg Eriksen, Village Trustee
Mark Aberi, 56 Leitch, Ave

At 9:56 pm, Chairman Kenan called for the matter of the Weitsman development of 9 East Genesee Street. Mr. Eggleston explained that the project has already received approval from the HLPC, who considered many of the elements of the Downtown D Design Standards. On the front façade, the plan is to put back a transom window on the Italianate design, while making only minimal changes. There will be a skylight added that will not be visible from across the street and will be minimally visible from distant points. Chairman Kenan asked what drives the skylight's location. Mr. Eggleston noted it is the seating plan. There is a main kitchen planned for the first floor and a secondary kitchen on the second floor. There will be seating front and back and the skylight will enhance the preferred second-floor seating. There will be 116 seats and the second floor is the main dining area.

On the rear the Board discussed the takeout entrance and headroom. The ceiling in the basement is 7 feet; that door is 6 feet 8 inches. The plan originally received Downtown D Design Standards review; there are only slight changes from the original plan. Attorney Galbato

recapped that the application needs a modified site plan and Downtown D Design Standards approval. Member Sutherland said the changes were “fine with me.”

Member Sutherland, “I move that we approve the modified site plan and the project as submitted.” Member Perrone seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.

This matter was concluded at 10:01 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
June 7, 2018

Consideration of recommendation to Code Enforcement Officer regarding a request from contract vendee Balduccis' lawyer that CEO Crompton issue a temporary certificate of occupancy for the property known as Lot 38 of the Parkside Village Subdivision in the Village of Skaneateles.

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

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

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

Gregg Eriksen, Village Trustee

At 10:16 pm, Attorney Galbato explained to the Board that progress has been made on the grading improvement approach stipulated by the Board in December, and that a proposed plan has been approved by 3 of the 4 involved property owners, the applicant faces a Board-imposed completion date of 6.15.2018 which was part of that resolution. He recommended that the Board consider an extension of the time to complete until its July meeting at which time it could set a revised completion date, if appropriate.

Member Sutherland, "I move that we extend the required time for completion of work pursuant to our December 7, 2017 resolution to the Board's July meeting." Member Carvalho seconded the motion. Upon the unanimous vote of the sitting members in favor of the motion, the motion was carried 4 – 0, with Member Perrone recused.

This matter was concluded at 10:18 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
June 7, 2018

Hartnett matter for 5 Prentiss Drive.

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

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Stephen Hartnett, applicant

Gregg Eriksen, Village Trustee

At 10:18 pm, Mr. Hartnett explained to the Board that while his application was not on the agenda for tonight's meeting, that he had requested that Chairman Kenan allow him to present the situation for consideration by the Board. He stated that he has received a building permit to construct a conforming swimming pool and surround at his home that meets the 90% open space requirements for the A-1 District. He would like to reduce the open space by 4.5% in order to provide storage shed and for a concrete patio around the pool to make it useable by his family.

Chairman Kenan said that while he has no problem with the concept, the Board has been sending other applicants home to get accurate drawings. Mr. Hartnett began quoting dimensions in the interior rectangle: 8 feet on far side, 16 feet to fence on left, 12 feet to fence on the right and 16 feet to the pool. The approved surround is 3 feet, and the preexisting fence is going to move outward. Chairman Kenan continued to insist that the Boards need a hard-line drawing done to scale.

Mr. Hartnett argued for action tonight, repeating that there is no objection to the concept. He said that the process of being an applicant was "eye-opening" and that it is not easy or fun. He said that a delay means that he can't get concrete in, he can't get plants in and his backyard will be nothing but mud.

Member Sutherland, "I move that we forward this matter to the ZBA without a recommendation, subject to scale drawings being submitted for the ZBA's consideration."

Member Carvalho seconded the motion. Upon the unanimous vote of the sitting members in favor of the motion, the motion was carried 4 – 0, with Member Hartnett recused.

This matter was concluded at 10:28 pm and on motion of Chairman Kenan seconded by Member Sutherland and approved unanimously, the meeting was adjourned.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards