

**TOWN OF SKANEATELES  
PLANNING BOARD  
MEETING MINUTES  
February 17, 2026**

Donald Kasper  
David Lee  
Mitchell Sobolevsky  
Stephen Ladd  
Rick Keyes  
Scott Molnar, Legal Counsel  
Caitlin Choberka (C&S Engineers)  
Kaylee Kuhns, Planning Clerk  
Karen Barkdull, Planner

Chair Kasper opened the meeting at 6:30 p.m. The meeting minutes of January 20<sup>th</sup>, 2026 were previously distributed to the Board, and all members present acknowledged receipt of those minutes.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Cochair Lee to approve the minutes as corrected. The Board having been polled resulted in the affirmance of said motion. Member Keyes abstained from the vote.

**RECORD OF VOTE**

Chair	Donald Kasper	Present	[Yes]
Cochair	David Lee	Present	[Yes]
Member	Mitchell Sobolevsky	Present	[Yes]
Member	Stephen Ladd	Present	[Yes]
Member	Charles F. Keyes	Present	[yes]

**Public Hearing –Special Permit/Site Plan Review**

Applicant      Soggygrass Holding LLC  
                         3205 East Lake Rd  
                         Skaneateles, NY 13152  
                         **Tax Parcel:040.-01-15.1**

Present: Jill Marshall Applicant; JoAnne Gagliano, EDR.,

Mrs. Gagliano proposed a plan to remove a small boathouse and increase the size so the marine railway track system can be utilized. They would also like to add to the existing dock where the temporary dock is currently located. They spoke with the ZBA last month and they were asked to reduce its size as much as possible. They were able to reduce the original square footage of the boat house from seven hundred and four square feet to six hundred and forty square feet. They are still over the maximum five hundred square feet allowed for a boathouse. Chair Kasper asked how many square feet of the proposed boathouse is above the high-water line. Mrs. Gagliano says that the boathouse is currently four hundred and ninety square feet with two hundred and eleven square feet located on shore.

Chair Kasper confirmed that two variances were needed. One variance would be for the size of the boathouse, and the other variance would be for the offshore allowable square footage which is one

thousand square feet. They are over the allowable square footage by ninety feet. Mrs. Gagliano noted they cut the dock as much as possible, making the reenvisioned plan for a seven-foot-wide dock. The new changed plan will be reviewed by the ZBA next month.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Ladd to open the public hearing. The Board having been polled resulted in the affirmance of said motion.

Chair Kasper asked if there were any comments on the proposed plan, Mr. Eggleston commented that this is a thoughtful application and the current zoning code limitations are unpractical and you would have to use a small boat to make it functional. The neighbor south of the property, Mr. Lane expressed his concern of the proposed plan and is worried about the size of the project blocking his view. He noted that last summer the Marshalls used a one-man contractor which created longstanding noise all summer. He also stated that the plans do not correctly show the size of their dock. The Marshalls have previously complained about Mr. Lanes' outdoor lighting to which the codes officer reported that there was nothing wrong with his lighting. If the plan was approved by the board, Mr. Lane requested that they use a reputable contractor and use the off-season for construction. He also requested that no barge be placed in front of his house.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Keyes to continue the public hearing until next month's meeting. The Board having been polled resulted in the affirmance of said motion.

Chair Kasper requested from the applicant that the water depth be verified and be provided to the board.

**Public Hearing Continuance – Special Permit Amendment/Merger**

Applicant: 1938 West Lake Rd, LLC  
Skaneateles, New York  
**Tax Parcel: 058.-01-10.0**

Present: JC Cherundolo, Applicants; Eric Pugh, TDK Engineering;

The proposed plan is to demolish the existing residence located on 1928 West Lake Rd parcel and to expand the marina operations onto that property. This will primarily be used as a gravel parking lot for vehicle and boat trailers during the summer months, May through October. For the winter season they will utilize the dock for floating storage. The applicant has offered to permanently conserve six point three acres of open space that is located across the street at 1871 West Lake Road. This property would be protected by a conservation easement.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Ladd to re-open the public hearing. The Board having been polled resulted in the affirmance of said motion.

Chair Kasper asked if there was anyone who wished to comment on the project. There was no one who spoke in favor, against or had any questions regarding the project. No one spoke in favor, against or had any questions.

**WHEREAS**, a motion was made by Chair Kasper and seconded by Member Lee to close the public hearing. The Board having been polled resulted in the affirmance of said motion.

The planning board previously classified this as an unlisted action and recommended this to be reviewed under the SEQRA by reviewing the long-form environmental forms. Counsel Molnar stated that the applicant has submitted the full EAF long form including part 1 that has been completed by the applicant. He continued saying that the board could evaluate part 2 and the board agreed that they were prepared to review Part 2.

The board reviewed **Part 2 EAF**:

**1 Impact on Land** -  **No**  **Yes**

- a. **No.**
- b. **No**
- c. **No**
- d. **No**
- e. **No**
- f. **No**, there is a SWPPP plan in place
- g. **No**
- h. **None**

**2 Impacts on Geological Features** -  **No**  **Yes**

**3 Impacts on Surface Water** -  **No**  **Yes**

There is a SWPPP on the waterfront properties and there will be no change to the conservation land

- a. **No.**
- b. **No**
- c. **No**
- d. **No**
- e. **No**
- f. **No**
- g. **No**
- h. **No**
- i. **No**
- j. **No**
- k. **No**
- L **none**

**4 Impacts on Groundwater** -  **No**

- a. **No.**
- b. **No**
- c. **No**
- d. **No**
- e. **No**
- f. **No**
- g. **No**

- 5 Impact on Flooding -  No  Yes
- 6 Impacts on Air -  No  Yes
- 7 Impacts on Plants and Animals -  No  Yes
- 8 Impacts on Agricultural Resources -  No  Yes
- 9 Impacts on Aesthetic Resources -  No  Yes
- 10 Impacts on Historic and Archeological Resources -  No  Yes
- 11 Impacts on Open Space and Recreation -  No  Yes
- 12 Impacts on Critical Environmental Areas -  No  Yes
- 13 Impacts on Transportation -  No  Yes
- 14 Impacts on Energy -  No  Yes
- 15 Impacts on Noise, Odor, and Light -  No  Yes  
 Any lighting will be night sky compliant;  
 a. No.  
 b. No  
 c. No  
 d. No  
 e. No
- 16 Impacts on Human Health -  No  Yes
- 17 Consistency with Community Plans -  No  Yes
- 18 Consistency with Community Character -  No  Yes

Counsel Molnar said that based upon the board’s deliberation, the answers to the questions presented in the FEAF as well as these comments, all as part of the record, he recommended that the board check box A in Part 3 that the project will have no significant adverse impact on the environment, and therefore an environmental impact statement need not be prepared. Accordingly, a negative declaration is issued. Counsel Molnar said that he will complete the paperwork for signature by the Chair and publish in an environmental news bulletin for the negative declaration for a type 1 action.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Ladd to declare that this project will result in no significant adverse impacts on the environment, and therefore, an environmental impact statement need not be prepared, with a negative declaration issued. The Board having been polled resulted in the unanimous affirmance of said motion.

**WHEREAS**, the Board reviewed the Major Special Permit criteria required by §148-10-7B of the Town Code as it relates to the Application, and rendered the following findings (“Special Permit Findings”):

- (1) That the Application will comply with all provisions and requirements of this chapter and of all other local laws and regulations and will be consistent with the purposes of the land use district in which it is located, with the Comprehensive Plan and with the purposes of this chapter;
- (2) That the Application will not adversely affect surrounding land uses by creating excessive traffic, noise, dust, glare, pollution, or other nuisances as the building will not affect the surrounding area due to the minimal activity proposed;
- (3) That the Application will not result in the release of harmful substances or any other nuisances, nor cause excessive noise, dust, odors, solid waste, or glare;
- (4) That the Application will not adversely affect the general availability of affordable housing in the Town;
- (5) That the Application will not cause undue traffic congestion, unduly impair pedestrian safety or overload existing roads, considering their current width, surfacing, and condition.
- (6) That the Application will have appropriate parking and be accessible to fire, police, and other emergency vehicles;
- (7) That the Application will not overload any public water, drainage or sewer system or any other municipal facility or service, including schools;
- (8) That the Application will not degrade any natural resources, ecosystem, or historic resource, including Skaneateles Lake or Owasco Lake;
- (9) That the Application will be suitable for the property on which it is proposed, considering the property’s size, location, topography, vegetation, soils, natural habitat, and hydrology and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads with the applicant’s proposed landscape plan;
- (10) That the Application will be subject to such conditions on operation, design and layout of structures and provision of screening, buffer areas and off-site improvements as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic, and scenic resources of the Town;
- (11) That the Application will be consistent with the community's goal of concentrating retail uses in the Village and hamlets, avoiding strip commercial development and locating nonresidential uses that are incompatible with residential use on well-buffered properties and is consistent with the Comprehensive Plan;
- (12) That the Application will be able to comply with site plan review standards in §148-10-6, and the Rural Siting Principles in Town Policy and Guideline Book have been taken into consideration.

(13) That the Application will have no greater overall impact on the site and its surrounds than would full development of uses of the property permitted by right.

**WHEREAS**, the Applicant proposed, and the Planning Board found that the Application has been presented in compliance with site plan standards and criteria set forth in Town Code Sections 148-10, as set forth in the Applicant’s Project Narrative (as defined herein); and

**WHEREAS**, the Applicant has also submitted for Planning Board review and comment the following engineered drawings, plans, correspondence, and agency communications in connection with the Project:

1. Skaneateles Marina Plan Set (collectively the “Site Plans”) prepared by TDK Engineering Associates, P.C., dated January 8, 2026, comprised of the following engineered plans:
  - a. Interim Seasonal Dock Storage Plan (2025-2026), SP-1;
  - b. Proposed Site Plan During Boating Season (May-Oct.), SP-2;
  - c. Erosion and Sediment Control Plan, ES-1;
  - d. Grading & Drainage Details & Specifications, ES-2;
  - e. Grading and Drainage System Plans, GD-1;
  - f. Grading & Drainage Details & Specifications, GD-2, which includes engineering specification details concerning installation of a 522BAYFILTER Stormwater Management and Filtration Device;
  - g. Grading & Drainage Details & Specifications, GD-3, which includes engineering specification details for installation of a DC-780 Stormtech drainage system, manufactured by Advanced Drainage Systems, Inc.;
  - h. Photometric Lighting Plan, PL-1;
  - i. Lighting Details, PL-2; and
  - j. Proposed Lot Merger Plan, LM-1
2. Draft Grant of Conservation Easement to the Town of Skaneateles;
3. Draft Stormwater Pollution Prevention Plan for Construction Activities (the “SWPPP”) prepared by TDK Engineering Associates, PC last updated December 5, 2025;
4. Correspondence from TDK Engineering Associates, PC to the NYSDOT advocating continued use of the existing driveway from 1928 West Lake Road to West Lake Road (aka State Route 41A);
5. Conceptual Easement Exhibit depicting the Conservation Property with wetlands delineation, prepared by TDK Engineering Associates, PC dated February 6, 2026, labelled SP-1; and
6. Project Narrative, titled Skaneateles Marina – Narrative for Planning Board Submission, last dated and submitted February 6, 2026 (the “Project Narrative”) reflecting marina operations by season, date, and time, including a narrative description of intended lighting at the Project.

**WHEREAS**, the Planning Board further considered the Applicant’s proposed Conservation Easement, and chosen Conservation Property consisting of a 6.3 acre portion of the 22.64 acre parcel location at 1871 West Lake Road, the configuration of which excludes all delineated wetlands and which,

as agreed to by the Applicant, shall remain free of any and all roofed structures, including agricultural structures, in order to preserve the open space which now exists on the Conservation Property to the maximum extent possible.

**NOW, THEREFORE**, upon a motion made by Chair Donald Kasper, and duly seconded by Member Charles F. Keyes, and after an affirmative vote of all Members present, as recorded below, **BE IT RESOLVED** that the Town of Skaneateles Planning Board **APPROVES** the Application, with the following conditions:

- A. The foregoing deliberation of Special Permit Findings pursuant to §148-10-7 of the Town Code are hereby approved and incorporated in this Resolution as if set forth at length.
- B. The Special Permit Amendment and Site Plan approval granted herein, which authorizes the Applicant to undertake and complete the Project, and thereafter operate same, shall be completed in strict compliance with all drawings and plans constituting the Site Plans, and the Project Narrative, and in compliance with the Prior Approvals resolution.
- C. **THAT** the Applicant modify the draft Conservation Easement to reflect the Conservation Property consists of a 6.3 acre portion of the 22.64 acre parcel located at 1871 West Lake Road, the configuration of which excludes all delineated wetlands and which, as agreed to by the Applicant, shall remain free of any and all roofed structures, including agricultural structures, in order to preserve the open space which now exists on the Conservation Property to the maximum extent possible, and that the Conservation Easement be re-submitted to the Planning Board Chair and Planning Board Attorney for review and approval, which after approval will be executed by the Applicant and recorded in the Onondaga County Clerk's Office.
- D. **THAT** the Applicant demolish the residence located on 1928 West Lake Road, and otherwise expand marina operations onto the merged lots in strict compliance with the Site Plans and Project Narrative, with fencing and landscape screening, as well as Project lighting to be installed and utilized by the Applicant as set forth in the Project Narrative by season, month, and time of day.
- E. **THAT** the Applicant install the stormwater management features, filter(s), equipment, and systems as set forth in the Site Plans, and that the Applicant maintain the filter(s), equipment and systems for continued operational compliance with manufacturer specifications at all times, with the Applicant obtaining and submitting on November 1, 2026, and each November 1 thereafter for as long as the Property is operated as a marina at 1938 and 1928 West Lake Road, with written verification of a qualified independent third-party professional confirming that all filters, equipment and systems installed for stormwater management and filtration are operating as designed and specified in the Site Plans.
- F. **THAT** the Applicant strictly adhere to applicable Federal, State, and local laws, rules and regulations concerning the storage, pumping, distribution and sale of gasoline or any other regulated fuel or product made available by Applicant for sale to marina customers.

- G.** Prior to the issuance of a building permit for any demolition, land disturbance or the construction or placement of any structures on the merged properties, the following conditions shall apply:
1. **THAT** no building permits be issued until the Applicant obtains the approval of any agency or authority having jurisdiction over the Property or Project; and receives and/or provides to the Planning Board a SPDES Permit from the NYSDEC, if applicable; and
  2. **THAT,** no building permits be issued until the Applicant schedules and completes a preconstruction meeting with the Town Code Enforcement Officer.
- H.** After issuance of a building permit for the Project, the following conditions shall apply:
1. **THAT** the completed Project shall be as depicted and or described on all drawings and plans constituting the Site Plans, Project Narrative and Conservation Easement Exhibit, and that marina operations be specifically operated as stated in the Project Narrative by season, date, day, and time; and
  2. **THAT** the Site Plan approval memorialized herein shall expire if the Applicant fails to comply with the conditions stated herein within 18 months of issuance of these Resolutions, or if Site Plan approval expires without renewal; and
  3. **THAT** the Applicant strictly comply with the Site Plans, and plant native vegetation on the Property as reflected therein, which plantings shall be periodically inspected by the Applicant to assure the good health of said plantings, with failed plantings to be removed and replaced in a timely fashion to assure continued compliance with the proposed planting plan.
  4. **THAT** the Applicant fund an escrow to pay for engineering services and review by the Planning Board Engineer of not less than \$2,500.00, and that the Applicant fund an escrow for Planning Board legal review of not less than \$1,000.00.
  5. **THAT** the Parcel Combination Request shall be filed with the Assessor’s office of the Town of Skaneateles with supporting documents within sixty days of this approval, and proof of said filing shall be submitted to the Planning Board.

**RECORD OF VOTE**

Chair	Donald Kasper	Present	[Yes]
Cochair	David Lee	Present	[Yes]
Member	Mitchell Sobolevsky	Present	[Yes]
Member	Stephen Ladd	Present	[Yes]
Member	Charles F. Keyes	Present	[yes]

**Continued Review –Lot Line Adjustment/Site Plan Review**

Applicant:

William Hamilton  
2396 Benson Rd

Property:

2396/2400 Benson Rd.

Present: William Hamilton, Applicant; Bob Eggleston, Eggleston & Krenzer Architects,

The Hamiltons property consists of two lots on Benson Road, which includes a cemetery on lot two. Mr. Eggleston proposed a plan that involves lot number two be increased to two acres to make a buildable lot. They plan on building within 100ft of a watercourse and land disturbance within 200ft of watercourse making a site plan review necessary. The plans show the house location, driveway, septic and noted where the steep slope areas are on the property.

Mr. Eggleston has been in contact with Jesse Lloyd from the Owasco watershed and states that Mr. Lloyd is concerned with the possible disruption into the steep slope areas. Mr. Eggleston says there will be no ground disturbance in the steep slope areas, only selective removing of brush to enhance the area. It is noted that there has not been any approved septic system. To align with the request of the Owasco watershed, a parking space will be designated in the easement along with a walk path for the cemetery.

The garage is the closest structure to the cemetery. Mr. Eggleston felt this was the best location while working within the 30 ft setbacks. The foundation was made shallow to be less disruptive to the cemetery.

Chair Kasper noted that his concerns are not with the depth of the garage but how they plan to get around the project without disturbing the cemetery. He also stated that Mr. Eggleston will have to put up an orange construction fence around the cemetery.

Mr. Eggleston says they plan to use the north side of the property and can clear out trees while also working around the cemetery. They will also mark off the cemetery so there are no accidental disturbances.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Sobolevsky, the Planning Board declared this application a Type II action pursuant to 6 NYCRR 617.5(c)(11) and not subject to further review under SEQRA. The Board having been polled resulted in the affirmance of said motion

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Chair Donald Kasper and seconded by Member Stephen Ladd, and after a unanimous affirmative vote of the Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application for a lot line adjustment and minor Site Plan Approval, with the following conditions:

- 1 The foregoing recitals are incorporated herein as if set forth at length; and
- 2 That permanent markers are placed on the corners marking the perimeter of the existing cemetery; and
- 3 That easements reflected on the Site Plan be prepared by the Applicant in a Trustee's Deed, with said easements to be granted and conveyed to protect the cemetery and access thereto by interested parties, for approval of the Planning Board Chair and Planning Board Attorney, and

once approved be executed and filed with the County Clerk contemporaneously with the Lot Line Adjustment Map; and

- 4 That one mylar and five copies of the Lot Line Adjustment Map shall be submitted for signature within six months of the filing of this decision, and the Chairman is authorized to sign said Lot Line Adjustment Map, subject to fulfillment of applicable conditions herein; and
- 5 That the Lot Line Adjustment Map shall be filed with the office of the Onondaga County Clerk with supporting documents including deeds within sixty days of the signing of the Lot Line Adjustment Map and proof of said filing shall be submitted to the Planning Board.

After the lot line adjustment map has been filed with the office of the Onondaga County Clerk a building permit can be obtained with the following conditions:

- 1 That the Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.
- 2 That the Site Plan 1 through 4 dated 4 dated January 6, 2026, and Narrative dated January 6, 2026, prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
- 3 That an orange construction fence be installed at the northeast corner of the cemetery to prevent construction vehicles accessing or damaging the cemetery during construction; and
- 4 That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
- 5 That an as-built survey for this project is required for the Application, which must be prepared and submitted to the Codes Enforcement Officer with verification of conformance of all phases of the completed project within (60) days of completion of the project.

**RECORD OF VOTE**

Chair	Donald Kasper	Present	[Yes]
Cochair	David Lee	Present	[Yes]
Member	Mitchell Sobolevsky	Present	[Yes]
Member	Stephen Ladd	Present	[Yes]
Member	Charles F. Keyes	Present	[yes]

**Continued Review –Site Plan Review**

Applicant: Patrick Fall  
Louise Clooney  
1135 Rydal Rd  
Rydal, PA 19046

Property:  
2346 Thornton Grove N.  
Skaneateles, NY 13152  
**Tax Parcel:056.-03-16.2**

Present: Bob Eggleston, Eggleston & Krenzer Architects,

Mr. Eggleston presented a new plan that consisted of restoring the dock to its original condition by enclosing the sides of the dock, increasing it no more than 10%. The existing condition of the pier is severely eroded around the perimeter. Also proposed will be a permanent dock extension, so they will not have to take it out and store it. Mr. Eggleston noted that the dock will be located from the required 10ft of the extended property line from the center line of the lake and the length of the dock will be kept at 63ft to reach a reasonable depth of water.

Chair Kasper asked if there was anything changing with the land. Mr. Eggleston stated there would be no change to the land and the existing decks and dock.

**WHEREAS**, a motion was made by Chair Kasper and seconded by Member Sobolevsky, the Planning Board classified this application a Type II action pursuant to 6 NYCRR617.5(c)(11) and not subject to further review under SEQRA. The Board having been polled resulted in the affirmance of said motion.

**WHEREAS**, a motion was made by Chair Kasper and seconded by Member Sobolevsky, the Planning Board classified this application a Type II action pursuant to 6 NYCRR617.5(c)(11) and not subject to further review under SEQRA. The Board having been polled resulted in the affirmance of said motion.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Chair Donald Kasper and seconded by Member Stephen Ladd, and after a unanimous affirmative vote of the Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application for minor Site Plan Approval, with the following conditions:

1. That the Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.
2. That the Revised Site Plan 1 through 3 dated February 3, 2026, and Revised Narrative dated February 3, 2026, prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
3. That the Applicant undertake all necessary measures to prevent invasive species entering the watercourse or neighboring properties during construction; and that native species shall be utilized in any landscape improvements; and
4. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
5. That an as-built survey for this project is required for the Application, which must be prepared and submitted to the Codes Enforcement Officer with verification of conformance of all phases of the completed project within (60) days of completion of the project.

**RECORD OF VOTE**

Chair	Donald Kasper	Present	[Yes]
Cochair	David Lee	Present	[Yes]

Member	Mitchell Sobolevsky	Present	[Yes]
Member	Stephen Ladd	Present	[Yes]
Member	Charles F. Keyes	Present	[yes]

**Sketch Plan – Lot Line Adjustment**

Applicant: Jane Walsh  
 Skaneateles Country Club  
 3339 West Lake Rd  
 Skaneateles, NY 13152

Property:  
 3339 West Lake Rd/St  
 Skaneateles, NY 13152  
**Tax Parcel:049.-03-22.0**

Present: Zach Maslyn, SCC Manager

Mr. Maslyn is asking for a lot line adjustment for the Skaneateles Country Club. He mentioned a serious concern for the location of one of their cart paths. The current cart path is a 45-degree angle walk across West Lake Road with the new plan consisting of a 93-degree angle walk that will allow golfers and staff to avoid traffic in the middle of the street.

There are no current plans for the cart path, however, Mrs. Walsh is willing to help solve this issue by allowing access to their property, by swapping a corner of their property for a portion of the Skaneateles Country Clubs property. This would allow the cart path to align directly over to the fourteenth hole so golfers and staff can be crossing at a 93- degree angle over West Lake Road.

Mr. Maslyn says that the only thing defining the property line is the out of bound stakes. Chair Kasper says the Walsh property has non-conforming road frontage, this plan would make it more non-conforming and is why a variance is needed. Chair Kasper is not worried about the Country Club because they are improving non-conforming road frontage. The application will continue until the ZBA renders its decision.

**Informal Discussion – Special permit**

Applicant: Mark Byrne  
 681 Old Seneca turnpike  
 Skaneateles, NY 13152

Property:  
 3814 Fennell St  
 Skaneateles, NY 13152  
**Tax Parcel:045.-03-22.0**

Present: Bob Eggleston, Eggleston & Krenzer Architects

Mr. Eggleston spoke about Mr. Byrnes’ plans to construct six, two-bedroom multi-family units with one of those being a handicapped unit. Each unit will include a one car garage, a porch and deck. There will also be four additional parking spaces for any additional guests. The current property is in the highway commercial zone with an existing single-family house which is next to the cemetery and across the street from the sewage treatment plant.

Mr. Eggleston notes he had an informal discussion with Chair Kasper earlier this fall/Summer and they discussed the density for multiple family units per acre, which is four per acre. This property is four in a half acres which would allow them to have six dwellings.

The plan shows that the steep slope is between twelve percent and thirty percent. Mr. Eggleston stated, according to the zoning code, you can build on twelve percent by site plan review but also in the code, it has considered constrained land. Mr. Eggleston showed in his plans how they could avoid the variance if they sub-divided the property and created a separate lot allowing a 30 foot setback meeting the required rear setback, and continued saying that he would rather not do this as it would create two separate lots with two owners.

They developed a plan asking the ZBA for a variance allowing a thirty-foot setback from the dwelling units where the code would require a one-hundred-foot setback from the conservation area if it was one lot. The ZBA will be reviewing this later this month. Mr. Eggleston noted there is no application yet but wanted to have an open discussion about this project before moving forward with engineering.

Chair Kasper asked what the square footage of each unit would be. Mr. Eggleston says that the units plan on being between fifteen hundred square feet to two thousand square feet. Chair Kasper asked where the snow plowing would end up since it is all downhill onto the septic system, and recommended there being storm water management that would be crucial for building the driveway. Mr. Eggleston said he will make sure water/snow management will be put into the plans. Chair Kasper and board had no additional concerns and agreed that having an affordable living option would be beneficial for the community.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Keyes to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:09 p.m. as there being no further business.

Respectfully Submitted,  
Kaylee Kuhns

Additional Meeting Attendees:

Jo Anne Gagliano	Eric Pugh	Joe Lane
JC Cherundolo	Zach Maslyn	Chad Clark
William Hamilton	Sue Hamilton	Bob Eggleston

Additional Meeting Attendees (Zoom):

Jill Marshall	Brian Buff	
Mark Tucker	Laura Rodomer	Michal Drake