

# Village of Skaneateles Planning Board Meeting November 4, 2010

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In the matter of the application submitted by Steve and Julie Kenan for a Site Plan Review, per section 225-19.1C2, Lakeshore Watershed Overzone, disturbance of 3000 square feet or more of land in said zone, for the construction of a new home located at 7 Tallcot Lane in the Village of Skaneateles.

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Present: Douglas Sutherland, Acting Chairman  
William Eberhardt, Member  
Toby Millman, Member

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

Andrew Ramsgard, Architect for the applicant  
Julie Abbott-Kenan, Applicant

Bruce Kenan, Chairman (recused)  
Clifford Abrams, State Street  
Edward Keller, Orchard Road

Acting Chairman Sutherland opened the meeting at 7:35pm after the Board and Architect Andy Ramsgard paid tribute to Member Steve Krause, who recently passed away.

Andrew Ramsgard, Architect for the applicant made the presentation. He said, “we are here tonight for Site Plan Review. We have taken the opportunity over the past year to redesign the house. We’ve made it smaller in footprint. We are now conforming with coverage all the side yard set-backs which we had some variance issues before. We now are a completely conforming project. We are proposing to take down the rest of the house. We started demolition inside. We removed all the asbestos.” Acting Chairman Sutherland asked, “did you bring photographs of the house? I’ve forgotten which house it is.” Ramsgard said, “it’s the old Dove’s house.” Batlle said, “remember Linda Russell? The old folder is there on the table.”

Ramsgard continued, “what we are proposing to do to build a new 2 story house with a walk out basement because we can take advantage of the hill. A detached 3-car garage and a porte-cochere connector to the house. The proposal is to do a kind of a little bit of and Arts & Crafts lake house, and a little bit of some ginger bread and kind of Tudor elements into it. Wood sidings and railings. The proposal is to remove the house and create the new house in it’s place. It use to be a larger dog leg of a house and we were adding to both sides. We also, by repositioning the house, we could reduce the amount of grading to almost nothing. If you

remember before, we had additions and we had a driveway to connect. They also own the adjacent Mitten's boat house – connecting it up with vehicular access so they can get down there back and forth.

In the previous proposal we had to do a lot of grading to create that because we had to cut into the hillside and part of it was where the sewer easement was. So, we had gone thru a kind of elaborate process with the Village DPW to make sure that we had enough coverage on the sewer system. But with the new proposal not only eliminates all of the variances but we don't have to touch anything – any of the grade over the top of the easement because we've been able to bring the driveway down in between the garage and the house.

We will be putting up a silt fence for storm water and erosion control plan. As soon as we have the construction entrance stabilized, we will stake out the house and put up the silt fence. We undertake the rough grading for the excavations and then complete the construction. Install the top soil and clean up any of the sediment that there may be along the silt fences and stabilize it so that nothing gets into the Lake.”

Member Millman asked, “you said that this had come before the Board before?” Ramsgard said, “right. The previous design had a Site Plan Review and had variances. We had coverage issues and set-back issues. We are able to reduce the footprint so we are now conforming in all aspects of the Zoning Ordinance.” Member Millman asked, “was there an issue then? What is the reason for coming back and changing plans?” Ramsgard said, “it was a cost versus value gain issue. We looked at it and spent a lot of time looking at the numbers. We had to spend still 20% of the budget to go backwards with the house which was there then to go forward again. It was just a dollars and cents easy equation that says the house really is not anything architecturally significant. It was built in the fifties, a Ranch Berger, 2 story house. But nothing really great. The quality of the construction wasn't that great. So, we had to replace all the windows, change the openings and it became kind of a snow ball. So, the easier thing was to take that 20% of the budget and put that back into quality construction, and have a design that is not quite as much of a compromise functionally for what they can ????” Member Miller said, “so this was driven entirely by the applicant. .... You said that the neighboring lot is a boat house.” Ramsgard said, “yes, it's a full house. Everybody calls it a boat house because it's on the water.” Member Millman asked, “does it have access?” Ramsgard said, “it has its own access via a right-of-way that comes down across the Drescher's property with is Roosevelt Hall.” Member Millman asked, “is there a driveway there now?” Ramsgard said, “there is a driveway.” Member Millman said, “so this would be a secondary access to that?” Ramsgard said, “yes, so they don't have to go all the way back around the street and come back out. The driveway that serves this structure is also leads down to the Drescher's water front which is directly adjacent. It's not just a driveway for that house.”

The Acting Chairman asked if there were other questions or comments? He said, “the motion that we are looking for is a Site Plan Approval? Are there any other things that we need to handle?” Attorney Galbato said, “as part of that I think you should declare it a Type II action under SEQR because it's a single family house. The applicant needs to comply with 19.1C1 of the Code because it's disturbing land within 300 feet of the Lake. Andy talked about that. Part of that control is at the middle of the Village map.

Member Eberhardt asked, "there are no current plans for renovation of the boat house?" Ramsgard replied, "no. Someday we'll get to it hopefully." Member Eberhardt asked, "that's a dock?" Ramsgard said, "yes, that's a dock for Steve and Julie's house and it's shared between the boat house parcel and the main house parcel. It's all existing. We are not touching - the shaded area just to give you those coverage calculations. That's all existing stuff. The only work that's happening is basically right here where the old house is. The other advantage of changing the design was so we can keep all the trees that are on the back side of the property. The previous design had cutting the grade through and getting access. We loose a bunch of trees. The ones on the back side we will be able to keep. We don't have to get into those."

Acting Chairman Sutherland asked, "are there any other questions or comments?" Galbato suggested that a time limit be imposed for the completion of the project. Member Eberhardt asked the architect, "do you have any wishes for a time frame? You are going to do this project next year, I presume." Ramsgard said, "right, we are going to start pretty much right away."

Member Eberhardt said, "**I make a motion that we grant Site Plan. This is a Type II SEQR.**" Seconded by Member Millman.

The vote was 3-0 in favor of the motion. The meeting was closed at 7:44pm.

*email to: Kenan, Galbato, Ramsgard*