

**Village of Skaneateles  
Planning Board Public Hearing  
September 29, 2011**

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In the matter of the application for Preliminary and Final Subdivision Approval submitted by Mark Allyn for a re-subdivision for lot line relocation, located at 8A and 8B Gayle Road in the Village of Skaneateles.

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Present: Bruce Kenan, Chairman  
Megan Keady, Member  
Douglas Sutherland, Member  
Toby Millman, Member

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

Tim McNally representing the applicant

Andrew Ramsgard, 181 East Genesee Street

Absent: William Eberhardt, Member

Chairman Bruce Kenan opened the public hearing at 7:30pm, announcing the application of Mark Allyn for 8A & 8B Gayle Road.

Tim McNally said, "everything looks good as far as Mark is concerned." The Chairman said, "this has been before this Board once or twice before. The Zoning Board and for SEQ. Did we get a response from the County planning Board?" Batlle said, "that response was recently e-mailed to all members."

Attorney Galbato read the following from the County Planning Board: *said referral will have no significant adverse inter-community or county-wide implications and my subsequently be acted upon solely by the referring Board.*

The Chairman opened the floor to anyone wishing to speak in favor of this application. McNally said, "that would be me. Just get this finished up." The Chairman closed the public hearing, on a motion by Member Sutherland. Seconded by Member Keady. The vote was 4-0 in favor of the motion.

Attorney Galbato said, "Mr. Chairman, I have presented a proposed resolution for your review, if anybody want to move it and second it. I would make a couple of changes to it because come to find out that Mr. Mark B. Allyn owns both parcels. So, I have modified the first whereas clause to indicate that he owns both parcels. Then the be it

resolved clause in the second page, the latest revised map and it's labeled *Allyn/Gregory Trust Subdivision*. I had it labeled *Allyn/Gregory Lot Line re-location*. So, those are the two changes to the proposed resolution.”

**WHEREAS**, the proposed subdivision/re-subdivision is comprised of a lot line relocation for two (2) residential parcels at 8A Gayle Road, Tax Map Number 013.-01-35 a .94 acre parcel owned by Mark B. Allyn and 8B Gayle Road, Tax Map Number 013.-01-21.2, a .7 acre parcel owned by Mark B. Allyn in the Village of Skaneateles; and

**WHEREAS**, the proposed subdivision lies within the A-1 Residential District of the Village; and

**WHEREAS**, the applicant submitted a Survey Map of Paul James Olszewski, P.L.S. dated July 22, 2011 and revised map dated August 8, 2011; and

**WHEREAS**, the applicant submitted a Short Environmental Assessment Form; and

**WHEREAS**, on August 4, 2011, September 8, 2011 and this date September 29, 2011 this application was heard by the Village of Skaneateles Planning Board (“Planning Board”); and

**WHEREAS**, on August 4, 2011 the Planning Board passed the following motion:

**“to recommend the Zoning Board of Appeals review the request for subdivision by Mark Allyn, in a letter and presentation submitted by Tim McNally on 26 July, 2011, and that in so doing they review the previous history of the property including the boathouse air rights, and that they determine a schedule to submit it to the County Planning Board, and that they schedule a public hearing for the ZBA and refer the project back to the Planning Board.”**

**WHEREAS**, on August 23, 2011 the Zoning Board of Appeals conducted a Public Hearing and passed the following motion:

**“I move that we accept the application submitted by Tim McNally representing Mark Allyn regarding a lot line adjustment subdivision of two undersized lots, 8A and 8B Gayle Road in the A-1 residential district in the Village of Skaneateles with plans based on one page dated August 10, 2011, conditional upon final subdivision approval by the Planning Board.”**

**WHEREAS**, on September 8, 2011 the Planning Board passed a motion declaring themselves lead agency for the SEQRA review, Unlisted Action with uncoordinated review and issued a Negative Declaration and scheduled a Public Hearing.

**WHEREAS**, the Planning Board referred the application to the Onondaga County Planning Board; and

**WHEREAS**, by Resolution adopted on September 21, 2011 the Onondaga County Planning Board determined that “said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.” and

**WHEREAS**, on this date, September 29, 2011, a public hearing was held by the Planning Board; and

**WHEREAS**, as a result of the proposed re-subdivision the new lot line would no longer divide the boat house located on the shoreline;

**THE FOLLOWING RESOLUTION** was offered by Member Sutherland, and seconded by Member Keady,

**BE IT RESOLVED** that the applicant be granted Conditional Preliminary and Final Subdivision approval of the re-subdivision as shown on the subdivision map titled “Allyn/Gregory/Trust Subdivision” by Paul J. Olszewski, P.L.S. dated August 10, 2011 comprising of a lot line relocation for two (2) residential parcels at 8A Gayle Road, Tax Map Number 013.-01-35 a .94 acre parcel owned by Mark B. Allyn and 8B Gayle Road, Tax Map Number 013.-01-21.2, a .7 acre parcel owned by Mark B. Allyn in the Village of Skaneateles; and

**FURTHER RESOLVED**, this Conditional Final Subdivision Approval Resolution is subject to the following conditions and prior to the signing of the final subdivision map the following shall occur:

The subdivision and final subdivision map comply with the provisions of Sections 190-19 and 190-20 of the Village Code prior to the signing of the final subdivision map by the Chairman of the Planning Board; and

**FURTHER RESOLVED**, that the final subdivision is subject to approval of the Planning Board Attorney prior to the signing of said map by the Chairman of the Planning Board; and

**FURTHER RESOLVED**, that pursuant to Village Law Section 7-728 this conditional final subdivision approval shall expire within 180 days after this resolution granting such approval unless all requirements stated in such resolution have been certified as completed. The Planning Board may extend the time the conditional subdivision

approval must be submitted for signature in accordance with Village Law Section 7-728(7)(c).

Voting:	
Bruce Kenan, Chairman	Yes
Douglas Sutherland, Member	Yes
Toby Millman, Member	Yes
William Eberhardt, Member	Absent
Megan Keady, Member	Yes

Galbato said, "if you will present me with a couple of Mylars and some originals. I review them." The meeting was closed at 7:32pm.

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Jorge Batlle  
Clerk, for the Planning Board