

Village of Skaneateles
Planning Board Meeting
December 7, 2023
Skaneateles Village Hall

Public Hearing on Site Plan Review and Critical Impact Permit in the matter of the application of William Eberhardt to construct a 14 by 6 foot concrete pad for generator at the property addressed as 26 West Genesee Street in the Village of Skaneateles.

Present: Stephen Hartnett, Chairman
 Connie Brace, 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

Andy Ramsgard, Architect, on behalf of the applicants

Bob Eggleston, 1391 E Genesee St
Clark Maher, 2 W Lake St
Katie Hess, 34 State St
Rene Ridgeway, 5 W Elizabeth St
Helen Ridgeway, 5 W Elizabeth St
Eileen & Michael Nelson, 40 W Genesee St
Tom Fairhurst, 20 E Elizabeth St
Jenna Quinlan, 9 Academy St
Sue Edinger, Thornton Grove
Bob Lotkowitz, Thornton Grove
Adrienne Drumm, 61 E Genesee St
Amy & Pat Schiek, 2876 County Line Rd
Bill Murphy, 3 Fennell St
Guy Donahoe, 4493 NW Townline Rd
Tom Billone, 20 E Genesee St

Excused: Albert Giannino, Member

At 7:00 pm, Chairman Hartnett called for the Eberhardt hearing for 26 West Genesee Street.

Attorney Galbato recapped the application for a 14 by 6 foot concrete pad for generator as requiring Site Plan Review and Critical Impact Permit, as it is redevelopment in the Downtown D District. The Municipal Board has reviewed the application and determined that it would have *de minimis* impact on Village infrastructure. The Onondaga County Planning Board found that there were no inter-municipal issues to be considered.

Mr. Ramsgard noted that Mr. Galbato's thorough introduction had left him with nothing to add, unless the Board has questions.

Member Liccion asked about the fuel capacity of the generator and how it is to be refueled? Mr. Ramsgard said that he does not have the capacity of the fuel tank readily available, but that the unit would be serviced by truck. As noted at the last meeting, the bladder encasing the unit provides for containment of any fuel.

Chairman Hartnett, "I move to open the public hearing." Member Brace seconded the motion. Upon the unanimous vote of the members present in favor, the motion was carried 4 – 0.

There were no further questions from the Board and no one from the public wished to be heard. **Chairman Hartnett, "I move to close the public hearing." Member Brace seconded the motion. Upon the unanimous vote of the members present in favor, the motion was carried 4 – 0.**

Atty. Galbato reiterated that the action items were Site Plan review and Critical Impact Permit. The drawings are dated 09.29.2023.

Chairman Hartnett, "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 authorizes the Chairman to sign the SEAF as completed by the applicant and now Part 2 by the Planning Board. Member Liccion seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 4 – 0.

Under Section 225-54F of the Code, the elements of Critical Impact are listed below. The Board's findings are in BOLD.

General provisions. Before issuing a critical impact permit, the Planning Board shall take into consideration the public health, safety, morals and welfare and shall make the following findings:

*(a) The plans for the proposed critical impact use meet the prescribed requirements of this chapter, including all of the regulations contained in this chapter for the district in which located. **Yes***

*(b) The proposed critical impact use will not have an adverse impact upon the character or integrity of any land use within the immediate neighborhood having a unique cultural, historical, geographical, architectural, or other special quality of similar magnitude. **Yes***

*(c) The proposed critical impact use is in harmony within the visual and physical context of the immediate neighborhood. **Yes***

(d) Such critical impact use and site development plan are in harmony with and will not impede the orderly development or redevelopment of the general neighborhood and the location, nature and height of

buildings, structures, walls, fences and parking areas and will not discourage the appropriate development and use of adjacent lands or adversely affect existing land use in close proximity to the subject site. **Yes**

(e) The proposed critical impact use is to be developed in such a way as to ensure maximum amenities will be available to the site based upon a consideration of the site plan and functional requirements of the proposed critical impact use, including a specific finding that all structures, equipment and materials are reasonably accessible for police and fire protection and that the water supply, sewage disposal and surface drainage systems are adequate to serve the proposed critical impact use. **Yes**

(f) Traffic controls for vehicular and pedestrian movement are designed to protect the safety of the general public and the occupants, employees, attendants, and other persons for whose benefit the use is intended. **Yes**

[1] In making this determination, the Planning Board shall review, but need not be limited to, the following considerations:

[a] Location and adequacy of parking and loading facilities. **Unchanged**

[b] Pedestrian rights-of-way. **Unchanged**

[c] Traffic regulatory devices. **Unchanged**

[d] Location, number and design of points of ingress and egress. **Unchanged**

[e] Accessibility to emergency vehicles with particular emphasis on proximity to structures, no-parking or no-loading zones or areas and provision for turning and free movement. **Unchanged**

[f] Storage facilities for snow. **Not applicable**

[g] Age and mobility of all persons for whose benefit the use is intended. **Not applicable**

[h] Speed limits upon, and general character of, public highways in close proximity. **Not applicable**

[2] Compliance with the provisions of Article X hereof shall not preclude a determination that the foregoing requirements have not been met.

(g) The proposed critical impact use shall comply with the provisions of Chapter 167, Article III, Use of Sewers, of the Village Code, as amended by Local Law No. 1-1994 and as it may be amended in the future, and all applicable laws, rules and regulations of the Village, United States and New York State governments. **Not applicable**

(2) Criteria. In making a determination as to compliance with any one or more of the findings and conditions specified for a critical impact permit as herein provided, consideration shall be given, but need not be limited to, the following elements:

(a) Geometric characteristics of all structures and related improvements. **Not applicable and hidden**

(b) Aesthetic characteristics, including design, texture, materials, colors and illumination. **Not applicable**

(c) Physical attributes of the site, including size, shape, elevation, topography and natural vegetation. **Unchanged**

Under Section 225-30, the criteria for Site Plan Review are as follows: [Board's findings are in BOLD].

Criteria for site plan review. The Planning Board shall review the site plan and supporting data before approval is given and take into consideration the following objectives:

(1) Harmonious relationship between proposed uses and existing adjacent uses. **Acceptable. The exact same generator is installed next door at City of Syracuse water plant.**

- (2) Protection of environmentally sensitive areas. **Self impacted and protected.***
- (3) Preservation of historic and/or architecturally significant structures and landscape features. **Not applicable – behind fence.***
- (4) Compatibility of the scale, design, materials and detailing of the proposed use with existing adjacent and nearby uses. **Not applicable – behind fence.***
- (5) Maximum safety of vehicular circulation between the site and the street network. **No impact.***
- (6) Maximum adequacy of interior circulation, parking and loading facilities with particular attention to vehicular and pedestrian safety. **Little to no impact.***
- (7) Adequacy of landscaping and setbacks in regard to achieving maximum compatibility and protection of adjacent residential uses. **Taken care of.***
- (8) Applicable regulations of this chapter. **Yes.***

Member Brace, “I move that the Board approves the Site Plan and grants Critical Impact Permit pursuant to this application Member Liccion seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 4 – 0.

This matter was concluded at 7:09 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards