

Village of Skaneateles
Planning Board Meeting
November 2, 2023
Skaneateles Village Hall

Public Hearing for 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 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
Tom Billone, applicant

Tyde Richards, Village Trustee
Bill Murphy, 3 Fennell St
Eloise Luchsinger, 44 E Genesee St
Steve & Bev White, 20 State St
Kristin Bealer, 26 W Genesee St
Terry & Cara Moran, 57 Jordan St
Dave Hempson, 1769 Shady Pond La
Maureen Wopwerer, 24 E Genesee St
Elizabeth Dreyfuss, 100 E Genesee St
Laurie Haefele, 40 State St
Jacqueline Jones, 1934 Masters Rd
Jackie Keady, 4 E Genesee St
Ellie Krause, 317 S Clinton St, Syracuse
Adrienne Drumm, 61 E Genesee St
Andy Ramsgard, 61 E Genesee St
Nicole Vintimilla, 61 E Genesee St

Chedy Hampson, 3333 E Lake Rd
Amanda Hughes, 3333 E Lake Rd
Doug Smith, 3766 Highland Rd
Joseph Cavender, 450 S Salina St

At 6:59 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 an ice cream parlor. The Board should open a public hearing for the Special Use Permit and Critical Impact Permit by the Planning Board. The Municipal Board on 09.26.2023 determined that it will have *de minimis* impact on Village utilities. The Board has discovered that a rear deck was constructed illegally, without a building permit or HLPC approval.

Mr. Eggleston noted that Mr. Billone, the property owner and Amanda Hughes who will be the tenant and operator of the business are present tonight. He explained that the first floor and basement hair salon is to be replaced by the street-level ice cream shop and basement storage. Because the first floor space will have indoor seating capacity, it is classified as a restaurant rather than retail use, like Vermont Green Mountain, Mr. Eggleston asserted. In addition to ice cream, the business will serve baked goods and specialty products. There will be no cooking on-site. All baked goods will be prepared in her Syracuse location. The business will not serve alcohol, and will have 24 seats and a handicap restroom.

Mr. Eggleston continued saying that the basement will have a bathroom for staff and dedicated storage for the ice cream shop. There is also storage for tenants and a trash room for trash and recyclables, that will be serviced as other north shore properties are handled. The applicant has also submitted an exterior alteration proposal that shows the removal of the Hairtique sign, replacement of the door, installation of a new sign in the sign band, added shutters and maybe an awning. In the rear, the applicant would like to use fold-up windows. This will all be reviewed by the HLPC. There is to be no rear entrance for the public. Mr. Eggleston argued that the decks were not enlarged, and the upper one is actually smaller.

Mr. Eggleston continued saying that no changes are anticipated with the parking, where 4 cars park currently. Parking is not available for the general public. The required parking is two cars; at 300 SF each, there is sufficient parking space for 3 cars and 66.6 feet of emergency access behind the building. This is intended to be a seasonal business that will be closed during the winter months. Hours will be 11 AM to 10 PM. It is noted that most restaurants close at 9 or 9:30, and would accept a 9:30 closing time. There will be 2-3 staff on duty with 4 during peak times. Mr. Eggleston recapped that the basement has no public access, trash will be stored inside in the basement, the staff will monitor the street and clean up any spills or other messes, and this is only 6 doors up from Jordan Street and across from the Elephant & Dove restaurant. One of the apartments is Mr. Billone's.

Ms. Hughes introduced herself and explained that she is the prospective tenant and owner of the business. She started the business in 2016 and is proud of the products she serves and the service that she provides. She is excited to create a new location in Skaneateles. The business will serve

coffee baked goods and ice cream. She looks to be an asset to the community and to bring people joy and happiness. Member Giannino asked if she plans to use outdoor seating? If so, will it be a separate application? Mr. Eggleston replied Not in the beginning, but she knows that such a license can be applied for.

Chairman Hartnett, “I move to open the public hearing.” Member Komanecy seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0. He asked if any members of the public wished to comment?

- Ms. Luchsinger asked who is running the business? Mr. Billone explained that he is the building owner, but this is Amanda Hughes’ business. Mr. Eggleston said that she will be the tenant. Ms. Hughes said it is not a franchise; she is owner and operator. Member Brace noted that we have a letter from Ms. Luchsinger as well.
- Mr. White asked where the current operation is? Ms. Hughes replied that it’s around Clinton Square in Syracuse.
- Mr. Hampson said that he is in favor of the application. He feels it will enhance Skaneateles’ appeal as a most magical Village.
- Ms. Dreyfuss quoted Section 225 – 4 regarding the definition of a restaurant. Chairman Hartnett pointed out that the Board has the ability to impose restrictions that it considers reasonable, and that this would be viewed as an individual use. Ms. Dreyfuss said that she has a concern about the impact on the residents whose front doors are there. Traffic is very congested.
- Ms. Haefele said that she is in support and submitted a letter from Katie Hess who is also in support.
- Mr. White said that there has been no restaurant in that block in the last 45 years, and he’s disappointed that this is coming along. The Board has to put restrictions on it – 10 pm is too late; no access from the rear; no cooking; deliveries from the front; parking has never been a problem; cleaning up in front. The awning is OK per Bev. Mr. Eggleston said that deliveries will be on the street, though some could be by van to the rear. Mr. White asked what a grease trap needed for? Mr. Eggleston said it is required by the health code. He expressed concern about what happens on the street.
- Ms. Keady, said that she had submitted a list of concerns and while she is sure the business will be lovely, but this business does not belong in the heart of the residential and retail part of our Village. No eatery belongs in the block from Legg Hall to First National Gifts. She is very much against it. This is not an appropriate location for an ice cream parlor, that will undoubtedly become a bar and restaurant at some point in the future.
- Ms. Wopperer said she is head of the North Lake association. Mr. Billone has been attending meetings and working together as neighbors. She is in favor of the project, since she believes it will promote coonection.
- Ms. Keady repeated that it does not belong on East Genesee Street in the middle of the retail/residential area.
- CEO Crompt noted that there had been a bar at 4 East Genesee and there had been a diner in the Loftus building [62 East Genesee]. Mr. White noted that was why he said in the last 45 years.

- Mr. Billone asserted that he has specific verbiage in his lease agreement regarding housekeeping upkeep and performance expectations.

Chairman Hartnett, “I move that the Board adjourn the public hearing and continue this matter to its December meeting.” 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 7:44 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards