

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

Site Plan Review and Area Variance recommendation in the matter of the application of Nichols Family Trust to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, right; Both side yards combined; Minimum open area; and Section 225-69(D) Non-conforming Buildings, Structures and Uses, Extension or Expansion; to construct a new foundation under the existing cottage, to construct/add Bilco entrance door on south side, and to construct new interior basement stairs at the property addressed as 5 Elson Lane in the Village of Skaneateles.

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

Riccardo Galbato, Attorney for the Planning Board
John Crompt, 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 applicants

Tyde Richards, Village Trustee
Andy Ramsgard, 61 E Genesee St
Kristin Bealer, 26 W Genesee St
Terry & Cara Moran, 57 Jordan St
Dave Hempson, 1769 Shady Pond La
Jacqueline Jones, 1934 Masters Rd
Ellie Krause, 317 S Clinton St, Syracuse
Adrienne Drumm, 61 E Genesee St
Nicole Vintimilla, 61 E Genesee St
Doug Smith, 3766 Highland Rd
Joseph Cavender, 450 S Salina St
Bill Murphy, 3 Fennell St

At 7:56 pm, Chairman Hartnett called for the Nichols matter at 5 Elson Lane.

Attorney Galbato recapped the application as requiring site plan review and variances, so the Board is to consider SEQR, Site Plan approval and making an advisory opinion to the ZBA

Mr. Eggleston said that as the applicants' family expands, they want to prepare for the next generation. Part of the cottage has slab on grade beneath it, the rest is set on piers. They wish to jack up that part on piers and construct a basement and foundation beneath it, along with a Bilco door for convenience in using the basement for storage. The door will slightly infringe on the combined side yard and cause open area to decrease by 0.1%. Silt fencing will protect from materials getting into the lake, and all excavation materials will be removed and disposed of off-site.

Member Liccion asked if there will be any lower level bedrooms? Mr. Eggleston represented that it will be only storage. Headroom will be 8 feet 9.5 inches. Member Brace noted an intermittent stream located to the south. Mr. Eggleston assured the Board that would have erosion protection as well.

Member Komanecy, "I move that the Planning Board declares itself lead agency under SEQRA and that the proposed project is an unlisted action under SEQRA which will not receive coordinated review. The Planning Board issues a Negative Declaration, in that the proposed action will not result in any significant adverse environmental impacts, and authorizing the Chairman to sign the SEAF as completed by the applicant and now Part 2 by the Planning Board. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.

Member Komanecy, "Further, I move that the Planning Board approves the site plan dated October 9, 2023 and recommends ZBA approval of the required variances pursuant to the drawings submitted with the application." 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 8:03 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards