

**Village of Skaneateles**  
**Planning Board Public Hearing**  
**October 1, 2009**

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In the matter of the application submitted for an amendment to an approved subdivision The Messenger Subdivision, to allow a driveway access to a lot in said subdivision off Ramblewood Drive and also Site Plan Review - in the Village of Skaneateles.

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Present        Lauren Waite, Acting Chairman  
                  William Eberhardt, Member  
                  Douglas Sutherland, Member

Jorge Batlle, Clerk to the Planning Board  
Riccardo Galbato, Attorney for the Planning Board

Andrew Ramsgard, Architect for the applicant  
Chris Neumann, Applicant

Robert Lotkowicz, Municipal Operations  
Mitch Major, West Elizabeth Street  
M/M King, west Elizabeth Street  
Robert Eggleston, Rickard Road

Absent:        Steve Krause, Member  
                  Bruce Kennan, Chairman

Acting Chairman Waite opened the public hearing at 7:36pm announcing the application of for Neumann and the Messenger Subdivision.

Andrew Ramsgard, Architect for the applicant made the presentation. He said, "this as a lot of people know, this is most recently known as the Messenger Subdivision. It was subdivided and the Messengers kept a little piece... that the Board approved... the remaining parcel of land is approximately 2.26 acres. We are proposing to build one single family house. We are here tonight only to satisfy the contingency that the Planning Board placed on the subdivision at that time that the project come through and have Site Plan Review.

We have provided to the Village and to the Village Engineer, a copy of the position of the house, the driveway location and the proposed grading plan which shows that we are going to bring in the driveway perpendicular to Ramblewood. Kind of come up the hill a little bit and then place the house at the edge of the woods. We are going to maintain as much as we can of all the woods because that's what they really like about the property. That's why they bought it. We are going to enhance this area out here and make it a little flatter than it is now. It's a pretty nice lot as it is. We are going to come off of Ramblewood. There is an existing curb cut off Onondaga Street which we are going to be removing. The utilities are going to come in off of Onondaga

Street. We've consulted with both the Village Engineer and Robert Lotkowitz relative with where the utilities should come in. I believe the Engineer from Stearns & Wheler has sent the Board a copy of his draft review. It all look pretty good. His recommendations are pretty much to follow the plan that we had submitted. If there are any question, I'd be happy to answer them."

Acting Chairman Waite asked, "it is fair to assume that the placement of this house will eliminate any possibility of there being 2 houses?" Ramsgard said, "yes." The Acting Chairman continued, "the property – the way they placed the house, it means that the other lot that was previously subdivided into, putting another house on it?" Ramsgard said, "that, part of that lot, they took and that's already gone." The Acting Chairman said, "what was left had been divided into 2." Ramsgard said, "oh, yes. Chris Neumann is here to..." "...they may not want to do that but, is the way the house sited such that it can't be done, or do we need to ask to have it that it can't be further subdivided? It was approved for two lots in there," said the Acting Chairman. Ramsgard replied, "I suppose it's possible but not really likely. I don't think that anybody would ever want to subdivide that. Chris is here to say that, directly."

The Acting Chairman asked, Chris Neumann, "would you be willing to officially relinquish that possibility even if it should be there." Chris Neumann said, "yes." Ramsgard said, "the whole idea..." "... I understand what the intention is right now. I'm only thinking 15 or 20 years from now somebody lives there and is a different circumstance who would want another house on that property," said the Acting Chairman.

At this point the Acting Chairman opened the floor to anyone wishing to speak in favor or has a concern about this application. Attorney Galbato said, "also, the public hearing is for anybody's comments regarding modifying the subdivision to allow a curb cut and driveway onto Ramblewood Drive." Acting Chairman Waite asked, "does anybody need an explanation of that? Anybody like to speak about this application?" No one spoke. Member Sutherland moved to close the public hearing. Seconded by Member Eberhardt. The vote was 3-0 in favor of the motion.

The Acting Chairman said, "what we need to do is modification of the Messenger Subdivision which previously prohibited access to Ramblewood Drive. Now we would like to modify it so that access is allowed to Ramblewood Drive." Attorney Galbato asked, "can I phrase the motion? It would be a motion to modify the – first I want to say that it should be noted on the record that the subdivider J.H. Messenger through his attorney, his son, by e-mail, to me dated July 19, 2009 indicated that he had no objection what-so-ever in changing and allowing the access onto Ramblewood Drive. Have before you a **motion to modify The Messenger Subdivision and allowing the Chairman to sign a modified subdivision map which would remove the phrase *No Access via Ramblewood Dr.* from the map.** That would be the only change from the prior approved map, signed and filed map."

Member Eberhardt asked, "we should add the contingency that Lauren just requested?" Galbato said, "it is OK to add that too. It is an additional restriction, **an addition to the map would be that Lot 1 of the Messenger Subdivision state on the Plat Map, that it should not be further subdivided.**" Member Eberhardt said, "I will make that motion." (indicated in bold) Seconded by Member Sutherland. The vote was 3-0 in favor of the motion.

The Acting Chairman said, “now we have to consider Site Plan Review. Do you want to review what we are looking at on the back of the last page of what Rick left for us?” Member Eberhardt said, “I would like to ask Bob Lotkowitz, given that he’s here tonight to offer opinions on things. Do you have any concerns or observations?” Lotkowitz said, “no we have worked with Andy’s folks to show me where the utilities would go. So, we are Ok with that. The only thing is that Stearns & Wheeler coordinate part of the construction – sewer, electric and water.”

Member Sutherland said, “I think the other characteristics are really Planning Board judgments on harmonious relationship between proposed uses and existing adjacent uses. Maximum safety of vehicular circulation between the site and the street network. Maximum adequacy of interior circulation, parking and loading facilities with particular attention to vehicular and pedestrian safety. Adequacy of landscaping and set-backs with regard to achieving maximum capability, compatibility and protection of adjacent residential uses and applicable regulations to the chapter referenced above. It seems like you’ve done those things. Maintaining the existing good sized foliage that’s in there is a key thing. I think the house is well placed. Going from 2 lots to a single lot with the access coming off Ramblewood keeps you off Onondaga Street which is a more difficult street to pull out onto. I think that’s helped, and at the same time, it’s one house additionally using Ramblewood. So, it’s like it’s a real test of Ramblewood. It would seem to me that these fit the bill.”

Member Eberhardt said, “it is a significantly better plan than the beginning. “ Member Sutherland said, “yes, this is a better plan.”

Member Eberhardt said, “**I make a motion that we approve the Site Plan as proposed on the drawing dated 8-19-2009, Z-1 for the Chris and Amy Neumann project off Ramblewood Drive.**” Seconded by Member Sutherland. The vote was 3-0 in favor of the motion. The meeting was closed at 7:48pm.