

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

Donald Kasper-Zoom  
David Lee  
Mitchell Sobolevsky  
Stephen Ladd  
Scott Molnar, Legal Counsel  
John Camp, Board Engineer  
Kaylee Kuhns, Planning Clerk  
Karen Barkdull, Planner

Cochair Lee opened the meeting at 6:32 p.m. The meeting minutes of February 17<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 Cochair Lee and seconded by Member Ladd to approve the minutes as corrected. The Board having been polled resulted in the affirmance of said motion. Member Keyes absent 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	Absent	[ ]

**Public Hearing Continuance –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

At the last Planning Board meeting, Mrs. Gagliano was asked to reduce the size of the variances for the boathouse and dock. Mrs. Gagliano was able to minimize the boathouse to be one hundred and forty square feet above the allowed five hundred square footage. The variance for the boathouse was approved; they were able to add to the existing dock without a variance because they will be staying below the total shoreline structures.

**WHEREFORE**, Cochair Lee made a motion to re-open the public hearing and Member Sobolevsky seconded the motion. The Board having been polled resulted in the affirmance of said motion.

Mrs. Gagliano did go back and measure the dock when the water levels were low and confirmed it was shallow. She also addressed the concern from the previous neighbor about construction during the summer. Mrs. Marshall said that the best time to do construction on the dock is summertime but has assured the board that the construction will not last all summer as they too would like to enjoy the lake

without disturbance. The ZBA approved the boathouse expansion with standard conditions along with any further conditions that the Planning Board may have.

Cochair Lee asked if anybody had any questions, to which Chair Kasper asked if the lighting was compliant, and wanted to ensure there would be no overcast lighting that could be on throughout the night. Mrs. Marshall confirmed that they aren't using any sconce or pole lighting, they are using just enough lighting to be able to see.

**WHEREAS**, Cochair Lee motioned and Member Ladd seconded to close the public hearing and the Board having been polled resulted in the affirmance of said motion.

**WHEREFORE**, a motion was made by Cochair Lee and seconded by Member Sobolevsky, that the Planning Board classified this application as 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 Cochair David Lee 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 Special Permit/Site Plan Approval, with the following conditions:

1. **That** the Special Permit/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 Plans S-1 through S-5 dated February 24, 2026, with Narrative dated February 23, 2026, prepared by EDR , Licensed Engineers, be followed in all respects; and
3. **That** the Planning Board waives the requirement for special permit findings as the scale of the proposed improvements to a residential property will not have impact on the function of nearby farm operations, or adverse impact to the scenic, natural, and historic character of the Town; and as the Project is not complex requiring findings more applicable to larger projects which include use approvals; 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** the Applicant will ensure that no construction work will be performed on Sundays; and
6. **That** all lighting will be no greater than what is existing, be night sky compliant, be turned off when not in use, and turned off by 11 p.m.; and
7. **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

8. **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]
Co-Chair	David Lee	Present	[Yes]
Member	Mitchell Sobolevsky	Present	[Yes]
Member	Stephen Ladd	Present	[Yes]
Member	Charles F. Keyes	Absent	[ ]

**Continued Review – Lot Line Adjustment**

Applicant:      Applicant:      Jane Walsh  
 Skaneateles Country Club  
 3339 West Lake Rd/St  
**Tax Parcel:049.-01-03.1 & 04.1**

Present: Zach Maslyn; SCC Manager

Mr. Maslyn is here for continued review- lot line adjustment for the Skaneateles Country Club with no change to the proposed plan. The ZBA approved the Skaneateles Country Club variance and there were no further comments or questions from the board.

**WHEREFORE**, a motion was made by Cochair Lee and seconded by Member Sobolevsky, the Planning Board classified this application as 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**, upon a motion made by Cochair David Lee, seconded by Member Mitchell Sobolevsky, and upon the affirmative vote of all Members present, as set forth in the Record of Vote referenced below, the Skaneateles Planning Board approves the Lot Line Adjustment Map, subject to the following conditions:

1. The foregoing recitals are incorporated herein as if set forth at length; and
2. 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
3. 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.

**RECORD OF VOTE**

			Yes	No
Chair	Donald Kasper	Present	[X ]	[ ]
Cochair	David Lee	Present	[X ]	[ ]
Member	Mitchell Sobolevsky	Present	[X ]	[ ]
Member	Stephen Ladd	Present	[X ]	[ ]
Member	Charles F. Keyes	Absent	[ ]	[ ]

**Sketch Plan – Lot Line Adjustment**

Applicant: William Allan  
Property: 3048 Rickard Rd/ 1950 Coon Hill Rd  
Skaneateles, NY 13152  
**Tax Parcel:035.-03-03-10.2 & 02.0**

Present: Bill Allan, Mark Tucker; Applicants

Mr. Allan is requesting a lot-line adjustment from his property to the twenty-acres that backs up against it. There is currently a single-family residence on Mr. Allans property, along with stables and a farm field. There will be no environmental changes to this lot.

**WHEREFORE**, a motion was made by Member Sobolevsky and seconded by Member Ladd, the Planning Board classified this application as 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**, upon a motion made by Cochair David Lee, seconded by Member Mitchell Sobolevsky, and upon the affirmative vote of all Members present, as set forth in the Record of Vote referenced below, the Skaneateles Planning Board approves the Lot Line Adjustment Map, subject to the following conditions:

1. The foregoing recitals are incorporated herein as if set forth at length; and
2. 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
3. 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.

**RECORD OF VOTE**

			Yes	No
Chair	Donald Kasper	Present	[X ]	[ ]
Cochair	David Lee	Present	[X ]	[ ]
Member	Mitchell Sobolevsky	Present	[X ]	[ ]
Member	Stephen Ladd	Present	[X ]	[ ]
Member	Charles F. Keyes	Absent	[ ]	[ ]

**Extension Request – Site Plan Review**

Applicant: Winding Way Association  
Property: Winding Way Roads  
Skaneateles, NY 13152  
**Tax Parcel: 056.-02-46.0**

Present: Mr. Schwab, WWA President

Mr. Schwab requested an extension for the Winding Way Association that was previously approved for site plan review. The prior extension was granted for and set to expire in May. Mr. Schwab noted that since then, they have run into contractual and legal problems between the County, Winding Way Association, and the Skaneateles Lake Association prolonging the timeline. Mr. Schwab has hopes that it will be resolved soon so they can start building in late summer to fall. There were no comments or questions from the board.

**WHEREAS**, Member Ladd motioned and seconded by Member Sobolevsky to adopt its prior SEQRA determination, last reviewed May 16, 2023 for the Property, which was a determination that the Application constituted an Unlisted Action with a negative declaration after review of the SEQRA forms submitted by the Applicant.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Cochair David Lee and seconded by Member Mitchell Sobolevsky, and after an affirmative vote of all Members present, the Skaneateles Planning Board **APPROVES** the Extension Application for an additional eighteen (18) months from the date hereof, with the following conditions:

- 1. That the Original Site Plan and Construction Narrative approved for the Project shall be followed in all respects for the construction of buildings and improvements not otherwise completed to the date hereof, and the Approving Resolution of the Planning Board be followed in all respects, except as extended hereby to November 19, 2027.

**RECORD OF VOTE**

			Yes	No
Chair	Donald Kasper	Present	[X ]	[ ]
Cochair	David Lee	Present	[X ]	[ ]
Member	Mitchell Sobolevsky	Present	[X ]	[ ]
Member	Stephen Ladd	Present	[X ]	[ ]
Member	Charles F. Keyes	Absent	[ ]	[ ]

**Sketch Plan – Site Plan Review**

Applicant: Ted Kinder  
Property: 1029 Autumn Tree Ct  
Skaneateles, NY 13152  
**Tax Parcel: 045.-02-16.2**

Present: Ted Kinder; Applicant, Bill Murphy; Space Architectural Studio

Mr. Murphy, who is representing the applicant, proposed secondary dwelling to be added to the parcel where Mr. Kinder has built and raised his family. Mr. Kinder intends to keep the property in the family and will be giving the main house to his daughter while he plans to reside in the proposed dwelling unit. Mr. Murphy noted that the property is connected to the village sewer system. The proposed structure would be a slab on grade so there would be minimal disturbances to the land. The plan shows the impact of the change between the fifty-foot wetland setbacks and the one-hundred-foot setbacks. An existing shed is planned to be re-located next to the proposed accessory dwelling. Mr. Murphy's goal was to locate the addition away from the main house to provide privacy. The board asked if the variance needed was for the proximity to the wetlands. Mr. Murphy confirmed that's why the variance is needed.

Mr. Murphy noted that the sewer system was unusual when they first made the subdivision. The lot size is slightly different on this parcel of what was approved for this subdivision. However, there are no variances needed for that. Mr. Camp confirmed with Mr. Murphy that the sewer from the new building is going to drop into the existing wet well. Mr. Camp asked if the intent was to put the new sewer lateral into the existing grinder pump. The applicant stated that he currently has a manhole in the front yard of the property containing his existing grinder pump and plans on needing another manhole near the new unit.

Member Ladd asked if there is any natural drainage from the actual slope of the land back towards the wetlands. Mr. Murphy said that there is natural drainage that goes along where the road meets the hill and then goes back down, draining into the ditch near the east side of Austin Park. Most of the runoff also goes into the wetlands behind the community center. Cochair Lee wanted to know how far away the structure is from the setback. Mr. Murphy said he is ninety-eight feet away from the setback from the garage addition and the other side is a fifty-three-foot setback. There is a pathway that is located on their property that leads to the Community Center. Member Ladd asked if there were any additional homeowner paths leading to the community center. Mr. Murphy said no. A site visit was scheduled for April 4<sup>th</sup>, 2026.

### **Sketch Plan – Site Plan Review**

Applicant: David Marks

3542 County Line Rd  
Skaneateles Ny, 13152

Property:

1261 Oak Bluff  
Skaneateles, NY 13152

**Tax Parcel:054.-02-03.0**

Present: Kristen Marks; Applicant, Bob Eggleston; Eggleston & Krenzer Architects

The applicants are planning on taking over this property that the parents are currently living in and would like to have a safer way to get to the lake for their family. The current stairwell that leads down to the lake is located along the north property line, which is slippery and dangerous. Mr. Eggleston proposed a plan to build a safer stairwell that will be using the existing concrete pad and be built over the bank. There is existing concrete down near the lake where there is a shed and other small structures. They would like to build a ten by sixteen-foot deck at the top of the bank allowing them to monitor their kids from above. There is also a non-conforming stone patio that is located on the north side of the property that they plan on removing.

Mr. Eggleston said they plan on attending the ZBA meeting in April regarding the total shoreline structures. The impermeable surface coverage would be conforming but because Oak Bluff is about three and a half to four percent of the non-conforming impermeable surface coverage it is considered non-conforming. The Board inquired with Mr. Eggleston whether there are any changes to the existing decks. Mr. Eggleston confirmed that it is just the upper deck with no other changes to the lower deck. There were no other comments from the board, and they plan a site visit April 4<sup>th</sup>, 2026.

**Sketch Plan – Site Plan Review**

Applicant: Peter Anderson & Kelly Fitzsimmons

5575 ST. Vrain Rd  
Longmont, CO 80503

Property:

1844 West Lake Rd  
Skaneateles, NY 13152  
**Tax Parcel:062.-01-05.0**

Present: Bob Eggleston; Eggleston & Krenzer Architects,

Mr. Eggleston proposed a plan to redevelop a lot using existing foundations and modifying a few of the smaller additions to the property. This includes adding a semi-detached garage and breezeway. The property has previously been through site plan review and variances and in the prior application they put a grass strip for the driveway that was attached to the house. In the proposed new plan, Mr. Eggleston was able to shorten the driveway with no grass strip, creating a driveway turnaround. He also notes that the setbacks are no longer non-conforming and they are over one hundred feet away from the lake.

They plan on removing the existing concrete currently down by the lake while also making repairs on the dock and offshore structures under their current building permit. Mr. Eggleston also proposed putting in a bioswale. They plan on tucking it back adjacent to the garage, so it is not near the lake. There is an existing six-inch drain line with a drop inlet that is located on the north property line going towards the lake. The runoff water will go from the driveway into the current trench drain that will now be going into the bioswale. There will be no major disturbances to the lake besides the removal of the existing concrete. The board will conduct a site visit on April 4, 2026.

**WHEREFORE**, a motion was made by Cochair Lee and seconded by Member Ladd to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 7:20 p.m. as there being no further business.

Respectfully Submitted,  
Kaylee Kuhns

Additional Meeting Attendees:

JoAnne Gagliano	Mark Tucker	Kristen Marks
Jill Marshall	Mark Schwab	Bob Eggleston
Zach Maslyn	Bill Murphy	
Bill Allan		

Additional Meeting Attendees (zoom):

David Marks    Don Kasper    Ted Kinder