

Village of Skaneateles
Planning Board Meeting
March 7, 2024
Skaneateles Village Hall

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.

Present: Stephen Hartnett, Chairman
Connie Brace, Member
Albert Giannino, Member

Riccardo Galbato, Attorney for the Planning Board
John Crompt, Code Enforcement Officer
Ian Carroll, Municipal Planning and Development Coordinator
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant

Mary Sennett, Village Mayor
Tyde Richards, Village Trustee
Jeffrey King, 44 E Lake St
Ed Reid, 2460 Cemetery Rd, Fabius

Excused: Melissa Komanecky, Member
Jeff Liccione, Member

At 7:00 pm, Acting Chairman Hartnett called the February meeting of the Planning Board to order. **Chairman Hartnett, “I move to open the meeting.” The motion was seconded by Member Brace. Upon the unanimous vote of the members present in favor, the motion was carried 3 – 0.** Chairman Hartnett explained that with 3 members present, any actions taken need to be unanimous. Any applicant can request deferral of their matter for a full board. Chairman Hartnett then 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. The Board approved a Bilco door; the replacement stairwell is in a different location and will require variances.

Mr. Eggleston said that this replacement of the Bilco door with an external stair to the basement reduces the number of required variances, but slightly reduces open area from what was approved previously. The roof gutter drainage lines go to the south watercourse and flow to the lake. The new foundation drain will also tie in in that same area. Member Brace said that she recommends that the drainage be shown on the site plan.

Member Brace, “I move that the Planning Board recommends approval of the requested variances pursuant to drawings dated January 10, 2024 provided that the drawings be updated to reflect this drainage discussion with the drainage paths shown and submitted to the Codes Office in advance of the ZBA meeting.” Chairman Hartnett seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 3 – 0. Chairman Hartnett, “I move that the previously granted site plan approval be modified to conform to this plan.” Member Brace seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 3 – 0. Atty. Galbato noted that there is no requirement to reopen SEQRA for this update of site plan approval.

This matter was concluded at 7:07 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards