Village of Skaneateles
Planning Board Meeting
May 9, 2019

Recommendation to the Code Enforcement Officer on the matter of the license application submitted by R. David Gregg for continued operation of a bed & breakfast homestay at the property addressed as 2 West Lake 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
Brody Smith, Esq., Special Counsel
John Cromp, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

R. David Gregg, applicant
Brenda Kayn, on behalf of the applicant
Dominic Giacona, Esq., on behalf of the applicant

Kathleen Zapata, Village Trustee
Janet Aaron, Town Supervisor
Jay Stith, 67 W Genesee St
Hilary Fenner, 67 W Genesee St
Jim Moore, 95 East Lake St
Evan Dreyfuss, 100 E Genesee St
Bob Eggleston, 1391 E Genesee St
Katie Hess, 34 State St
Tom Blair, Esq., 3895 Fennell St
Susan Dove, 9 E Lake St
Jo Anne Gagliano, 3 W Lake St
Kyle Volz, 3 W Lake St
Joseph Falco, 3 W Lake St
Mike Watkins, unknown
Duane & Denise Wiedor, 2 Clift Ln
John O'Sullivan, 10 Leitch Ave
Susan Murphy, 94 State St
Laura Kowal, 13 Fennell St
Jim Clarke, 37 W Lake St
Janice Miller, 4357 Jordan Rd

At 8:04 pm, Chairman Kenan opened the discussion into the licensing for 2 West Lake Street.

Atty. Smith, on behalf of the Village, said that CEO Cromp recommended that the license not be issued, since the applicant is not in conformance in three principal areas:

(1) Applicant is operating in violation of the 1995 Special Use permit, since more than two rooms are advertised. Four rooms are offered as being available. Atty. Smith reviewed the applicable code provisions, and noted that the codes office says that 4 rooms are being offered, while the applicant claims that only 2 rooms are rented at any one time.
(2) The property does not comply with the interior design standards in that initially 2 rooms were available on the second floor, now 3 rooms are available on the second floor and one room on the third floor are being offered for occupancy.
(3) Fire inspections had not been conducted. Atty. Smith noted that fire inspections have since been done -- this concern has been satisfied and the kitchen on the third floor has been disabled.

Atty. Giacona, for the applicant, said that the code specifies that no more than 2 sleeping rooms be "made available"; therefore nothing precludes advertising 4 rooms for rent. He said that the applicant has special software procedures that makes it impossible to book more than 2 rooms. The applicant had asked for the special use permit, but it was not provided when they bought the property. The kitchen on the 3rd floor was exactly the same as when they purchased the home in 2017. The sprinkler system was added to permit rental of the 3rd floor. Atty. Giacona noted that the licensing requirements were passed by the Trustees in 2015 and there has been no attempt to enforce licensing until now – but when Mr. Gregg was notified, besides being surprised, he complied. Six months have passed since his initial submission. Atty Giacona said that they are asking the Planning Board to interpret the relevant code the same way that the ZBA has interpreted it. In 1996, the prior owner identified 3 rooms that were being offered; the ZBA said that the 2-room rental restriction did not preclude advertising the 3 rooms.

Atty. Smith responded that there are 4 rooms being advertised. The special use permit requires the designation of which 2 rooms are to be used for B&B purposes – if they want to change it they should seek revisions to the special use permit. The Codes office believes the property should not be licensed if it is not in compliance.

Chairman Kenan noted that the impediment seems to be that 4 rooms are being advertised, noting that creates a different enforcement problem. Attorney Giacona noted that this was the same interpretation as the ZBA's in 1996 and asked where in the code it says that the specific rooms must be designated? Atty. Smith argued that in Section 225-40B, the word 'arrangement' connotes the designation requirement.

Member Carvalho stated that in his mind advertising a room is "making it available." He continued that he had visited the property's website and found some dates where 3 rooms were

designated to be occupied. When he clicked on the 4th room, the software would have allowed him to book it.

Atty. Giacona said that the operation of the system was confirmed with the software company. Mr. Gregg explained that when a room is booked 3 rooms are flagged as occupied whether occupied or blocked, therefore only allowing one additional room to be booked. Member Sutherland questioned how the customer gets his choice for the remaining rooms? The question was not really answered since it was not clear how many rooms are blocked and at what point in time.

Chairman Kenan said that the community has the understanding that violations have occurred in the past, and said that the website should state that only 2 rooms may be rented at a time. Ms. Kayn said that it is in the "Policies" section. Mr. Gregg added that because the rooms have differing amenities it is important to offer a choice for business reasons. Atty. Giacona offered to demonstrate the operation of the software.

Chairman Kenan asked that if the language is on the website whether there is an issue? Atty. Smith said that the use of the 3rd floor (Loft Suite) was never contemplated and that the Village's position is that offering more than 2 rooms is not consistent with the code. He then handed the Board the investigator's affidavit in which more than two rooms were clearly rented.

Chairman Kenan asked counsel for the Board's role? Atty. Galbato said that the Planning Board is to advise and make a recommendation to the codes officer regarding licensing. Chairman Kenan said that it seems as if the ZBA authorized 3 rooms with no more than 2 rooms to be rented. Is the ZBA wording part of the permit? Atty. Giacona said that if his client is bound by the special use permit, he doesn't know how contrary operation could be required. Atty. Smith said that previously it was 3 and 2, now it is 4 and 2. Chairman Kenan said that he thinks that the 3 and 2 operation seems appropriate. Perhaps the applicant should revisit the ZBA on the matter of the 4th room. Atty. Giacona said that the applicant needs a decision to appeal.

Member Carvalho said that no more than 2 sleeping rooms being made available is in the code; the applicant is now advertising 4. The ZBA minutes from 1998 showed that the ZBA had concerns over 3 and sometimes 4 rooms being rented out. The ZBA had issues with that. Member Sutherland said that with the special use permit in place and the 2015 ordinance being complied with, that this is a grandfathered condition and that he is not troubled by it. With the automatic blocking, he would be fine with recommending that the license be issued.

CEO Cromp offered clarification: (1) that the sprinkler system was required and installed because the 3rd floor was habitable space, not to permit its rental; and (2) that the applicant, in 2017, had asked the ZBA to be able to rent 3 rooms. That request was determined to require a use variance and was deemed an incomplete application since no competent financial evidence evidencing a hardship was supplied. There has been no further response from the applicant. Atty. Giacona said that they withdrew their application.

Chairman Kenan asked for the pleasure of the Board? **Member Sutherland, "I move that the Planning Board recommends that the applicant be licensed to rent but 2 rooms on the**

second floor and that the 3rd floor "loft" room be taken out of all advertising until such time as the special use permit may be amended. Further that the applicant is to demonstrate to CEO Cromp the property's inability to book more than 2 rooms." Atty. Giacona questioned the requirement for a sprinkler system due to habitable space. CEO Cromp replied that it is required in NYS Building Code. Member Perrone seconded the motion. Upon the votes of members Perrone, Hartnett, Sutherland and Kenan in favor of the motion, with Member Carvalho opposed, the motion was carried 4 – 1.

This matter was concluded at 8:44 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
May 9, 2019

Continuation of Public Hearing in the matter of the Site Plan Review; Critical Impact Permit determination; Demolition Permit recommendation; Special Use Permit recommendation (permanent dock) and Area Variance recommendation to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back, Sideyard set-back, right, Rear yard set-back, and Minimum open area; Section 225-10B(3) Flood Fringe Overzone; Section 225-14C(2)(c) for front yard driveway/parking; Section 225-14C(3) Fences and Walls; Section 225-14C(5)(d) Accessory Buildings and Uses; Section 225-15A(2) for multiple dwelling units; Section 225-19.1B Watershed Overzone Boundaries; Section 225-19.1C(1,2)&D(4)&E for Lake Watershed Overzone development; and Section 225-20C Lakeshore Development Regulations; Section 225-20 D for development within 50 feet of Skaneateles Lake; 225-58B(8)(a) and (b) for front yard driveway/parking; in the matter of the application of Adam Weitsman to merge two lots, demolish an existing single-family residential dwelling unit and to construct a swimming pool, 2,376 SF pool house with cabana, 1,575 SF pool patio plus appurtenances (temple w/ roof, trellis and fence), driveways, walkways and retaining walls at the properties addressed as 61 West Lake Street and 45 West Lake 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 Cromp, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Holly Austin, Esq., on behalf of the applicant
Adam Weitsman, applicant
Lauren Saracco, architect, on behalf of the applicant

Kathleen Zapata, Village Trustee
Janet Aaron, Town Supervisor
John Langey, Esq., Syracuse
Patrick Reagan, Marcellus
Peter Osborne, Syracuse
Jay Stith, 67 W Genesee St
Hilary Fenner, 67 W Genesee St
Jim Moore, 95 East Lake St
Evan Dreyfuss, 100 E Genesee St

Mary Kennedy, 57 Jordan St
Linda Roche, 39 W Lake St
Miki & Bill Mahood, 60 W Lake St
Bob Eggleston, 1391 E Genesee St
R. David Gregg, 2 W Lake St
Brenda Kayn, 2 W Lake St
Dominic Giacona, Esq., Auburn
Katie Hess, 34 State St
Tom Blair, Esq., 3895 Fennell St
Susan Dove, 9 E Lake St
Jo Anne Gagliano, 3 W Lake St
Kyle Volz, 3 W Lake St
Joseph Falco, 3 W Lake St
Mike Watkins, unknown
Duane & Denise Wiedor, 2 Clift Ln
John O'Sullivan, 10 Leitch Ave
Susan Murphy, 94 State St
Laura Kowal, 13 Fennell St
Jim Clarke, 37 W Lake St
Janice Miller, 4357 Jordan Rd

At 7:30 pm, Chairman Kenan reopened the public hearing in the matter of the application by Adam Weitsman for 45/61 West Lake Street, by reviewing the agenda and the protocol for making public remarks.

Remarks on behalf of the applicant in favor of the project

Ms. Austin introduced herself indicating that she is here for Ms. Simmons who is not available. Ms. Saracco made a brief presentation, noting that while last month's was in-depth, tonight she would repeat some of those points, but mainly focus on the concerns raised at last month's hearing. She stated that the existing hedgerow on the property line between 45 and 61 West Lake Street is overgrown and will not be maintained in this development. She continued that the floorplan of the pool house is compact – being 2 rooms connected by a covered patio. In removing the existing structure, it will open up a permanent view of the lake when looking to the northeast. She referenced the 1874 map of the Village and said that this plan is returning the property to the lot arrangement that was originally there. She directed that Board's attention to the view from Shotwell Park which shows to scale how small the proposed structure is in relation to the main house. She reviewed the tree retention and planting plan for the property line; noting that even the tallest proposed trees will not block the views to the lake, but will provide privacy for the structure.

Ms. Saracco continued saying that the 3 main variances are for lot coverage (a 1% increase), for front yard coverage (a 4% decrease), and for rear yard setback in which a portion of the trellis is

located within 50 feet of the lake. She noted that the Planning Board's engineer, TDK, had spent more than 100 hours reviewing and confirming the applicant's calculations. She noted that the natural materials used in constructing the main house would also be used for the pool house.

Ms. Saracco observed that the opposing neighbors had noted 3 main concerns: massing, privacy and historical significance. With regard to massing, she observed that the footprint for the pool house is about ¼ the size of the existing 45 West Lake Street structure. The opposition's illustration had 45 West Lake Street in the wrong position relative to this project and used the wrong materials. She has redrawn it using the proper materials. The included figures meant to illustrate scale were much too short. The pool house was shown too close to the water's edge and their lack of the planned vegetation helps with privacy.

Ms. Saracco noted that the opposition had suggested 3 alternative locations. The applicant evaluated each on the basis of Zoning, program and function. All 3 require more variances than the plan proposed. With regard to historic significance of 61 West Lake Street; Cornell found it insignificant. She noted that the 3 major additions made to the structure over the years are all inconsiderate and do not match the historical style of the house.

Remarks on behalf of objecting neighbor in opposition to the project

Attorney Langey noted that he had a positive message to deliver – namely that his clients had a dinner meeting with the Weitsmans. While the Ehrichs' concerns still remain, there was a positive dialogue between the parties, which was courteous. The Ehrichs wish to make a proposal:

1. That the applicant stake out the location of the pool complex. He indicated that the Ehrichs would be willing to share in the cost of doing so.
2. Provide a mechanism to understand the height and massing of the proposal – using balloons or constructing scaffolding with canvas wrapping, and
3. Recognizing that everyone has experts, to retain an unbiased 3rd party to provide an opinion on the historical and structural integrity. The Ehrichs would be willing to share this cost as well.

Mr. Langey thought that these suggestions would help the Board.

Public comment period

Mr. Mahood expressed concern about a continued wall of trees, and suggested that the Board limit the size of new plantings to preserve lake views. Mr. Mahood said that by his calculations the height of the new structure is 21 feet 7 inches. He continued that he believes a third-party should be brought in and supports this suggestion.

Mr. Weitsman clarified that he had initiated the meeting with the Ehrichs. He described the meeting as terrific. He has also met with the Mahoods showing them the 61 West Lake Street house, and offered Mahoods surveyor verification of the dimensions, and had offered input to the landscaping plan for the Ehrichs. He has no plans to put in a wall of trees. He added that he will continue to be a good neighbor.

Ms. Mahood said that they have not seen anything from that surveyor and noted that the plan shows two very large trees to be planted where the Parcells house currently is.

Mr. Langey noted that the Ehrichs still believe in their experts and continue to have concerns.

Mr. Mahood said that they appreciated the tour of 61 West Lake Street; the Parcells house was not built as a mansion, but rather as a lake side house.

Ms. Dove said that Mr. Weitsman's presentations had been magnificent, that he does quality work, and that 200 years from now his work would be viewed as a positive contribution to the community.

Ms. Roche said that if the community were to mandate that a property owner had to retain a house rather than demolish it, it would be "unconstitutional". She added that Adam and Kim are bending over backwards.

Chairman Kenan asked for the pleasure of the Board? Member Hartnett suggested that the public hearing be closed. **Member Sutherland, "I move that we close the public hearing, but continue to accept written comments for the record through 31 May 2019." Member Hartnett 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 8:03 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
May 9, 2019

Recommendation to the Code Enforcement Officer on the matter of the license application submitted by Katie Severance for continued operation of a bed & breakfast homestay at the property addressed as 34 State 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
Brody Smith, Esq., Special Counsel
John Cromp, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Katie Hess (Severance), applicant
Susan Dove, on behalf of the applicant
Tom Blair, Esq., on behalf of the applicant

Kathleen Zapata, Village Trustee
Janet Aaron, Town Supervisor
Jay Stith, 67 W Genesee St
Hilary Fenner, 67 W Genesee St
Jim Moore, 95 East Lake St
Evan Dreyfuss, 100 E Genesee St
Bob Eggleston, 1391 E Genesee St
Jo Anne Gagliano, 3 W Lake St
Kyle Volz, 3 W Lake St
Joseph Falco, 3 W Lake St
Mike Watkins, unknown
Duane & Denise Wiedor, 2 Clift Ln
John O'Sullivan, 10 Leitch Ave
Susan Murphy, 94 State St
Laura Kowal, 13 Fennell St
Jim Clarke, 37 W Lake St
Janice Miller, 4357 Jordan Rd

At 8:45 pm, Chairman Kenan opened the discussion into the licensing for 2 West Lake Street asking whether the Village or the applicant would be presenting first?

Atty. Blair, on behalf of the applicant, said that he is not making a presentation but wishes to establish that the applicant has become compliant with the Planning Board's conditional recommendation made February 7, 2019. Atty. Smith agreed that the applicant has come into compliance through its web sites. Chairman Kenan said, "Based on that, this Board need take no further action."

This matter was concluded at 8:48 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
May 9, 2019

Critical Impact Permit determination in the matter of the application of Laura Kowal to change use from Professional Office C(14) to Private Group Instruction C(17) for Board and Brush Creative Studio at the property addressed as 13 Fennell 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
Brody Smith, Esq., Special Counsel
John Cromp, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Laura Kowal, applicant
Bob Eggleston, architect, on behalf of the applicant

Kathleen Zapata, Village Trustee
Janet Aaron, Town Supervisor
Jay Stith, 67 W Genesee St
Hilary Fenner, 67 W Genesee St
Jim Moore, 95 East Lake St
Evan Dreyfuss, 100 E Genesee St
Jo Anne Gagliano, 3 W Lake St
Kyle Volz, 3 W Lake St
Joseph Falco, 3 W Lake St
Mike Watkins, unknown
Duane & Denise Wiedor, 2 Clift Ln
John O'Sullivan, 10 Leitch Ave
Susan Murphy, 94 State St
Jim Clarke, 37 W Lake St
Janice Miller, 4357 Jordan Rd

At 8:48 pm, Chairman Kenan opened the discussion into the Critical Impact expansion for 13 Fennell Street.

Mr. Eggleston said that Ms. Kowal wishes to occupy the entire building for the use of her Board and Brush operation. He has prepared a narrative and submitted the required utility information.

Chairman Kenan asked that on the survey all the area around the building is shown as gravel. Is that correct? Mr. Eggleston responded that it is now paved. Parking for 9 cars is shown.

Member Carvalho asked if there would be additional nights or more groups? Ms. Kowal said the expansion would allow her to run a workshop and host a private party at the same time.

Attorney Galbato noted that the matter has been referred administratively to the Municipal Board for its recommendation and suggested that the Board schedule a public hearing for the June meeting.

Member Carvalho, "I move that we schedule this matter for a public hearing at the Board's June 6, 2019 meeting." Member Sutherland 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 8:51 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
May 9, 2019

Site Plan Review in the matter of the application of Cynthia Fuccillo to repair 118 foot sluiceway wall, 4.5 feet high along the north property line at the property addressed as 37 West Lake 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
Brody Smith, Esq., Special Counsel
John Cromp, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Bob Eggleston, architect, on behalf of the applicant
Jim Clarke, on behalf of the applicant

Kathleen Zapata, Village Trustee
Janet Aaron, Town Supervisor
Jay Stith, 67 W Genesee St
Hilary Fenner, 67 W Genesee St
Jim Moore, 95 East Lake St
Evan Dreyfuss, 100 E Genesee St
Jo Anne Gagliano, 3 W Lake St
Kyle Volz, 3 W Lake St
Joseph Falco, 3 W Lake St
Mike Watkins, unknown
Duane & Denise Wiedor, 2 Clift Ln
John O'Sullivan, 10 Leitch Ave
Susan Murphy, 94 State St
Janice Miller, 4357 Jordan Rd

At 8:48 pm, Chairman Kenan opened the discussion on the Site Plan Review for 37 West Lake Street.

Mr. Eggleston said that Mr. Clarke would be doing the work on this project. Severe erosion has occurred on the south side of the retaining wall along this sluiceway, due to inadequate drainage. The proposal is to put the wall back as a concrete wall. They have developed a method that has been approved by the DEC and the Army Corps of Engineers. In general, the water will be diverted into a 24-inch pipe, the old wall excavated and new wall constructed, and then water will be returned to the sluiceway. Mr. Eggleston continued that to preserve the appearance of an attractive stone wall, he has recommended that a portion of the wall be faced with cultured stone.

Chairman Kenan asked why the pipe is to be covered with dirt? Mr. Clarke said it was to protect the pipe and form a base for the use of the machinery that will be used in the construction. In response to a question, Mr. Eggleston noted that the north wall of the sluiceway is in much better shape. Mr. Clarke added that the wall is "uniformly in trouble" on the south side, and added that both DEC and ACOE are OK with the approach. Mr. Eggleston added that there will be a floating filter dam placed at the end of the sluiceway to capture any of the dirt.

Member Carvalho asked if concrete wash-out would be done at least 100 feet from the lake? Mr. Clarke said that he has a site that complies. Member Carvalho then asked about the drain? Mr. Eggleston said that it will discharge through the wall into the sluiceway.

Member Carvalho, "I move that the Planning Board declares itself lead agency for this unlisted action that will receive uncoordinated review under SEQRA, and that the Board makes a negative declaration based on no significant adverse environmental impact from this project. Further that the Board's questions have been answered satisfactorily and that it grants Site Plan approval based on the materials submitted." Member Hartnett 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 9:01 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
May 9, 2019

Site Plan Review in the matter of the application of Town of Skaneateles to rebuild the Sims restroom facilities in Austin Park at the property addressed as 1 Austin 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 Cromp, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Janet Aaron, Town Supervisor, on behalf of the applicant
Susan Murphy, on behalf of the applicant
Janice Miller, architect, on behalf of the applicant

Kathleen Zapata, Village Trustee
Jay Stith, 67 W Genesee St
Hilary Fenner, 67 W Genesee St
Jim Moore, 95 East Lake St
Jo Anne Gagliano, 3 W Lake St
Kyle Volz, 3 W Lake St
Joseph Falco, 3 W Lake St
Mike Watkins, unknown
Duane & Denise Wiedor, 2 Clift Ln
Bob Eggleston, architect, on behalf of the applicant

At 9:02 pm, Chairman Kenan opened the discussion on the Site Plan Review for Austin Park. Chairman Kenan said didn't we do this already? Ms. Miller said that the Board had reviewed a very similar plan, but that site plan review is required because of the demolition. There are no substantial changes and the contractor is ready to go.

Member Sutherland, "I move that the Planning Board declares itself lead agency for this unlisted action that will receive uncoordinated review under SEQRA, and that the Board

makes a negative declaration based on no significant adverse environmental impact from this project. Further that the Board's questions have been answered satisfactorily and that it grants Site Plan approval based on the materials submitted. This approval is subject to completion of review and any comments or conditions suggested by the Onondaga County Planning Board, to whom the application has been referred." Member Carvalho 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 9:05 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
May 9, 2019

Area Variance recommendation in the matter of the application of Jeff & Carrie Ryan 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 Percentage of Structure width/lot width; to construct a 10 by 23 foot 2-story addition in rear, construct 12 by 14 foot 1-story porch with 4 by 21 foot covered walk, install A/C unit with pad, remove rear attic window and rebuild roof at the property addressed as 21 Leitch Avenue 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 Cromp, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Robert Eggleston, architect, on behalf of the applicant

Kathleen Zapata, Village Trustee
Jay Stith, 67 W Genesee St
Hilary Fenner, 67 W Genesee St
Jim Moore, 95 East Lake St
Jo Anne Gagliano, 3 W Lake St
Kyle Volz, 3 W Lake St
Joseph Falco, 3 W Lake St
Mike Watkins, unknown
Duane & Denise Wiedor, 2 Clift Ln

At 9:07 pm, Chairman Kenan opened the discussion on the variance application for 21 Leitch Avenue.

Mr. Eggleston said that this project contemplates a 10 by 24 foot two-story addition and a 12 by 14 foot wrap-around porch on the back of the house. The variances arise because of the expansion of a nonconforming structure. None of the new dimensions are any more

nonconforming than the existing house. The changes will serve to make the entrance into the house better, and the additions will match the existing house.

Member Carvalho noted that the 6 inch reveal between the old and new structures is not very large. Mr. Eggleston replied that the house has no corner boards and that the reveal says there is an addition and makes the physical attachment to the existing house easier. Both Members Carvalho and Sutherland thought that it seems small. Chairman Kenan asked if a section of the drawing was a gable end? Mr. Eggleston said no, the house has a hip roof. Member Sutherland asked if the height for the porch is less than 30 inches, so as to allow for a lower railing height? Mr. Eggleston said that they will make every effort to keep it so.

Member Sutherland, "I move that the Planning Board recommends that the ZBA grant the requested variances based on the submitted application." 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 9:11 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
May 9, 2019

Critical Impact Determination and Area Variance recommendation in the matter of the application of Duane & Denise Wiedor to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, right; Both side yards combined; Rear yard set-back; and Minimum open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 246 SF sunroom over existing deck and to construct a 22 by 22 foot detached 2-story garage at the property addressed as 2 Clift Lane 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 Cromp, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Robert Eggleston, architect, on behalf of the applicants
Duane & Denise Wiedor, applicants

Kathleen Zapata, Village Trustee
Jay Stith, 67 W Genesee St
Hilary Fenner, 67 W Genesee St
Jim Moore, 95 East Lake St
Jo Anne Gagliano, 3 W Lake St
Kyle Volz, 3 W Lake St
Joseph Falco, 3 W Lake St
Mike Watkins, unknown

At 9:12 pm, Chairman Kenan opened the discussion on the variance application for 2 Clift Lane.

Mr. Eggleston said that the plans have been color-coded so as to easily identify certain attributes of the proposed projects. The home already has the deck and hot tub; they will become more functional with the addition of a sunroom enclosure. The plan is to construct a roof and then enclose the space as a glassed sun room. There are no changes to the footprint as a result. Mr.

Wiedor has classic cars. The second item is to construct a two-car detached garage that will be placed in such a way as to form a courtyard for the front of the house. This will be a tall garage to allow for a lift to be installed to facilitate working on the cars. The new garage will have false doors on the driveway side that mimic the look of a working door. The working doors will be at the lower level, where they will be accessed by driving across the lawn.

The variances are for expansion of a nonconforming structure, and the only new variance is for a slight reduction in open space – from 82.9% to 81.7%. Mr. Eggleston argued that Critical Impact does not apply to one-family dwellings. CEO Cromp considered this and verbally amended his findings to remove the requirement for a Critical Impact Permit. Mr. Eggleston submitted letters from neighbors for the record.

Member Sutherland, "I move that the Planning Board recommends that the ZBA grant the requested variances based on the submitted application." Member Hartnett 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 9:19 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
May 9, 2019

Preliminary consideration of Site Plan Review, Critical Impact Determination, Special Use Permit recommendation (permanent dock), Special Use Permit recommendation (lakeshore pavilion) and Area Variance recommendation in the matter of the application of Dena Weber to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Side yard set-back, left; Side yard set-back, right; Both side yards combined; Rear yard set-back and Minimum open area; and Section 225-14C(2),(3) and (5) (front yard parking/driveway; walls in excess of 3 feet; rear set-back for accessory uses); and 225-20 (various lakeshore development regulations) to replace and expand the existing driveway with an additional entrance, replace and expand pedestrian stone pathways, replace and expand wood decks, replace outdoor kitchen, replace wood-burning fireplace with natural gas fueled fire pit, replace outdoor dining patio, install *bocce* court, remove existing wood pergola replacing it with lakeshore pavilion with gas fireplace, replace existing seawall in same footprint, replace existing temporary dock with a 40-foot-long permanent multi-slip pier attached to an existing shoreline structure, and enhance landscaping at the property addressed as 3 West Lake 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 Cromp, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Jo Anne Gagliano, architect, on behalf of the applicant
Kyle Volz, architect, on behalf of the applicant
Joseph Falco, architect, on behalf of the applicant
Leif Kallquist architect, on behalf of the applicant

Kathleen Zapata, Village Trustee
Jay Stith, 67 W Genesee St
Hilary Fenner, 67 W Genesee St
Jim Moore, 95 East Lake St
Mike Watkins, unknown

At 9:20 pm, Chairman Kenan opened the discussion on the application for 3 West Lake Street.

Ms. Gagliano explained that this property has a beautiful curved retaining wall on the lake front that the owners would like to rebuild in place. In the course of those discussions, the owners asked that EDR consider developing a master plan for the property. Ms. Gagliano said that such a design has been completed, and that is what the Board has in front of it tonight. Her objective is to present this concept to the Board and get any input or suggestions that the board might offer. EDR and the owners could consider those comments and might propose altered plans as a result.

Ms. Gagliano reviewed the historical context of the house and property and showed a number of photographs and drawings to illustrate her presentation. This site has been pretty well documented over the years; in fact, the house used to be a boathouse located on the still-existing pier adjacent to Shotwell Park. Chairman Kenan noted the presence of what looked to be a foundation structure in the lake visible from the satellite image.

Ms. Gagliano said that she had a new survey done, which confirmed that the property is nonconforming for most setbacks according to current Zoning code. The owners would like to have a roofed structure in the lake yard, like a gazebo. They would also like to have a safer driveway with an additional entrance further south of the house to avoid having to back into the street. In doing so, they will open up the south side for a view toward the lake. They will look at expanding some stone pathways which will have green joints, so as to be pervious surfaces. They will look at redoing steps down to the lawn from the house and will do something with the existing broken-down koi pond. From the retaining wall on the lake side, there is an existing set of stairs leading from the lawn to the lake that need attention. The plan is to replace them in kind and in place, to retain the existing look. There is also a set of steps to the lake from a walkway on the north side that will be replaced in kind. The existing outdoor kitchen is outdated and will be upgraded and enhanced. The creating of a *bocce* green lets them establish good visual screening from the park. The existing pergola (which is being supported solely by the wisteria) on the concrete slab pier will be replaced by the roofed structure. In the past, owners have used temporary deck sections; the plan is to establish a permanent dock structure.

The garden arrangement itself dates to the 1930s, when it was established by former Village Mayor Grant's wife. Ms. Gagliano said that the covered gazebo would be a "nod" to historical appearance by having a roofed structure on the lakefront. Details for this structure will repeat styling from the main structure, and should be consistent with the historical context of the property. Ms. Gagliano expressed her thanks for the comments received back from the Codes office; to clarify the dock is meant for only two boats.

Chairman Kenan noted that the hedgerow is dense and presumed that the fence would stay in place. He also said that if the dock doesn't extend out as far as Romano's there is probably not an issue for navigation.

Member Sutherland described the plan as "lovely" and "thoughtful". He continued that the planned dock system seems "harsh" due to its location out that far in front of Shotwell Park. He continued that "folks like the pergola" that is there; now what is proposed is making more sense.

Ms. Gagliano replied that they are not 100% locked in on the design details, even though they have submitted this application for review. Chairman Kenan suggested perhaps curving the dock off the south corner of the pier.

CEO Cromp observed that it would be useful for the Boards to see a rendering of the proposed development plan – what it would look like from the park, the neighbors' and the lake.

Member Hartnett asked if this was a similar situation as Wiedor's on critical impact, in that this is a single-family dwelling? CEO Cromp said that he will review that. Member Hartnett continued with practical suggestions that might enhance seamanship in the area of the proposed dock, especially in a brisk south wind.

Ms. Gagliano described the pervious walks and hardscape plans and said that her team will work on this proposal some more.

CEO Cromp asked the Board if it felt that verification of the coverage calculations by TDK would be helpful? Chairman Kenan said that when you are already far away from the coverage standard that he feels as if reliance on the architect's certified calculations is sufficient.

This matter was continued at 9:45 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
May 9, 2019

Discussion in the matter of the request from Gary Dower for a 90 day extension of the time to complete the 7 lot subdivision that was approved by the Board at its meeting on November 1, 2018 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 Cromp, Code Enforcement Officer
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Kathleen Zapata, Village Trustee
Bob Eggleston, 1391 East Genesee St

At 9:46 pm, Chairman Kenan opened the discussion on the Dower request for a 90 day time extension.

Atty. Galbato explained that the Mirbeau Gateway subdivision approval granted by the Board in November 2018 carried a 6 month window for finalization of the final plat, obtaining the necessary signatures (including Chairman Kenan's) and recording the map at the County Clerk's office. Two extensions of 90 days each may be granted by the Planning Board.

Member Sutherland, "I move that the Planning Board grant a 90 day extension in this matter from May 1, 2019." Member Carvalho 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 and upon motion of Chairman Kenan, seconded by Member Hartnett, the meeting was adjourned at 9:50 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards