

Village of Skaneateles
Planning Board Meeting
August 5, 2010

In the matter of the application submitted by John & Kim Mezzalingua for a Site Plan Review per Section 225-20, Lakeshore Development, for repairs and replacements of seawalls and dock on the property addressed as 3 Bobbett Lane in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 Toby Millman, Member
 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 applicants

Clifford Abrams, State Street
Dr. Daniel Elstein, Syracuse
Gregg Sgromo, Syracuse

Absent: Steve Krause, Member

Chairman Kenan opened the meeting at 7:43pm. Andrew Ramsgard, Architect for the applicant made the presentation. He said, “the whole purpose of tonight is asking for a reallocation of the permanent dock which we were planning on repairing. After our discussions with a couple of contractors – one of the recommendations was coming back to – rather than take the permanent dock and project it out into the water, take the same square footage and attach it onto the existing deck area. It was vulnerable from frost, ice movement. Have it close in. Same exact square footage, just taking that space and reallocating it to the end of the existing deck.”

Chairman Kenan asked, “that’s the only changes, the reconfiguration of the dock?” Ramsgard said, “yes, that’s the only change.” The Chairman asked for questions, comments or advice. Member Eberhardt asked Ramsgard to run through the scenario again. Ramsgard said, “the S1.1 was the drawing superimposed on the serial photograph showing the existing dock of which we were going to repair from the ice damage over the past couple of years. What we are going to do is remove that piece and take the same square footage and turn it 90 degrees and attach it onto the existing.” The Chairman said, “right now it’s built on round concrete piers and has some foundations in the bottom of the Lake. And it’s all wood framed?” Ramsgard said, “it’s all wood framed. It would still be the same thing except that allows us to get the dock much

concrete poured in and cast on the Lake bottom.” The Chairman asked, “and they are in good condition?” Ramsgard said, “they are in good condition. We are going to pick them up and throw them away essentially because we have to recast it to the new lake bottom. We have to remove those pieces now.”

Member Millman asked, “is the material for the new dock – what is the surface material?” Ramsgard said, “the new dock – we are actually going to take – right now it’s mahogany. We are going to take apart – the decking is actually in good shape. The floor joists are pressure treated, which unfortunately are torqued all out of the way, so we can’t really reuse those. We will be rebuilding the structure with pressure treated. The top deck will reuse the mahogany and what ever else we need to supplement it for what ever boards that break with new mahogany.”

Chairman Kenan said, “I have no objections to the application but I am strongly recommend that they don’t do it. I urge you to come and look at our dock, which is also built on round concrete piers that we put in 30 years or so ago. Then we added a steel framework to that which was braced. So, it’s got not only the deck but sides on it. We clad it all with redwood 30 something years ago. The redwood finally gave up. We had to rebuild it this year and now it’s oak. But the structure is in excellent shape. The ice almost never gave us any problem with it as long as it’s ??? with the steel framing under it.” Ramsgard said, “you have the skirt there, which is a little bit flexible.” The Chairman said, “I don’t know if the DEC is going to give you a hard time with a skirt.” Ramsgard said, “they won’t let us do a skirt...if you have a skirt, you can keep it. But they won’t let you do a skirt because they want places for the fish to be able to spawn.” The Chairman said, “I can guarantee there’s fish under the dock.” Ramsgard said, “I know there is too but.” The Chairman said, “and they are also under the other dock which is apparently solid. The other issue is you are plagued with strong winds from the south all the time. The dock in its current configuration protects a boat from that wind?” Ramsgard said, “they will put out as they do now, they have temporary docks that go out.” The Chairman said, “I have no problem. I just urge you to pass on my recommendation. I think it’s a mistake.” Ramsgard said, “the permanent dock out there – it’s has a greater degree of vulnerability. Anytime you stick anything out into the Lake. They want to have less repairs.” The Chairman said, “every 30 years is not bad.” Ramsgard said, “this one didn’t last 30 years, unfortunately.”

The Chairman said, “this is a modification to the Site Plan.” Attorney Galbato said, “when you make the motion, just some type of acknowledgement that it is not a significant change from the original Site Plan Approval and no reason to reopen a SEQR determination.”

Member Sutherland said, “**I move that we approve the minor modification of the Site Plan, so minor that it would not require a reopening of the SEQR process, so that the plan would be consistent with the drawings dated April 26, 2010 drawing S-1.1A with a revised date 7-19-2010.**”

Seconded by Member Eberhardt. The vote was 4-0 in favor of the motion. The meeting was closed at 7:50pm.

cc-email: Ramsgard, Galbato