

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

Continuation of Public Hearing on 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 and to replace the south windows and door, north door and to install awnings and shutters at the property addressed as **20 East 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

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

Bob Eggleston, 1391 E Genesee St
Clark Maher, 2 W Lake St
Katie Hess, 34 State St
Tom Fairhurst, 20 E Elizabeth St
Tom Billone, 20 E Genesee St

Excused: Albert Giannino, Member

At 8:29 pm, Chairman Hartnett called for the Billone matter for 20 East Genesee Street.

Attorney Galbato recapped the application to change the use from hair salon to restaurant. On 09.26.2023 the Municipal Board found a *de minimis* impact on Village utilities. On 10.05.2023 the Planning Board scheduled a public hearing and on 11.09.2023 it conducted a public hearing.

Chairman Hartnett announced that he will be reopening the public hearing in this matter.

Mr. Eggleston noted that the Board has received one more letter from Elizabeth Dreyfuss which he stated had some factual issues. He said this will not be a seasonal operation, but rather will be open year-round. It will have limited hours in winter. There will not be music or other entertainment. He characterized it as a mixed use district and the business will close according to conditions. The applicant has made a submission to the HLPC for its review.

Chairman Hartnett, “I move to reopen the public hearing.” Member Liccion seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0. The only public input came from Mr. Billone who said he favors it.

Chairman Hartnett said that the Board intends to keep the matter open until the HLPC has acted to sign off on work done previously without a building permit. **Chairman Hartnett, “I move to adjourn the public hearing for tonight and continue this matter to the Board’s January meeting. Member Komaneky seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.**

This matter was concluded at 8:39 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards