

Village of Skaneateles  
Planning Board Meeting  
October 4, 2018

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Area variance recommendation in the matter of the application of Sheila Weldon 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 structure width/lot width; and Minimum open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to construct 7.5 by 7 foot mudroom addition and 8.5 by 8 foot porch at the property addressed as 86 East Lake Street in the Village of Skaneateles.

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

Riccardo Galbato, Attorney for the Planning Board  
Beth O’Sullivan, Deputy Zoning Inspector  
Dennis Dundon, Clerk to the Boards

Bob Eggleston, architect, representing the applicant

Gregg Eriksen, Village Trustee  
Mary Price, 66 E Elizabeth St  
Stacey Alburnio, Syracuse

Excused:       Brian Carvalho, Member

At 8:16 pm, Chairman Kenan opened discussion in the matter of the Weldon application to add a mudroom and porch at 86 East Lake Street.

Mr. Eggleston said that Ms. Weldon recently purchased this small house with a small garage. She would like to add a mudroom as an entry which will open up some living space. She would also like a larger porch to replace the recessed porch currently on the front of the house. It is a nonconforming house. Open area will increase from 67% to 73.8%. The right side yard set-back is the only one affected by the addition.

Chairman Kenan observed that the existing house is square, and will be expanded to the rear and the front by the porch and mudroom. Mr. Eggleston said that the lot coverage will improve as a result of eliminating the concrete patio in front and a deck. Chairman Kenan asked about the shallow sloped roof on the mudroom. Mr. Eggleston said it allows the new roof to fit in underneath the existing roof. All the side yards are no more nonconforming.

**Member Hartnett, “I move that we recommend that the ZBA approve the required variances; minimum open area, side yard left, side yard right, both sides and 69D, per drawings dated 9.12.18.” The motion was seconded by Member Sutherland. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.**

This matter was concluded at 8:22 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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Area Variance recommendation in the matter of the application of Bruce & Jan Wood to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, right; Rear yard set-back; Minimum open area; Section 225-14 C (5) (a/b); and Section 225-69 D Nonconforming Buildings, Structures and Uses, Extension or Expansion to remove an existing garage extension and to construct a 7 by 12 foot addition to the front of the garage at the property addressed as 26 Griffin Street in the Village of Skaneateles.

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

                  Riccardo Galbato, Attorney for the Planning Board  
                  Beth O’Sullivan, Deputy Zoning Inspector  
                  Dennis Dundon, Clerk to the Boards

                  Bob Eggleston, architect, on behalf of the applicant  
                  Bruce Wood, applicant

                  Gregg Eriksen, Village Trustee  
                  Mary Price, 66 E Elizabeth St  
                  Stacey Albunio, Syracuse

Excused:        Brian Carvalho, Member

At 8:23 pm, Chairman Kenan opened discussion in the matter of the Wood application to add an extension to the front of the garage at 26 Griffin Street.

Mr. Eggleston explained that the property has a classic 16 by 12 foot garage, to which a 2 foot extension had been added. He wishes to take off that 2 foot partial addition and to make a 7 by 1 foot addition to the garage, making it 23 feet by 12 feet. It will mirror the original garage in appearance and materials. Open area would decrease from 32% to 30%. The garage will be 6 feet from an adjacent garage which is no change from the existing condition. The garage will be 5.2 feet off the back property line and the side yard is about 1 foot, which is no change.

Mr. Eggleston said that he has the support of his neighbors, and submitted a letter for the record. Mr. Wood said he wants it to look exactly as it does now.

Member Sutherland, "I move that we recommend that the ZBA grant the required variances per drawings dated 9.13.18." The motion was seconded by Member Hartnett. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.

This matter was concluded at 8:26 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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Area Variance recommendation in the matter of the application of Mary Price, MD to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; and Percentage of structure width/lot width; to construct 20 by 34 foot swimming pool with 3 foot surround at the property addressed as 66 East Elizabeth Street in the Village of Skaneateles.

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

Riccardo Galbato, Attorney for the Planning Board  
Beth O’Sullivan, Deputy Zoning Inspector  
Dennis Dundon, Clerk to the Boards

Mary Price, applicant

Gregg Eriksen, Village Trustee  
Stacey Albunio, Syracuse  
Bob Eggleston, 1391 E Genesee St

Excused:       Brian Carvalho, Member

At 8:27 pm, Chairman Kenan opened discussion in the matter of the Price application to add a swimming pool at 66 East Elizabeth Street.

Dr. Price explained that the property has the required 85% open space currently and the project will make it just under 82%. There is an existing condition of width on the lot.

Chairman Kenan asked if there would be a fence around it? Dr. Price said yes. Chairman Kenan said that would not affect it though.

Chairman Kenan asked if there were any questions? There were none.

**Member Hartnett, “I move that we recommend that the ZBA grant the variances for open space and percentage of structure width/lot width, per drawings submitted with the application and dated as received on 8.16.18.” The motion was seconded by Member Perrone. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.**

This matter was concluded at 8:30 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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Continued discussion regarding preliminary subdivision approval and site plan approval in the matter of the application of Gary Dower for a 7 lot subdivision including a 6 lot open space subdivision and 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.

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

Riccardo Galbato, Attorney for the Planning Board  
Beth O’Sullivan, Deputy Zoning Inspector  
Dennis Dundon, Clerk to the Boards

Bob Eggleston, architect, on behalf of the applicant  
Stacey Alburnio, on behalf of the applicant

Gregg Eriksen, Village Trustee

Excused:       Brian Carvalho, Member

At 8:31 pm, Chairman Kenan reopened discussion on the Mirbeau Gateway development project.

Mr. Eggleston noted that we all had received the letter from Village engineer Nick Hyde yesterday. He said that Mr. Dower had prepared a draft response and circulated it to his team for comment. Many of the things are small details that should be easily resolved. Attorney Galbato also had shared a draft of the resolution to which there will be some minor comments. By way of example, promises by Mirbeau should be made by Mirbeau or its successors. Lot 7 cannot be merged, but needs to remain separate for the construction loan financing. Mr. Sutherland thought that made sense. Mr. Eggleston said that once the construction financing has been done, the lots can be merged. Chairman Kenan likened it to two separate entities that are owned by one common entity. Mr. Eggleston thought it was similar to the arrangement between Sherwood Inn and Hannum House. Attorney Galbato noted that predated the local law establishing the need for supervisory management to be on the same lot.

Attorney Galbato will do another draft of the resolution after receiving Mr. Dower's comments.

Member Sutherland noted that Mr. Hyde commented on sub-slab ventilation, and asked if DEC will be requiring that? Mr. Eggleston said it would not be required by DEC. Member Sutherland thought it might be sufficient to reference that Mirbeau has certain responsibilities under the DEC regulations and will comply with them.

Mr. Eggleston requested that the Board consider assigning the post-approval engineering construction inspection services to TDK.

Chairman Kenan asked if Mr. Eggleston was requesting that the application be continued to next month and providing the applicant's consent to that continuance? Mr. Eggleston said, "absolutely."

This matter was concluded at 8:44 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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Consideration of further extension of time for Mark Aberi to complete grading requirements subject to a resolution by the Planning Board made December 7, 2017 to implement actions necessary for CEO Cromp's issuance of a temporary certificate of occupancy for the property known as Lot 38 of the Parkside Village Subdivision in the Village of Skaneateles.

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

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

Bob Eggleston, architect, on behalf of the applicant

Gregg Eriksen, Village Trustee

Excused:        Brian Carvalho, Member

At 8:45 pm, Chairman Kenan reopened discussion on the Parkside Lots 37, 38 and 39 drainage work, asking if there was any action that needed to be taken by the Board.

Attorney Galbato recapped the process as follows:

- Village engineer has responded to the Board that the actions taken are satisfactory
- CEO Cromp will issue a final Certificate of Occupancy to Balduccis
- Upon receipt of that C of O, Terri Roney will release that Balducci's easement to the Village
- Attorney Galbato and GHD will make their final billing to the Village in this matter.
- The Village Clerk/Treasurer will analyze the escrow account, arrange for payments owed to the Village and remit unallocated funds to Mr. Aberi in accordance with the agreement.

This matter was concluded and upon motion by Member Sutherland, seconded by Chairman Kenan, the meeting was unanimously adjourned at 8:50 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards