

Village of Skaneateles
Planning Board Meeting
January 4, 2024
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
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
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant
Tom Billone, applicant
Amanda Hughes, prospective tenant

Tyde Richards, Village Trustee
Clark Maher, 2 W Lake St
Katie Hess, 34 State St
Jackie Jones, 1934 Masters Rd
Nate Patterson, student

At 6:59 pm, Chairman Hartnett expressed the Board's condolences to Trustee Richards for the loss of his father. Chairman Hartnett also noted that Gerald Carroll has assumed the position of Town Justice and has resigned as Chairman of the Zoning Board of Appeals, where he provided outstanding cooperation and a terrific working relationship.

At 7:00 pm, Chairman Hartnett, "I move to open the January 2024 meeting of the Village Planning Board." Member Komanecky seconded the motion. Upon the unanimous vote of the members present in favor, the motion was carried 5 – 0.

Attorney Galbato recapped the application for site plan review and critical impact in connection with a proposed change of use from personal service to restaurant at the subject location.

Mr. Eggleston reported that the applicant has been before the HLPC. All work done previously and all work proposed as part of this application has received that Board's approval.

Chairman Hartnett said that there has been talk that another hair salon has reached out about assuming the lease? Mr. Billone asserted that the Hairtique lease expired at 12.31.2023. They had requested a two week extension which they were granted. They are now vacating on 01.14.2024.

Chairman Hartnett, "I move to reopen the public hearing." Member Brace seconded the motion. Upon the unanimous vote of the members present in favor, the motion was carried 5 – 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 5 – 0.**

Chairman Hartnett stated that if the Board chooses to grant approvals, it will need to consider any conditions or restrictions that it feels are appropriate and reasonable. Some that have been mentioned are: no cooking on-premises, though coffee will be brewed on site; all baking to be done off-site and delivered; 9 pm closing time – Mr. Eggleston said they could accept 9:00 pm as last service time. Chairman Hartnett said this was Board discussion only and noted that these restrictions were offered by the applicant. Member Brace said she is concerned about a seasonal business in which the storefront is vacant during the winter season. Is there a plan for limited hours in winter? Mr. Billone said that his lease does not permit the space to be dark. There will be lights on in the building. Ms. Hughes said that she intends to be open weekends, maybe closed just 1 or 2 days during the week.

Member Liccion asked about regulations for outdoor seating? Chairman Hartnett said that will be a separate application, at a later time. Mr. Billone asked if there will be standards for outdoor dining? Chairman Hartnett said the Board will be discussing that matter.

Member Komanecky mentioned live music restrictions and security cameras? Mr. Billone asked that the Board should specify a closing time, after last service. Member Komanecky said that given resident concerns, a closing time should be imposed.

Chairman Hartnett asked counsel to prepare a resolution for the consideration of the Board

Mr. Billone asked if he could have the Board's agreement that he could begin demolition while waiting for final Board action. He acknowledged that doing so would be at his risk, with no representations from this Board. It was the sense of the Board that he could do so.

Chairman Hartnett, “I move that the Planning Board continues this matter to its February meeting. Any new input regarding restrictions should be forwarded to Counsel.” Member Komanecky 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 7:21 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards