

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

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Area Variance recommendation in the matter of the application of Michael & Carol Parker to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; to construct a 3 foot high retaining wall and to construct a 6 foot high privacy fence around the rear yard at the property addressed as 11 Lakeview Circle in the Village of Skaneateles.

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**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 applicants

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 7:20 pm, Chairman Hartnett then called for the Parker matter at 11 Lakeview Circle.

Attorney Galbato recapped this application which constructs a retaining wall and privacy fence. This plan will require an open area variance. He noted that the wall is in the vicinity of a gravel drain and that there is a Village utility easement on the property.

Mr. Eggleston said that this plan increases coverage by 0.6% and stated that the retaining wall ends short of the utility easement. The gravel drain was put in when the property was developed and is 2 to 3 feet below grade. It ties into the storm water sewer. The wall will be a loose-laid stone wall on a gravel base. It crosses the drain area only at the two ends. The existing drain will be incorporated into the drainage scheme for the area behind the wall. Mr. Eggleston stated that

he will revise the drawings to show the detail at the top of the wall. The house gutters will also tie into the drain, as do those on the Longo house.

Member Brace suggested that a 6 inch clearance be maintained between the fence and the utility easement. Member Giannino asked about the purpose of the retaining wall? Mr. Eggleston responded that it will create a more usable lawn. In response to a question from Member Brace, he stated that the resulting lawn will still be pitched downward somewhat.

**Member Brace, “I move that the Planning Board recommends approval of the requested variances pursuant to drawings dated February 12, 2024 as amended subject to the Board’s discussion and to documentation as to pipe detail for the wall grade below the retraining wall and that the actual grade be slightly below the top of the retaining wall. Further, that the ZBA consider requiring that the utility easement be staked so that the fence can be installed without encroaching.” Member Giannino 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 7:32 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards