

Village of Skaneateles  
Planning Board Meeting  
July 11, 2019

Area Variance recommendation in the matter of the application of Donald Torrey to vary the strict application of Section 225-14 C (3) Height of fence, to construct an 8 foot high privacy fence in the rear yard at the property addressed as 2 Sachem Drive in the Village of Skaneateles.

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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  
Dennis Dundon, Clerk to the Boards

Donald Torrey, applicant  
Linda Torrey, on behalf of the applicant

Evan Whitney, 169 E Genesee St  
Patrick Shaw, 62 E Lake St  
Elsa Soderberg, 118 E Genesee St  
Robert Gregg, 2 W Lake St  
Brenda Kayn, 2 W Lake St  
Brian Sevey, 90 E Lake St  
Bob Eggleston, 1381 E Genesee St  
Kim Weitsman, 45 W Lake St  
Doreen Simmons, 38 W Lake St  
Linda Roche, 39 W Lake St  
Peter Ehrich, 63 W Lake St  
John Langey, Syracuse  
Rich Andino, Syracuse  
Bill & Miki Mahood, 60 W Lake St  
Joel Steenken, 16 Gayle Rd  
Dominic Giacona, Auburn  
Daniel Manning, Syracuse  
Dave Mosher, Syracuse  
William Kay, 100 State St  
Susan Wolstenholme, 66 E Lake St  
Jim Milne 9 Gayle Rd  
Mike Quattrociocchi, 14 Gayle Rd  
Lawrence Keogh, 54 E Lake St

Jim & Julie Moore, 95 E Lake St  
Dan & Mary Pat Suits, 2989 E Lake St  
Pat Carroll, 7 E Elizabeth St  
Bill Murphy, 3 Fennell St

At 7:30 pm, Chairman Kenan noted that due to a conflict in Attorney Smith's schedule, that the Board would take agenda items out of order. He then opened consideration of the Torrey application for 2 Sachem Drive.

Mr. Torrey said that he wishes to construct a privacy fence approximately 12 feet from the back of his house. His neighbors, some time ago, had converted a garage on their property into a dwelling unit which is rented out. The shapes of the lots allows that structure to look right into his house. A 6 foot high fence is not high enough to provide the desired privacy. He is requesting an 8 foot high fence to run for 62 lineal feet. The fence will be placed 3 feet back from the property line. The Board clarified that the fence will be 16 feet from the house.

Member Carvalho asked if the garage is on the neighboring property. Mr. Torrey confirmed that it was. The house is behind the garage. Member Carvalho clarified that it is the garage which is the rental unit. Mr. Torrey said that it is. Member Carvalho asked how close the garage is? Mr. Torrey said it is 6 feet from the property line.

**Member Sutherland, "I move that the Planning Board recommends that the ZBA approve the requested variances." The motion was seconded by Member Hartnett. By the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.**

This matter was concluded at 7:34 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

# Village of Skaneateles Planning Board Meeting July 11, 2019

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Area Variance recommendation in the matter of the application of Evan Whitney 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; Minimum open area; and Section 225-69D Nonconforming Buildings, Structures and uses, Extension or Expansion to construct a paver patio behind the house at the property addressed as 169 East Genesee Street in the Village of Skaneateles.

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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  
Dennis Dundon, Clerk to the Boards

Evan Whitney, applicant

Patrick Shaw, 62 E Lake St  
Elsa Soderberg, 118 E Genesee St  
Robert Gregg, 2 W Lake St  
Brenda Kayn, 2 W Lake St  
Brian Sevey, 90 E Lake St  
Bob Eggleston, 1381 E Genesee St  
Kim Weitsman, 45 W Lake St  
Doreen Simmons, 38 W Lake St  
Linda Roche, 39 W Lake St  
Peter Ehrich, 63 W Lake St  
John Langey, Syracuse  
Rich Andino, Syracuse  
Bill & Miki Mahood, 60 W Lake St  
Joel Steenken, 16 Gayle Rd  
Dominic Giacona, Auburn  
Daniel Manning, Syracuse  
Dave Mosher, Syracuse  
William Kay, 100 State St  
Susan Wolstenholme, 66 E Lake St  
Jim Milne 9 Gayle Rd  
Mike Quattrociocchi, 14 Gayle Rd

Lawrence Keogh, 54 E Lake St  
Jim & Julie Moore, 95 E Lake St  
Dan & Mary Pat Suits, 2989 E Lake St  
Pat Carroll, 7 E Elizabeth St  
Bill Murphy, 3 Fennell St

At 7:35 pm, Chairman Kenan opened consideration of the Whitney application for 169 East Genesee Street.

Mr. Whitney said that he has a small area behind his home that is primarily grass defined by planting beds. He would like to install a paver patio to be 15 by 30 feet in size. This would provide his family some needed outdoor living and play space. Chairman Kenan questioned the dimensions that are shown to be 23 by 28 feet? Mr. Whitney clarified that the paver portion is to be 15 by 30; it is his plan to fill the area around the pavers with gravel up to the beds. Chairman Kenan suggested that it would be good to show the exact location for the patio on the drawings prior to the ZBA meeting.

CEO Crompt noted that he lives next door to the Whitneys, and understands that the patio will go between the garden area and the house. He noted that Evan and Kelly are wonderful neighbors.

**Member Carvalho, "I move that the Planning Board recommends that the ZBA approve the variance for lot coverage and the preexisting-condition variances as proposed. Applicant is to modify his drawings to show the area for the patio." The motion was seconded by Member Perrone. By the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.**

This matter was concluded at 7:39 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles  
Planning Board Meeting  
July 11, 2019

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Area Variance recommendation in the matter of the application of Brian Sevey to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; to construct a 12 by 16 foot shed in the rear yard at the property addressed as 90 East Lake Street in the Village of Skaneateles.

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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  
Dennis Dundon, Clerk to the Boards

Brian Sevey, applicant

Patrick Shaw, 62 E Lake St  
Elsa Soderberg, 118 E Genesee St  
Robert Gregg, 2 W Lake St  
Brenda Kayn, 2 W Lake St  
Bob Eggleston, 1381 E Genesee St  
Kim Weitsman, 45 W Lake St  
Doreen Simmons, 38 W Lake St  
Linda Roche, 39 W Lake St  
Peter Ehrich, 63 W Lake St  
John Langey, Syracuse  
Rich Andino, Syracuse  
Bill & Miki Mahood, 60 W Lake St  
Joel Steenken, 16 Gayle Rd  
Dominic Giacona, Auburn  
Daniel Manning, Syracuse  
Dave Mosher, Syracuse  
William Kay, 100 State St  
Susan Wolstenholme, 66 E Lake St  
Jim Milne 9 Gayle Rd  
Mike Quattrociocchi, 14 Gayle Rd  
Lawrence Keogh, 54 E Lake St  
Jim & Julie Moore, 95 E Lake St  
Dan & Mary Pat Suits, 2989 E Lake St

Pat Carroll, 7 E Elizabeth St  
Bill Murphy, 3 Fennell St

At 7:40 pm, Chairman Kenan opened consideration of the Sevey application for 90 East Lake Street.

Mr. Sevey said that he has just moved in and would like to construct a 12 by 16 foot shed in the back corner of the property for storage on lawn equipment. Chairman Kenan asked what prompts the need for a variance, coverage? Mr. Sevey confirmed that it was coverage, noting that the proposed set-backs are 15 feet in the rear and 10 feet from the left side. He explained that the back yard is surrounded by dense vegetation and is very private. Chairman Kenan asked what was the lot size? Mr. Sevey said 0.41 acres.

**Member Perrone, "I move that the Planning Board recommends that the ZBA approve the variance for open area as proposed." The motion was seconded by Member Hartnett. By the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.**

This matter was concluded at 7:43 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles  
Planning Board Meeting  
July 11, 2019

Public Hearing for Preliminary subdivision approval in the matter of the application of Patrick & Jennifer Shaw to create a two-lot subdivision at the property addressed as 62 East Lake Street in the Village of Skaneateles.

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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  
Dennis Dundon, Clerk to the Boards

Bob Eggleston, architect, on behalf of the applicant  
Patrick Shaw, applicant

Elsa Soderberg, 118 E Genesee St  
Robert Gregg, 2 W Lake St  
Brenda Kayn, 2 W Lake St  
Kim Weitsman, 45 W Lake St  
Doreen Simmons, 38 W Lake St  
Linda Roche, 39 W Lake St  
Peter Ehrich, 63 W Lake St  
John Langey, Syracuse  
Rich Andino, Syracuse  
Bill & Miki Mahood, 60 W Lake St  
Joel Steenken, 16 Gayle Rd  
Dominic Giacona, Auburn  
Daniel Manning, Syracuse  
Dave Mosher, Syracuse  
William Kay, 100 State St  
Susan Wolstenholme, 66 E Lake St  
Jim Milne 9 Gayle Rd  
Mike Quattrociocchi, 14 Gayle Rd  
Lawrence Keogh, 54 E Lake St  
Jim & Julie Moore, 95 E Lake St  
Dan & Mary Pat Suits, 2989 E Lake St  
Pat Carroll, 7 E Elizabeth St  
Bill Murphy, 3 Fennell St

At 7:45 pm, Chairman Kenan opened the public hearing for the proposed Shaw subdivision at 62 East Lake Street.

Mr. Eggleston stated that this is a 2.39 acre lot that has 184 feet of frontage on East Lake Street, where 150 feet is required. He described that they are proposing to create a semi-flag lot for Lot 2. Lot 1 will have 59,000 SF of lot area and contains the existing house. Lot 2 will have 43,000 SF and has the carriage house/garage located on it. To comply with the 150 foot width requirement, the building line has been pushed back to a location having 150 feet clear.

Chairman Kenan noted that the matter had been referred to the County Planning Board which found no community-wide issues with the proposal and agreed that the local Board could decide the matter in the ordinary course. Chairman Kenan then opened the public comment portion of the hearing.

Ms. Wolstenholme noted that she is next door to the south. She asked for clarification as to was this going to be a new house? Mr. Eggleston explained that the subdivision is for two lots. The lot closest to her will contain the existing house. That house is undergoing renovations and will have a new driveway installed. The northern lot will contain the existing carriage house/garage and might be developed with a new house depending on the new owners' plans. In response to her questions, Mr. Eggleston added that site plan approval would be required for subsequent development of the new lot and that storm water would be managed on-site.

Mr. Kehoe noted that he is the neighbor to the north, and noted the 9 acre lot behind East Lake Street is owned by a potential developer. He stated that right-of-way to that lot is 68 feet and that there was a 15 foot easement granted for access. He clarified that the 68 feet belongs to the lot behind this property. Mr. Eggleston explained that there would be a new curb cut established. Mr. Kehoe referred to the existing garage structure as "an eyesore" and asked if a building must be maintained under the Code?

Mr. Quattrociocchi stated that he had purchased a house on Gayle Road. While his lot is not very deep, it lies downhill from the development parcel causing him concern about water management. Mr. Eggleston noted that any project in the lake watershed that disturbs more than 3,000 SF will be required to obtain site plan approval from the Board. He noted that there are ways, like a bio-swale, that can help manage water.

Mr. Crompton verified that it would be unlikely for a development plan for this parcel that would not disturb more than 3,000 SF. Mr. Kehoe and Ms. Wolstenholme agreed that Gayle Road is not far from the subject location.

There being no further speakers, Chairman Kenan declared the public hearing to be closed. He then stated that the map dated June 10, 2019 is the preliminary plat. Both parcels need to be labeled with their front dimensions. Attorney Galbato reminded the Board that its first action should be a finding pursuant to SEQRA. He recommended that the Board consider this an

unlisted action that is receiving uncoordinated review. After reviewing Part 1 of the Short EAF, he recommends that the Board make a negative declaration. **Member Sutherland, “I move that the Planning Board declares itself Lead Agency for the uncoordinated review of this unlisted action. Further, that the Board makes a negative declaration that there will be no significant environmental impact.”** Member Carvalho seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.

After some discussion of the road frontage issue, Chairman Kenan said, “I move that the Planning Board approve the preliminary plat subject to the addition of road frontage dimensions and subject to the approval by the Board of Trustees of a development lot having less than 50 feet road frontage.” 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 8:03 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

