

**Village of Skaneateles
Planning Board Meeting
May 4, 2017**

Agenda

7:30 pm Update regarding the matter of the application of **Michael & Lindsay Kowalski** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, left; Side yard set-back, Right; Both side-yards combined; Percentage of open area; and Percentage of Structure width/lot width; and, Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to construct a second floor addition, porch addition, roof, relocate patio, remove shed, remove gravel driveway at the property addressed as **54 West Lake Street** in the Village of Skaneateles. *This matter received a contingent recommendation for approval from this Board on April 6, 2015 and the requested variances were granted by the ZBA on April 26, 2017*

7:35 pm Public Hearing, determination pursuant to SEQRA and consideration of further actions in the matter of the application of **Gary Dower** for Site Plan Review, 6 lot subdivision, lot line relocation and recommendation to the Trustees on Zoning Amendment and Critical Impact Permit to construct 3 extended stay lodging buildings, add 21 parking spaces, eliminate a commercial driveway entrance and establish new shared residential driveway entrance, construct 5 detached dwellings, provide a pocket park, redesign and engineer the storm water management system at the Mirbeau Gateway properties at the corner of **Fuller and West Genesee Streets** in the Village of Skaneateles.

7:40 pm Consideration of a modification to an already-approved boathouse. The boathouse was previously recommended by this Board on August 6, 2015 for variances granted by the ZBA on August 25, 2015 as part of a complete renovation project applied for by **Maclaren Cummings** and described as follows:
Application for Special Use Permit and to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area, and Section 225-23C(1) minimum lot width for supplemental apartment, to construct a new residence with pool, detached garage, supplemental apartment, boathouse, dock

and retaining wall at the property addressed as **69 West Lake Street** in the Village of Skaneateles.

7:45 pm Area Variance recommendation in the matter of the application of **Arthur R. Hallbritter** to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Side yard set-back, left; Minimum lot area; and Percentage of open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to remove an existing side porch and to construct an extension of the front porch and details on the side. In addition to remove existing rear porch and stairs and patio and construct new rear stairs, patio and sidewalk at the property addressed as **40 West Genesee Street** in the Village of Skaneateles.

7:55 pm Such other business as may be before the Board.

Note: Any matters tabled and continued by the Board tonight will be heard by the Planning Board at its meeting scheduled for June 1, 2017 at 7:30 pm. Any variance recommendations made by the Board tonight will be heard by the Zoning Board of Appeals at its meeting scheduled for May 24, 2017. Submission of an application prior to the cut-off date in any particular month does not necessarily ensure that the matter will appear on the agenda for the next scheduled meeting.