

**TOWN OF SKANEATELES  
PLANNING BOARD  
MEETING MINUTES  
April 21<sup>st</sup>, 2026**

Donald Kasper  
David Lee  
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 March 17th, 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 Member Ladd to approve the minutes as corrected. The Board having been polled resulted in the affirmance of said motion. Member Sobolevsky is absent from the vote.

<u>RECORD OF VOTE</u>				
Chair	Donald Kasper	Present	[Yes]	
Cochair	David Lee	Present	[Abstained]	
Member	Mitchell Sobolevsky	Absent	[ ]	
Member	Stephen Ladd	Present	[Yes]	
Member	Charles F. Keyes	Present	[Yes]	

**Continued Review – Site Plan Review**

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

Present: Bill Murphy; Space Architectural Studio

Mr. Murphy, representing the applicant, updated the board with a draining system that addressed some of the existing concerns they had from their site visit on April 4<sup>th</sup>. At the previous site visit, Mr. Murphy showed the board the drainage system that connected the perimeter pudding drain with a few intermittent drains. The board had talked about creating additional connections in the drainage plane so the wet spot could relieve itself should it become a problem. The ZBA also expressed similar concerns about the location of the water that had been collecting from the structures, but Mr. Murphy said that they had been making progress with the ZBA meetings.

Chair Kasper wanted to ensure they work within the DEC buffer for the wetlands. Mr. Murphy informed the board that they are seeking a variance so they could be within that buffer. Mr. Murphy had asked if they would need to apply separately to the DEC for a variance for the wetland line. Ms. Choberka said that she would investigate that.

Mr. Molnar commented that there had been a recent case which led to the new regulations for DEC wetlands to be put at pause due to the DEC not following SEQRA. The new regulations that were set for the DEC wetlands were within 100 feet but now are back to the original buffer of 50 feet. Mr. Murphy said that they are over that 50-foot buffer at approximately 53 feet from federal wetlands. Mr. Molnar had asked if the federal wetlands and DEC are the same. Ms. Choberka responded and said that it is not the same boundary, and it is not the actual extent of the wetlands – it’s a gray area. Mr. Eggleston added a comment to clarify on the subject saying that the DEC had always had a 100-foot setback and federal always had a zero-foot setback. The federal lost a supreme court case on what’s considered jurisdictional and that if it wasn’t interconnected to a body of water, it wasn’t considered jurisdictional. The state changed their standards again so there had been a wetland delineation of 2024 and another delineation for 2025. They are currently back to the 2024 standards which is what’s on our environmental map.

Chair Kasper had asked Mr. Murphy to come back after the ZBA finalizes their decision and to make sure they don’t build on a soft spot. Chair Kasper also requested they match up the best they can with the DEC delineation.

**Continued Review – 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

Mr. Eggleston had proposed an updated plan that was previously denied by the ZBA last month. The new plan will consist of removing the previously proposed deck that was going to be put on top of the bank. The stairwell will be shortened to maintain shoreline coverage at 612 square feet and will no longer be within the required setback of 20 feet maintaining TSC at 22.3 percent. Mr. Eggleston said that there will be minimal disturbance to the land and would be putting 6 to 8 posts for the stairs along the bank.

Chair Kasper commented that at the site visit last month the board had recommended rocks be put in as a retaining wall for the shed. Mr. Eggleston confirmed that they would be putting up a form of ground stabilization and taking out the existing bricks.

**WHEREAS**, a motion was made by Chair Kasper and seconded by Member Ladd, 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.

**WHEREFORE**, Chair Kasper motioned to approve the site plan review with the updated plans and narrative dated April 10<sup>th</sup>, 2026, under standard conditions with no variance, seconded by Cochair Lee. The Board having been polled resulted in the affirmance of said motion.

**Continued Review – Site Plan Review**

Applicant: Peter Anderson & Kelly Fitzsimmons

5575 ST. Vrain  
Longmont CO 80503

Property: 1844 West Lake Rd  
Skaneateles NY, 13152  
**Tax Parcel:035.-03-03-10.2 & 02.0**

Present:

Mr. Eggleston had updated the board and said that there have been no changes to this application. This application will continue to be a tear down/rebuild and they will be working with the approved impermeable surface coverage. The bioswale will be added to take the Western half of the water. Mr. Eggleston had noted that the bioswale will not be able to pump up-hill so that is why it can't take in all the water.

Chair Kasper had inquired about whether they planned on raising the elevation of the house and had asked if the breezeway was going to be higher than the garage. Mr. Eggleston said that they will be using the existing foundation and that the house will be raised a little more, the elevation behind the house would stay the same and the garage will be at a higher elevation than the house. A retaining wall that will be put around the bioswale to lower it, enabling the runoff from the garage and breezeway to drain into the bioswale. Chair Kasper wanted to confirm that they had a permit for the dock repairs. Mr. Eggleston had said that they notified the DEC. Mrs. Barkdull commented and said that the DEC is not known for quick responses. Mr. Eggleston also commented and informed the board that there is now an agreement with the DEC that if an application is submitted and there isn't a response within 10 days, then it can go on non-jurisdiction activities. The board also inquired on of there was a septic system. Mr. Eggleston responded that they do have a septic that is newer that was added from the last remodel.

**WHEREFORE**, a motion was made by Chair Kasper 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.

**Sketch Plan – Site Plan Review**

Applicant: Chris Graham  
4302 Jordan Rd  
Skaneateles NY, 13152

Property: 4164 County Line Rd  
Skaneateles, NY 13152  
**Tax Parcel: 063.-03-12.0**

Present: Chris Graham; Applicant, Bob Eggleston; Eggleston & Kenzer Architects

Mr. Eggleston had proposed a plan to create a fill site for the applicant's vacant property on County Line rd. There is an old barn foundation along with a few smaller structures located on the property. The proposed filling site will be used for the applicant's personal projects as well as other projects. Mr. Eggleston's plans show the phases of the fill site and how the applicant intends to maintain them. There will be a stone construction driveway so vehicle tires coming in and out can be cleaned. Mr. Eggleston had said that the best location for the driveway is on the south driveway because the North side is too steep for large trucks and machinery. A dozer will be kept onsite to maintain the fill site and push and level off access fill.

The board expressed concerns about the proposed plans. Chair Kasper is concerned about it being an eyesore for neighbors as the fill builds up over time. Chair Kasper was also concerned about who is allowed

to dump fill and how that would be maintained. He recommended a fence and gate be put up, to restrict unwanted fill on the property. Chair Kasper would also like to see signs posted with rules on what's allowed to be dumped. Cochair Lee commented and suggested keeping the piles flat, so they don't build up. Mr. Graham assured the board that he would keep the piles pushed back daily and that he would be selective on who he allows to use the site. Member Ladd asked about the old barn foundation and what material it was. Mr. Graham commented and said that the foundation is a mix of stone and gravel.

Chair Kasper recommended they come back for each phase to get approval before moving on to the next phase. There will also be a site visit scheduled for May 2<sup>nd</sup>, 2026.

**Sketch Plan – Site Plan Review**

Applicant: Mark Tackley  
Property: 1809 Russells Landing  
Skaneateles, NY 13152  
**Tax Parcel: 063.-03-12.0**

Present: Mark Tackley; Applicant, Shawn Ritchie; FLX Tram

Mr. Ritchie is representing the applicant and is proposing to put in a tram system to allow easier access to the lake. The tram will be installed on the south side of the existing deck so the passengers can enter at the main level of the house, conveying over the bank down to the shore. There will be no ground disturbance, and they will be using a 2-inch pipe that is gas powered to drive it into the soil to add in posts that hold the tram. This is a great low disturbance option that works well with the surrounding ground material. There will be no need to dig or create footers for the tram.

Chair Kasper wanted to know if they are building any structures. Mr. Ritchie had said the only structures that they had planned is a small platform "deck" that connects the existing deck to the entry point of the tram which is called the station. This will extend the existing deck to meet the tram allowing passengers to get on. Member Ladd had asked if the gap between the existing deck and tram is built to fit or a standard size. Mr. Ritchie had said that they extend the gap to meet the tram as closely as possible.

The board wanted to schedule a site visit to look at the trees along the slope. A site visit was scheduled for May 2<sup>nd</sup> 2026.

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

Applicant: James Tracy  
Property: 2833 Shamrock Rd  
Skaneateles NY, 13152  
**Tax Parcel: 036-02-02.1 & 06.1**

Present: Bob Eggleston; Eggleston & Kenzer Architects

Mr. Eggleston proposed a plan for his applicant that involves tearing down a donkey barn and replacing the structure with a 990-square-foot dwelling. It will have its own septic system and will be tied to the property's water system. The applicant previously applied for a Lot adjustment, but it was never filed so they are reapplying for the same Lot line adjustment allowing them to go back below 10 percent impermeable surface coverage for the entire property. Mrs. Tracys parents also the trustees of the property will be deeded over to the Tracys.

Chair Kasper requested the updated survey and plans. Mr. Eggleston will get those to the board. Ms. Choberka inquired about the proposed septic and if it's shown in the plans. Mr. Eggleston said that the plans do show the proposed septic system located near the barn. Chair Kasper asked if he had the rest of the plans for the septic from the county. Mr. Eggleston said that it is currently in the works.

Chair Kasper said there was no need for a site visit, they had seen everything that they needed and would do a drive by.

**Sketch Plan – Special Permit/ Site Plan Review**

Applicant:	Gregory Lantier PO Box 1124	Property:	1797 Russells Landing Skaneateles NY, 13152 <b>Tax Parcel: 063-03-09.0</b>
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Present: Bob Eggleston; Eggleston & Kenzer Architects

Mr. Eggleston proposed a plan that consisted of repairing an existing wall and adding a dock that included a boat canopy. There are gaps from the hard shale that is being eroded from the waves and will be corrected with a vertical plank that will be added to the seawall and cut to fit the shale bottom. Rocks will be added to the front to block the waves. On shore structures will be unchanged. The proposed plans show there will be an expansion area which is 160 square feet allowable by code. The entire structure will be 50 feet out from the high waterline and under the allowed 4,000 square feet at approximately 2,700 square feet.

The wall at the shoreline extends to the neighbor's property and the neighbors are ok with it being repaired. Eggleston noted that they had sent in the no jurisdiction request to the DEC so they are aware. There were no further comments from the board and had planned a site visit for May 22<sup>nd</sup> 2DEC,6.

**WHEREAS** , a motion was made by Chair Kasper and seconded by Member Keyes to schedule this application for a public hearing next month for the boat slip. The Board having been polled resulted in the affirmance of said motion.

**Sketch Plan – Lot Line Adjustment**

Applicant:	Kevin Rich & Bradley Hall
Property:	679 & 689 Crow Hill Rd Skaneateles NY, 13152 <b>Tax Parcel: 024-01-28.0 &amp; 024.-01-27.0</b>

Present: Bradd Hall; Applicant, Bob Eggleston; Eggleston & Kenzer Architects

Mr. Eggleston had proposed a lot line adjustment for his applicants. Mr. Rich owns the 10 acres that is next to Mr. Hall's property. The plan shows that they will be taking Mr. Hall's existing property and expanding it by adding 20 feet to the side to give him the ability to drive around the west side of his house and give him access to his septic. This will also create a less non-conforming lot and go from 11.5 percent coverage to 5.6 percent impermeable surface coverage. The proposed plans for Mr. Rich's property are to create two buildable lots with a shared driveway that will be owned by lot C, and both properties will have access to it. Mr. Rich plans on selling both lots in the future.

Mr. Eggleston noted that he would add in an emergency vehicle turnaround with a pull off when they make the driveway. Chair Kasper asked if the driveway was 300 feet. Mr. Eggleston had said that he has it in the plans for 500 feet. Chair Kasper commented and wanted clarification on how many lots they are subdivided. Mr. Eggleston said they are taking two lots and creating four lots.

**WHEREAS,** A motioned was made by Chair Kasper and Seconded by Member Lee to schedule this application as a public hearing for next month. The Board having been polled resulted in the affirmance of said motion.

**Sketch Plan – Site Plan Amendment**

Applicant: GTS Holdings/Boltz  
Property: 1255 Whistling Straits Lane  
Skaneateles NY, 13152  
**Tax Parcel: 054.-01-08.2**

Present: Guy Donahue; Donahue & Design

Mr. Donahue discussed a plan for his applicants that had been previously approved by the board. The house was set too low creating a slope in the driveway that they would like to fix. The plan consists of flattening the driveway leading into the garage and adding guest parking on that slope. The proposed plan is to create a grass strip driveway refitting the driveway to maintain 9 feet width. The driveway was previously widened for construction purposes. The grass strip will allow them to widen the driveway to 10 feet.

Chair Kasper asked if there were more houses beyond the driveway and if they plan on stopping at their property line. Mr. Donahue stated that there is just one house and they have plans to end the driveway at the property line. Mr. Donahue also said they had received an email from the neighbors giving their approval for the proposed plan. The plans show that the driveway is partially in the right way. Mr. Donahue said that they took out about 22 percent of impermeable surface coverage of the driveway and took out some of the steps and walkway on the south porch so they could redistribute the impermeable surface coverage elsewhere. Mrs. Burkduell commented and said that the city of Syracuse didn't have any issues with this, and she noted she had spoken with Bob Herman the codes officer and he didn't think that the fire department would have any issues with this. Since they do have a little flexibility with their ISC the board discussed creating an emergency pull off from the existing fire lane and thought it would be beneficial to add in the future. The driveway will be in stone.

The board had no further comments and scheduled a site visit on May 2<sup>nd</sup>, 2026.

**Sketch Plan – Subdivision/Lot Line Adjustment**

Applicant: Robert Skyes  
Property: 4786 Foster RD  
Skaneateles NY, 13152  
**Tax Parcel: 020-02-18.1,19.1 & 33.0**

Present: Bob Eggleston; Eggleston & Kenzer Architects

Mr. Eggleston proposed a plan for his applicant that involves making 3 lots into 4 allowing his friends children to build and stay in the area. There is currently an existing house on one of the lots that the applicant resides in. There are also multiple accessory structures that include a sawmill, and trails

throughout the property. The applicant will maintain his 8.6 acres with new line adjustments for the established house. Lot B and C will be the two building lots. There is a stone driveway that leads to an unused gravel pit that was used for quarrying but is no longer active. The board suggested an access easement for the shared driveway. There is also an existing trail on lot B that Mr. Sykes wants to add to the arboretum and is working on conditions of the transfer. Mr. Eggleston plans on using that driveway for lot B and C to share. The new lots will be 5 acres so they will need to build their own septic system when they decide to build. There is a logging road on the East side of lot C that the applicant wants to keep on lot D. All of lot D will be gifted to the Arboretum. Chair Kasper had suggested that the town highway confirms the best location for driveway access.

**WHEREAS** A motion was made by Chair Kasper and Seconded by Member Lee to schedule this application as a public hearing for next month. The Board having been polled resulted in the affirmance of said motion.

**Sketch Plan –**

Applicant: Ben Klein  
Property: 2900 W Lake Rd  
Skaneateles NY, 13152  
**Tax Parcel: 52.-01-09.3**

Present: Bob Eggleston; Eggleston & Kenzer Architects

Mr. Eggleston is coming back with a proposed plan that was a requirement of the approval to show detailed plans for what trees they will be removing on the property. There is a one-bedroom primary house that exists on the property that was approved as an accessory dwelling. Mr. Eggleston had told the board he had conducted an informal survey of the trees and marked the trees that he wanted to keep. They plan on removing some trees and putting some ground coverage with mesh and mulch. There will also be shrubs and other vegetation out in.

The board had no other comments and scheduled a site visit for May 2<sup>nd</sup> 2026.

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