

Village of Skaneateles
Planning Board Meeting
October 5, 2023
Skaneateles Village Hall

Executive Session.

Present: Stephen Hartnett, Chairman
Connie Brace, Member
Albert Giannino, Member
Melissa Komanecky, Member
Jeff Liccione, Member

Riccardo Galbato, Attorney for the Planning Board
Dennis Dundon, Clerk to the Boards

At 6:00 pm, Chairman Hartnett called the regularly scheduled October meeting to order.

At 6:02 pm, Chairman Hartnett, “I move to enter executive session for attorney – client discussion.” Member Komanecky seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 5 – 0.

At 6:58 pm, Chairman Hartnett, “I move to exit executive session for attorney – client discussion.” Member Brace seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 5 – 0.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
October 5, 2023
Skaneateles Village Hall

Site Plan Review and Critical Impact Permit (Redevelopment in D District) in the matter of the application of **Thomas Billone** to change the use for street-level and basement space from hair salon (C-16) Personal Services to ice cream shop (C-20) Restaurant at the property addressed as **20 East Genesee Street** in the Village of Skaneateles.

Present: Stephen Hartnett, Chairman
Connie Brace, Member
Albert Giannino, Member
Melissa Komanecy, Member
Jeff Liccione, Member

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Code Enforcement Officer
Ian Carroll, Municipal Planning and Development Coordinator
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant
Tom Billone, applicant

Tyde Richards, Village Trustee
Dan Bennett, 62 W Elizabeth St.
Daro Arezzo, 190 E Genesee St
Bill Murphy, 3 Fennell St

At 7:00 pm, Chairman Hartnett called for the Billone matter at 20 East Genesee Street.

Attorney Galbato recapped the application as a change of use from C-16 to C-20 restaurant to develop and ice cream parlor. This requires a Special Use Permit and a Critical Impact Permit by the Planning Board. The Municipal Board has determined that it will have *de minimus* impact on Village utilities. The Board will need to schedule a public hearing.

Mr. Eggleston explained that this multi-use structure has one apartment on each of the second and third floors. The street level first floor is open space front to back. The space was occupied for years by Hairtique, a hair salon. The change of use is to accommodate redevelopment as a

boutique ice cream shop, that has its headquarters in Syracuse. There will be nothing cooked or baked on site. There will be seating for 24 chairs making it a restaurant. They are adding an accessible rest room. There are 4 parking spaces on the property; there will be no public parking, two the spaces will be available for employees. There is a trash room in the basement. No dishwashing will be required, since all service materials will be disposable. The applicant has provided 5 years of utility usage to the Municipal Board for its review – no major differences are expected. Mr. Eggleston continued that he is working on a signage plan for the HLPC in which the large Hairtique sign will be replaced with signage closer in size to Bev and Co. and others. The front door will change to a ¾ light door and awnings may be used. Chairman Hartnett reminded the applicant that a permit is required for outdoor dining and many of the appearance elements may be standard. Mr. Billone introduced himself. Chairman Hartnett asked where the Syracuse location is? Mr. Billone said he believed it is Harrison Place. Member Komanecky asked if the apartments are occupied? Mr. Billone said Yes.

Member Brace asked about the hours of operation, noting that the change of use may impact the residents in the immediate area? Chairman Hartnett stated that restrictions should be anticipated. Mr. Eggleston said that the market will dictate the hours. Chairman Hartnett said the hours will be discussed at the public hearing.

Member Brace, “I move that the Board schedule this matter for public hearing for Site Plan Review and Critical Impact Permit at its October meeting. This matter is to be continued.” Member Komanecky seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.

Mr. Eggleston asked about SOCPA? Mr. Carroll noted that it had been submitted and OCPB determined it was exempt.

This matter was concluded at 7:16 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
October 5, 2023
Skaneateles Village Hall

Site Plan Review (Demolition and Disturbance within 500 feet of Skaneateles Lake) and Area Variance recommendation in the matter of the application of **YNOTDS, Inc. / Parker** to demolish the existing single family dwelling and vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, left; Side yard setback, right; Both side yards combined; Minimum open area, and Percentage of structure width/lot width; to construct a new 2,901 SF single family dwelling with 2 car garage at the property addressed as **35 Lakeview Circle** in the Village of Skaneateles.

Present: Stephen Hartnett, Chairman
Connie Brace, Member
Albert Giannino, Member
Melissa Komaneky, Member
Jeff Liccione, Member

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Code Enforcement Officer
Ian Carroll, Municipal Planning and Development Coordinator
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant
Michael & Carol Parker, applicants

Tyde Richards, Village Trustee
Dan Bennett, 62 W Elizabeth St.
Daro Arezzo, 190 E Genesee St
Bill Murphy, 3 Fennell St

At 7:18 pm, Chairman Hartnett called for the Parker matter at 35 Lakeview Circle.

Atty. Galbato recapped the application as a plan to demolish the existing house and develop a 2,901 SF dwelling unit with attached garage in the A-1 District.

Mr. Eggleston said this is a 1950s built house that was remodeled in the '70s. He turned the presentation over to the owners. Ms. Parker said it had been rented out but the house was "full

of mold” and has a wet basement. Mr. Parker said they had the exterior treated for waterproofing but it was not effective. Ms. Parker said then they installed a French drain, but now have mold again. Mr. Eggleston asserted that attempts to correct the problem have not worked. Ms. Parker said they had the back patio graded away from the house.

Mr. Eggleston said that the applicants have given it a good try to make it work. Now they want a new house with a primary bedroom on the first floor. He noted that the Shadowlawn subdivision had its own density control standards that were in place prior to Village Zoning. He asserted that the new home will conform to those standards. Lot coverage is the problem, he said. The existing house is 79.4% open area and the proposed plan is 74.5%. Mr. Eggleston argued that 75% is commonplace for this neighborhood. He argued that the new house will have a traditional neighborhood appearance and that it is a reasonable redevelopment. He asserted that the immediate neighbors have signed off on the proposed plan.

Member Brace said that the application is missing a basement plan. Mr. Eggleston replied that is only because it is unfinished. Member Brace appreciates the submission of a comparison with adjoining properties. She believes that it is important to be architecturally consistent with the street.

Chairman Hartnett said that the Board recommends approval of demolitions by looking at what the applicant will be replacing the structure with, and asking are the variances necessary? The Board should schedule a public hearing to consider the site plan and then recommend to the ZBA. He added that his opinion is that there are more variances than typically get referred.

Member Giannino asked if the water comes from springs on the property? Mr. Eggleston asserted that the water comes from East Lake Road.

Member Liccion, “I move that the Board schedule this matter for public hearing for Site Plan Review at its October meeting. This matter is to be continued.” Member Komanecy seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.

This matter was concluded at 7:33 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
October 5, 2023
Skaneateles Village Hall

Area Variance recommendation in the matter of the application of Dario & Kristin Arezzo to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, left; Side yard setback, right; Both side yards combined; Minimum open area, and Percentage of structure width/lot width and Section 225-69(D) Non-conforming Buildings, Structures and Uses, Extension or Expansion; to expand first and second floors at the property addressed as 190 East Genesee Street in the Village of Skaneateles.

Present: Stephen Hartnett, Chairman
Connie Brace, Member
Albert Giannino, Member
Melissa Komanecky, Member
Jeff Liccione, Member

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Code Enforcement Officer
Ian Carroll, Municipal Planning and Development Coordinator
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant
Dario Arezzo, 190 E Genesee St

Tyde Richards, Village Trustee
Dan Bennett, 62 W Elizabeth St.
Bill Murphy, 3 Fennell St

At 7:34 pm, Chairman Hartnett called for the Arezzo matter at 190 East Genesee Street.

Atty. Galbato recapped the application as a plan to add onto the existing house. The Board should make an advisory opinion to the ZBA.

Mr. Eggleston said that the applicant has talked with the neighbors who have no objection. This is a small 2 bedroom, 1 bath house for a family with 3 young girls. It makes sense to build up. There is a 9 foot enclosed sunroom. The foundation will be squared off on the east side and a

new 10 foot structure constructed, which will then cantilever one foot over the bay window, to enable a 10 foot addition upstairs.

Above, there will be a 9.5 foot addition which will fill in a corner as in the living room below,. The rear entrance will be remodeled, using space in back for a mudroom which frees up space for a home office. Right now, there is a deck and stairs to what serves as an office. There will be a split bathroom and a bathroom upstairs, along with creating a primary bath.

Mr. Eggleston said that there is one other variance being requested, since they have a garage which is 9 feet from the side of the house, requiring a variance to 225-14C(5)(a). Coverage increases slightly, so open area goes from, 62.59% to 61.71%; less than a 1% difference. If only the buildings were considered, the lot would be at 80% open area.

Member Brace observed that the proposal is not much different from what is already there.

Member Brace, “I move that the Board recommends approval of the required variances by the ZBA, based on the drawings dated 09.08.2023.” Member Giannone seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.

This matter was concluded at 7:44 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
October 5, 2023
Skaneateles Village Hall

Area Variance recommendation in the matter of the application of Wayne & Maureen Sadlowski to vary the strict application of Section 225-A5 Density Control Schedule for Front yard setback; Side yard setback, right; Both side yards combined; Minimum open area; Percentage of structure width/lot width; and Minimum lot area; and Section 225-69(D) Non-conforming Buildings, Structures and Uses, Extension or Expansion; to rebuild and expand the front porch and replace the rear deck with a screen porch at the property addressed as 56 Onondaga Street in the Village of Skaneateles.

Present: Stephen Hartnett, Chairman
Connie Brace, Member
Albert Giannino, Member
Melissa Komanecky, Member
Jeff Liccione, Member

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Code Enforcement Officer
Ian Carroll, Municipal Planning and Development Coordinator
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

There was no one present representing the applicants

Tyde Richards, Village Trustee
Dan Bennett, 62 W Elizabeth St.
Bill Murphy, 3 Fennell St

At 7:44 pm, Chairman Hartnett called for the Sadlowski matter at 56 Onondaga Street. There was no one present representing the applicant. Chairman Hartnett said that the Board would move on and return to this matter.

At 7:51 pm Chairman Hartnett noted that there was still no representative for the applicant present.

**Chairman Hartnett, “I move that the Board continue this matter to its next meeting.”
Member Komaneky seconded the motion. Upon the unanimous vote of the members in
favor of the motion, the motion was carried 5 – 0.**

This matter was concluded at 7:52 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
October 5, 2023
Skaneateles Village Hall

Area Variance recommendation in the matter of the application of Daniel & Candice Bennett to vary the strict application of Section 225-A5 Density Control Schedule for Front yard setback; Side yard setback, left; Side yard setback, right; Both side yards combined; Minimum open area; Percentage of structure width/lot width; and Minimum lot area; and Section 225-69(D) Non-conforming Buildings, Structures and Uses, Extension or Expansion; to construct an addition with finished basement on the western side of the existing single family dwelling, to construct a mudroom and to construct a rear patio at the property addressed as 62 West Elizabeth Street in the Village of Skaneateles.

Present: Stephen Hartnett, Chairman
Connie Brace, Member
Albert Giannino, Member
Melissa Komanecky, Member
Jeff Liccione, Member

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Code Enforcement Officer
Ian Carroll, Municipal Planning and Development Coordinator
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Bill Murphy, architect, on behalf of the applicants
Dan Bennett, applicant

Tyde Richards, Village Trustee

At 7:45 pm, Chairman Hartnett called for the Bennett matter at 62 West Elizabeth Street.

Attorney Galbato recapped that this matter is back before the Board having been previously withdrawn, and since variances are required. The Board should consider an advisory opinion to the ZBA.

Mr. Murphy stated that there have been no changes since the application was withdrawn. The matter had been forwarded to the ZBA for consideration. He is requesting the Board to get it back to the same point. He has also included some additional information that puts this project in context with the neighborhood.

Member Giannino recalled that he had moved to refer the matter with no recommendation. **Member Giannino, “I move that the Board forwards consideration of the required variances to the ZBA, without comment or recommendation.” Member Liccion seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.**

This matter was concluded at 7:50 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
October 5, 2023
Skaneateles Village Hall

Preliminary and non-binding informal presentation by St. James' Episcopal Church regarding an outdoor columbarium on the lakefront at the property addressed as 96 East Genesee Street in the Village of Skaneateles. This is informational for the Planning Board. No application has been submitted or formally reviewed. The Code Enforcement Office has made no determinations.

Present: Stephen Hartnett, Chairman
 Connie Brace, Member
 Albert Giannino, Member
 Melissa Komanecky, Member
 Jeff Liccione, Member

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Code Enforcement Officer
Ian Carroll, Municipal Planning and Development Coordinator
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Tyde Richards, Village Trustee

At 7:53 pm, Chairman Hartnett noted that apparently the St. James' Episcopal Church representative was unable to be present for tonight's meeting. The Chairman mentioned that the project is proposed to be very close to the lake, and if determined to be a cemetery, is not a permitted use.

Chairman Hartnett stated that the Board would carry over this presentation to its next meeting, since there was no representation. He suggested that the Board members give consideration to whether a columbarium is a cemetery use.

This matter was concluded at 7:59 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
October 5, 2023
Skaneateles Village Hall

Other Matters

Present: Stephen Hartnett, Chairman
Connie Brace, Member
Albert Giannino, Member
Melissa Komaneky, Member
Jeff Liccione, Member

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Code Enforcement Officer
Ian Carroll, Municipal Planning and Development Coordinator
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Tyde Richards, Village Trustee

At 8:01 pm Member Giannino reported that the Town of Skaneateles recently published its draft lakeshore zoning regulations that are responsive to the home rule authority granted by the State Legislature. He has been reviewing this language with Ms. O'Sullivan, going through that document and the Village's current code.

Both Member Giannino and Chairman Hartnett believe that, where appropriate, similarity in regulations between the Village and the Town is beneficial. Consequently, Member Giannino has been closely monitoring the Town's progress in this area. He expects to have a proposal to the Chair very soon, which can be shared with the Board members for discussion and possible recommended action.

Mr. Carroll noted that the Town recently took comments on its draft regulations at a public hearing. Member Giannino stated that he believes that the Village's existing Code provisions are very good.

The Board then discussed the fact that the Town of Skaneateles is continuing to house its Parks Department equipment in the Austin Park pavilion after the Planning Board had denied the Site

Plan in which such storage was proposed. The Board requested that Trustee Richards, as liaison, ask the Board of Trustees to contact the Town and remind them of the Board's decision.

This matter was concluded, and on motion of Member Komanecky, seconded by Member Liccione, the meeting was unanimously adjourned at 8:29 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards