

Village of Skaneateles  
Planning Board Meeting  
February 1, 2024  
Skaneateles Village Hall

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Area Variance recommendation in the matter of the application of Nichols Family Trust to modify the area variances granted by the Zoning Board of Appeals on November 29, 2023 as necessary 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 replace a proposed Bilco entrance door on south side, with to-be-constructed steps and stairwell on west side at the property addressed as 5 Elson Lane in the Village of Skaneateles.

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Present: Connie Brace, Chairman  
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

Stephen Hartnett, Chairman  
Albert Giannino, Member

At 6:59 pm, Acting Chairman Brace called to order the February meeting of the Planning Board. She said the first order of business should be to officially designate a Chairman for tonight's meeting. **Member Liccione, "I move to designate Member Brace as Chairman". The motion was seconded by Member Komanecky. Upon the unanimous vote of the members present in favor, the motion was carried 3 – 0.**

At 7:00 pm Chairman Brace called for the Nichols matter at 5 Elson Lane.

Attorney Galbato recapped this application which had been before the Board in 2023 and was subsequently granted variances by the ZBA. They are back seeking modifications.

Mr. Eggleston reported that the applicants are still intending to raise the existing cottage and place it on piers and to then construct a new basement under it. The applicants had previously proposed a Bilco door for access to the new basement, but now wish to construct a concrete

stairwell and below grade door instead. They will be installing a new drainage system around the entire structure. By making this change, Mr. Eggleston asserted that the combined side yard variance would not be required any longer.

Chairman Brace asked for detail on the contours and the drainage? Mr. Eggleston said the plan is to bring the foundation drainage towards the lake with a stone outfall to the lake. Chairman Brace asked about the intermittent stream that cuts across the property? Mr. Eggleston represented that it is contained to a swale that runs on the south side of the Firelane. Chairman Brace noted that the basement was to be used only for storage. Mr. Eggleston stated that this is an improvement plan for future family generations, so it might be used for living space at some time in the future.

Chairman Brace said that she would like to look at the plan some more before the Board's next meeting. Member Liccion said that he has the same preference. Mr. Eggleston asked if the Board would consider making a recommendation to the ZBA in the meantime? Chairman Brace said not at this time.

**Chairman Brace, "I move that the Planning Board adjourns and continues this matter to its March meeting." Member Komaneky seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 3 – 0.**

This matter was concluded at 7:06 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards