

Village of Skaneateles
Planning Board Meeting
June 3, 2010

*Continuation - Weitsman, 45 West Lake Street, concerning elliptical
garden and grotto placement*

Present: Bruce Kenan, Chairman
 Lauren Waite, Member
 William Eberhardt, Member
 Douglas Sutherland, Member

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

Jim Falso, Contractor for A. Weitsman
Robert Eggleston, Architect for the applicant

Toby Millman, Future Planning Board Member

Clifford Abrams, State Street

Absent: Steve Krause, Member

Chairman Kenan opened the meeting at 8:30pm for the Weitsman residence at 45 West Lake Street.

Robert Eggleston, Architect for the applicant made the presentation. He said, “this is a courtesy call just for a very minor change. What I did – Jim (Falso) had submitted 2 plans on a specific topic then the approved dimensional table. I asked Meyer and Pressley to add a few more pieces of information to it just to help clarify it and make sure everyone understands what we are for. I also, in that we developed a little bit more of the elevation, I asked that they get that put together so we can know exactly what we are doing.” Attorney Galbato asked, “does this revise the May 26th map?” Eggleston said, “yes. This is revised. So, when we came in for our last application at the beginning of this year, Adam Weitsman had acquired the Bennett property. What we got approval for was actually placing an elliptical garden which had this feature which had a retaining wall and some stairs with a patio. There’s actually an underground vault for the electric generator that’s going to be incorporated in underneath that. Of course bringing the driveway out and then having kind of an entry post with the retaining wall.”

Chairman Kenan asked, “(holding up the print)all of this is for the electric generator?” Eggleston said, “well, no that’s for the visual pleasure of looking across the elliptical garden, but we are sticking a generator in behind there. We got our source from Niagara Mohawk, Niagara

Falls, the big generator plat up there... one of the issues that came up when we came to the Planning Board and then we came back again and then went to the Zoning Board of Appeals was the fact that this structure, we'll call the stairs and retaining walls, the structure was real close to the existing sewer line. In that process of the last application, we actually took our lawyer to talk to the Village Lawyer, Mike Byrne, and actually our lawyer is – there's not a formal easement for the sewer line. So, we are establishing a formal easement for the sewer line. Also, there's a storm drain line that goes from West Lake Street down to the Lake – that there was no formal easements. We are creating those formal easements. We are actually forming them after we replace. Because one of the agreements was we were going to replace the sewer line just like we replaced the first half of the main house project. Then also we were replacing this water line so it's all new and upgraded. Also, this way we could avoid some of the structures so it wasn't in the structures.

The Village Trustees, Mike Byrne, are very pleased that we are actually proactively creating easements that should have been created 20-50-100 years ago. In working with the sewer, working with the Bob Lotkowitz, we were able to relocate the sewer. What that does for us, before we had several structures that were within that 10 foot area that we decided was the area that the Village should have clear for being able to work on the sewer in 50 years if the have to replace it. So, by relocating it and getting the right pitch, and this sewer line actually has been installed now, we've been able to swing it away from the structure so we can go back to the original location. Before we kind of shoved this into the elliptical – if you are interested, I have those maps from before. (opens large color map) What was originally proposed at the start of the project was that this was the stairs was back from the elliptical. But then as we said, OK, we'll keep 5 feet, we shoved it onto the elliptical . OK, great. Now it satisfied the set-back requirement to the sewer line. All we are asking to do now is go back to this location. We shoved this structure right onto the elliptical to give us 5 feet from that. Where originally we came it was only a foot off from that and that wasn't appropriate. Now, because we've relocated the sewer line, we can push this back to where it originally was supposed to be and still keep our 5 foot set-back. So, that's basically the change.

When I talked to Rick (Galbato) about it, I felt that it was appropriate to take the SP-1 drawing because that's what our entire site, approved site plan is. So, what we've done is instead of having you approve just a little piece, a detail drawing, I wanted to have this updated to reflect everything, so when you approve this plan it's approving everything. It's not just approving one thing.”

Chairman Kenan asked, “so what else should we know about in the plan?” Eggleston said, “so I've shown the elevation of what's going here. We are very clearly showing the space for the electric vault and all that kind of stuff that's underneath. There are no changes to any of the approvals, set-backs or density or any of that.” Member Waite asked, “Bob, where is that? Where are these 3 arches? Where are they on the other plan?” Eggleston said, “they are right here.” Member Eberhardt asked, “how high are they?” Eggleston said, “9 feet, which is what we always had. This was submitted way back in January, which is part of the record. I hadn't cut a profile of what was happening though there. So, nothing has changed.” The Chairman asked, “so what's 9 feet?” Eggleston said, “this wall.” The Chairman asked, “the top of the baluster?” Eggleston said, “no the grade.” Jim Falso said, “on the lake side.” The Chairman said, “the top of

the stone wall.” Eggleston said, “the baluster is at grade. And we have a 3 foot high baluster.” Member Eberhardt asked, “masonry?” Eggleston said, “it’s masonry like everything else.” Falso said, “it’s turned limestone.”

Member Waite asked about this being something on the street side? Eggleston explained, “this is (explaining street side drawing) what the rendering concept is, from the street side you have the driveway. You have the lawn that comes across. He has some grapes there. So, you have the driveway circulating up toward the house, which is back here. All you see is the lawn and this baluster that’s 3 feet high.” The Chairman said, “the relocation of West Lake Street comes later.” Eggleston said, “we have to have something for next year.”

Eggleston continued, “from the hot air balloon over the Lake, you are coming in – this is the elliptical lawn. This is that curved wall with the baluster. That’s the driveway. There are the 2 stairs coming down. So, this is kind of like a little grotto kind of space off from where there’s a patio. There’s a lawn and patio and then the 3 arches which just kind of recess back in underground. Then access into the vault will be from just stepping into this area and you can get to the vault for the electrical. That’s for the electrical generator.” Member Waite said, “so this just doesn’t show that fact that this thing in convex.” Eggleston said, “right. But the plan does. That show it’s convex.”

The Chairman said, “OK, so you’ve made these minor changes to the stair configuration.” Eggleston said, “actually, this what we wanted. In the process of getting approval we’ve pushed that. Now we are going back to what you had originally.” Eggleston said, “we are going back because the sewer line is placed differently.” The Chairman said, “you have consolidated that into an amended Site Plan. And there is nothing else significant or different about the Site Plan.” Eggleston said, “that’s all there is.” Member Waite asked, “are you sure?” Eggleston said, “honest. The date on the Site Plan for your reference is 6-3-2010.”

Member Eberhardt asked, “what is the current estimated time of completion?” Eggleston said, “we have a drop dead date of November – we got an extension on the variance. It took us to November 2011.” Falso said, “this will be done before the house.” Eggleston said, “I forget if it was a one year extension. The ZBA says you have to be completed by. We originally had an 18 month or 2 year period. The I forget if we asked for one more – I think it was 18 months from April. I think it’s September or October of 2011 when it all has to be done. Maybe it was one year to April of 2011. It’s in the ZBA minutes.”

The Chairman said, “we have an application for an amended Site Plan, or a request for one. Do we have a motion?” Member Sutherland said, “**I move that we accept the amended Site Plan dated June 3, 2010.**” Seconded by Member Eberhardt. The vote was 4-0 in favor of the motion. Passed. The meeting was closed at 8:42pm.