

**TOWN OF SKANEATELES  
PLANNING BOARD  
MEETING MINUTES  
September 16, 2025**

Donald Kasper  
David Lee  
Jon Holbein  
Samantha Parker-Fann  
Mitchell Sobolevsky -absent  
Scott Molnar, Legal Counsel  
Caitlin Choberka (C&S Engineers)  
Karen Barkdull, Planning & Zoning

Chair Kasper opened the meeting at 6:30 p.m. The meeting minutes of August 19, 2025 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 Holbein to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion.

**RECORD OF VOTE**

Chair	Donald Kasper	Present	[Yes]
Cochair	David Lee	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]
Member	Samantha Parker-Fann	Present	[Yes]
Member	Mitchell Sobolevsky	Absent	

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

Applicant:	Stephen & Susan Costalas	Property:
	2 Mill Road	3143 East Lake Rd
	Malvern, PA 19355	Skaneateles, NY 13152
		<b>Tax Parcel:040.-01-29.0</b>

Present: Robert Eggleston, Eggleston & Krenzer Architects,

The proposal is for the replacement of the existing covered boat canopy and dock that was installed over 40 years ago. The covered boat slip was constructed with square piles that have not held up well with the ice and be replaced with round posts. The covered boat slip will be the same size, and they will be narrowing the dock on each side of the covered boat slip with the dock extended out to 80 feet. A proposed pavilion will be located on the north end of the shoreline with an 80 square foot shed attached to the side of it that will be built into the bank and at a 3-4 foot drop with a retaining wall. This will diminish the height of the structure and will give a little bit of separation with the neighbors. There will also be some regrading as they are removing the ramp and placing a row of boulders at the lake line and then grading it up with reinforced grass ramped area. The existing seawall is in good condition although it is below flood level. Proposed is a six inch cap that will be added to the height of the seawall to bring it up to the flood level. They will be carving back the top of the bank towards the southwest to provide views of the lake from the dwelling. There will be steps incorporated to walk down to the dock area. The areas in green on the site plan will be planted in native species of plants. Over the last several years they have lost trees, and the applicant intends to put back trees on the property. Impermeable surface coverage is

12.3% and they will be removing a portion of the circular driveway to reduce the coverage to 11.5%. there will be two bioswales that will be located to the northeast and southeast of the dwelling. A temporary driveway will be installed to the south of the dwelling and will be removed upon completion of the project. Chair Kasper commented that there may be a drainage pipe to the lake and Mr. Eggleston said that he has not researched that yet, as he needs to review the prior projects and as built surveys for the property. Chair Kasper inquired if a new line could be run if there is not an existing pipe. Chair Kasper asked if Mr. Camp had visited the site and Ms. Choberka said that he has not yet.

Chair Kasper opened the public hearing. Mrs. Bitz, 3145 East Lake Road, said that she is the neighbor to the north of the project. She is in opposition to the project as the applicant is using the property as a short term rental. She is concerned about the negative impacts to the neighborhood as new groups arrive throughout the week staying only a few days and creating ongoing disruption. She finds herself retreating indoors and closing all of the doors and windows while the groups are present. Additionally, the outdoor patio, gazebo and fire pit will generate more noise and disturbance with increased outdoor activity immediately adjacent to neighboring homes. Last year renters set off fireworks close to their home that they feared for the safety of the home and trees, and they called the police. Rental entertainment will erode the family oriented and peaceful nature of the community. She asked if this is approved if there would be safeguards required to protect residents from excessive noise and disturbance by limiting outdoor use enforcement of noise restrictions and implement measures to preserve privacy. There are no proposed trees, shrubs, or fence proposed to assist with privacy.

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

Chair Kasper clarified that the town allows short term rentals, and the board cannot rule on that portion of her concerns. Mr. Eggleston said that he had a chance to talk to Mrs. Bitz before the meeting commenced and he was informed recently that the applicant does do short term rentals at this property. It is a temporary situation as they are putting plans in place for the property and the shoreline is the first phase. The intention is to make this property their primary residence as they go into retirement. During the short period they are doing short term rentals, they are employing Mr. Moscarito's business to manage the rental use. The Bitz family should have Rick Moscarito's contact information for any issues that may arise. He continued saying that the prior owner had removed a lot of trees and the applicants are committed to creating a more naturalized lake front with native species. Cochair Lee asked if there could be additional screening provided with the proposal, especially along the north side of the property. Mr. Eggleston said they are focused on the lakefront right now and they have not finalized the plans for the dwelling and in back. There are new trees along the south property line. Chair Kasper requested a planting plan for screening for this project to review and consideration should be given to not block views with the focus on the gazebo area, and Mr. Eggleston commented that the area will be sunken down and more solid on the north and east side. The application will be continued next month so that a planting plan can be completed and Mr. Camp or Ms. Choberka can do a site visit.

**Public Hearing Continuance -Special Permit/Site Plan Review**

Applicant	Penelope Gray Rev. Trust	Property:
	352 Seneca Rd	2654 West Lake Rd
	Hormell, NY 14843	Skaneateles, NY 13152
		<b>Tax Parcel:053.-01-04.0</b>

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The Zoning Board of Appeals approved the requested variances on September 9, 2025. The application for redevelopment of the lot will decrease the impermeable surface coverage from 17.3% to 15.4%. About 20% of the total impervious coverage is for the neighbor's driveway that runs across the western portion of the lot. The proposal also includes a deck on the shoreline with a permanent "L" shaped dock that will extend from the deck. Natural timber steps will be placed to traverse to the shoreline. Stone will be placed along the areas of the existing gabion basket wall that has bowed or lost stone. Chair Kasper inquired about the landscaping of the shoreline and Mr. Eggleston said that they are intending to replace some of the landscaping with native species.

Chair Kasper re-opened the public hearing. There was no one who spoke in favor, opposition or had any other comments. Mr. Eggleston said that letters of support from the neighbors are on file.

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

**WHEREAS**, a motion was made by Chair Kasper and seconded by Member Parker-Fann, 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.

Member Parker-Fann suggested that a condition of approval for native species to be used at the shoreline. Chair Kasper asked for clarification on the deck support and Mr. Eggleston stated that it will be supported by piers and not rely on the gabion wall. Cochair Lee noted that there is deterioration on both sides of the gabion wall and asked about the extent of rock for reinforcement of the wall. Ms. Choberka said that Mr. Camp did not have any concerns on degradation of the shoreline. Mr. Eggleston commented that as they are working on the shoreline in the fall/winter they will correct any issues that they find.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Chair Donald Kasper and seconded by Member Jonathan Holbein, 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 Site Plan 1 through 3 dated June 20, 2025, with Narrative dated June 20, 2025, prepared by Robert Eggleston, Licensed Architect, 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 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
5. That a permanent layer of larger stone is placed underneath the dock and along the shoreline to reinforce the existing gabion basket wall to provide erosion control and prevent scouring of the shoreline in areas subject to concentrated flows or wave energy; and
6. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
7. That \$10,310.31 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; 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]
Cochair	David Lee	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]
Member	Samantha Parker-Fann	Present	[Yes]
Member	Mitchell Sobolevsky	Absent	[ ]

**Continued Review-Site Plan Review**

Applicant      Chedy Hampson  
 3333 East Lake Rd  
 Skaneateles, NY 13152  
**Tax Parcel #041.-01-38.0**

Present: Andy Ramsgard, Ramsgard + Drumm Architects

Proposed is a small addition to the primary bedroom on the south side of the dwelling. The two story addition will expand the primary bedroom on the main floor with a covered patio on the lower level. The design of the addition will complement the existing architectural style of the existing dwelling. There will be no change in the impermeable surface coverage of the lot.

**WHEREAS**, a motion was made by Chair Kasper and seconded by Cochair Lee, 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 Jonathan Holbein, 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 Site Plan Z-1 through Z-3 dated August 4, 2025, with Narrative dated August 4, 2025, prepared by Andrew Ramsgard, Licensed Architect, be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
4. 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	Jonathan Holbein	Present	[Yes]
Member	Samantha Parker-Fann	Present	[Yes]
Member	Mitchell Sobolevsky	Absent	[ ]

**Continued Review – Site Plan Review**

Applicant:	David & Ann Griffith	Property:
	3108 Sage Brush Trail	2500 West Lake Rd
	Plano, TX 75023	Skaneateles, NY 13152
		<b>Tax Parcel:054.-05-03.1</b>

Present: Robert Eggleston, Eggleston & Krenzer Architects,

The proposal is for a 36 foot by 24 foot attached garage located on the northwest side of the existing dwelling, and a 310 square foot deck located on the southeast side of the dwelling. The additions are no more nonconforming than the existing dwelling, and the impermeable surface coverage would be 8.1%. The roof gutters will direct stormwater to the existing watercourse to the south that was reinforced several years ago. It was recommended that the well should be protected during construction.

**WHEREAS**, a motion was made by Chair Kasper and seconded by Member Parker-Fann, 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 affirmation of said motion.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Chair Donald Kasper and seconded by Member Jonathan Holbein, 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 Site Plan 1 through 3 dated July 31, 2025, with Narrative dated July 31, 2025, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and
3. That the existing well area shall be protected from construction traffic and storage; 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	Jonathan Holbein	Present	[Yes]
Member	Samantha Parker-Fann	Present	[Yes]
Member	Mitchell Sobolevsky	Absent	[ ]

**Sketch Plan – Lot Line Adjustment**

Applicant 2645LLC-Scott Heggelke &  
 Patrick Pittard  
 2645/2639 East Lake RD  
 Skaneateles, NY 13152  
**Tax Parcels: 037.-01-13.0 & 037.-01-14.0**

Present: Scott Heggelke, Suzanne Pittard Applicants;

The applicants are proposing a lot line adjustment of 322 square feet between their lots as a land swap so that the norther lot will have more of their driveway on their property and the southern property will have the dwelling off of the property line.

**WHEREAS**, a motion was made by Chair Kasper and seconded by Member Parker-Fann, 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.

**WHEREAS**, pursuant to and in accordance with Section 276 of the Town Law of the State of New York, and Chapter 131 of the Town of Skaneateles Code, the Applicant has submitted the following items to the Planning Board for consideration when approving the Lot Line Adjustment Map, including:

1. Lot Line Relocation 2645 LLC and Pittard dated August 30 2025, prepared by Paul James Olszewski Licensed Land Surveyor, P.L.S. (the "Lot Line Adjustment Map"); and

**WHEREAS**, upon review of the Lot Line Adjustment Map, the Board concurs that it fulfills code requirements, reflecting two lots under consideration, with an in kind land exchange of 332 square feet with the 3245LLC lot maintaining .25+/- acres of improved land with dwelling and associated out buildings, and the Pittard lot maintaining .63+/- acres of improved land with dwelling and associated out buildings;

**NOW, THEREFORE**, upon a motion made by Chair Donald Kasper, seconded by Member Jonathan Holbein 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 for the Lot Line Relocation 2645 LLC and Pittard as the final plat, 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**

Chair	Donald Kasper	Present	[Yes]
Cochair	David Lee	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]
Member	Samantha Parker-Fann	Present	[Yes]
Member	Mitchell Sobolevsky	Absent	[ ]

**Sketch Plan – Site Plan Review**

Applicant	Skan Boathouse Property LLC	Property:
	Sam Nappi	West Lake St
	PO Box 876	Skaneateles, NY 13152
	East Aurora, NY 14052	<b>Tax Parcel:049.-02-04.3</b>

Present: Andy Ramsgard, Ramsgard + Drumm Architects

The applicant is proposing the relocation of an accessory structure that is located on the property line to relocated sixty feet from the lake line. The half bath sewer will be connected to the existing boathouse dwelling sewer and will be gravity fed. Their intent is to pick up the structure and the foundation with a crane and relocate it. Also proposed is a 70.7 square foot trellis folly that will be located twelve feet from the lake line. Member Parker-Fann asked if there will be any vegetation loss in the new area and Mr. Ramsgard explained that they will be maintaining grass all around it. Member Parker-Fann asked if any trees will be removed and Mr. Ramsgard said that none will be removed for this project. The applicant has been removing dead trees on the property and has the intention of adding supplementary trees. The trees will be native species and deciduous, with most of the trees being located on the Village portion of the lots.

**WHEREAS**, a motion was made by Chair Kasper and seconded by Member Holbein, 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 Samantha Parker-Fann, 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 Site Plan Z1.1 through Z1.3 dated September 5, 2025, with Narrative dated August 28, 2025, prepared by Andrew Ramsgard, Licensed Architect, be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
4. 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
5. That the accessory building sewer system is connected to the existing Boathouse sewer system; and
6. 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	Jonathan Holbein	Present	[Yes]
Member	Samantha Parker-Fann	Present	[Yes]
Member	Mitchell Sobolevsky	Absent	[ ]

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

Applicant	Eugene & Tracy Franchini	Property:
	1511 Quarry Stone Dr	1417 Thornton Heights Rd
	Elbridge, NY 13060	Skaneateles, NY 13152
		<b>Tax Parcel:057.-01-31.0</b>

Present: Eugene & Tracy Franchini, Applicants; Robert Eggleston, Eggleston & Krenzer Architects,

The property has been in the family for sixty years and their desire is to make this property their north retirement home. Proposed is the demolition of the existing four-bedroom dwelling and replaced with a two-story three-bedroom dwelling located on a smaller footprint. Septic approval has been granted for the proposed septic system by the OCODH. A temporary drive will be installed on the south side, and the work will be done with small equipment. Impermeable surface coverage will be reduced from 24,4% to 21.9%. The retaining wall nearing the parking area/road will be maintained to protect the septic fields from the parking area. There will be a detached deck located to the east of the dwelling and walks to connect it to the dwelling and towards the shoreline. The retaining wall east of the proposed deck will be replaced with a modular retaining wall, and the shoreline will not be modified. A silt fence will be utilized at the top of the bank during construction. The dwelling will have a non-habitable cellar for storage and mechanicals, a lofted ceiling in the living room, and a small attic space will be located above the second floor primary bedroom.

Chair Kasper inquired about the north wall of the proposed dwelling. Mr. Eggleston explained that it will be cellar access. Chair Kasper asked why the deck is not connected to the dwelling and Mr. Eggleston said that they are allowed to have a structure 599 square feet or less located more than 50 feet to the lake line, and by having the deck detached from the dwelling would reduce the number of variances requested. The footprint is slightly smaller than the existing dwelling that will be removed. Letters of support by the neighbors have been submitted. A site visit will be conducted September 30, 2025.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Parker-Fann to schedule a public hearing on August 19, 2025 at 6:40 pm. The Board having been polled resulted in the affirmance of said motion.

**Sketch Plan – Special Permit Amendment**

Applicant:	1938 West Lake Rd, LLC
	Skaneateles, New York
	<b>Tax parcel#058.-01-10.0</b>

Present: John Cherundolo, JC Cherundolo, Applicants; Tom Trytek, TDK Engineering;

Proposed is a merger request to merge the marina lot and the lot directly to the south. In addition, they would like to expand the marina use to allow storage of seasonal docks on the property. They have been storing docks on the property for the last ten to twelve years. There was a restrictive covenant that was on the deed to the house that is located on the southern property that has recently been released.

Mr. Trytek explained that he had met with the town regarding the proposal and moving the docks out of the water for the season, and met with the town board for a courtesy review of the proposal and are mindful of the existing consent order regarding boats parked on vacant lots. Chair Kasper requested that Mr. Trytek explain the consent order to the board. Mr. Trytek said that last year some of the boats were stored on a vacant lot during the off season, without approval from the town. They have resolved this issue and are storing the boats off site out of town, and any related marina items such as docks to obtain approval from the Planning Board.

Mr. Cherundolo said that they had considered storing the docks where they store the boats on the marina property but was advised by Mr. Ricklef that they would pose logistical challenges with the use of the town boat launch and potential damage to the docks. Chair Kasper inquired if there is a seawall along the edge of the lot and Mr. Trytek said that the elevation is gentle.

Mr. Trytek said that the applicant is looking for a 30 day approval to place the docks on the property and then submit an application for a special permit amendment and lot merger. They are in the process of completing the application to be submitted on October 1, 2025. The removal of the existing condemned dwelling on the southern lot is also part of the proposal. Mr. Trytek said that they are proposing six foot temporary fence to screen the docks from the road although the existing grade of the lot and trees provides screening.

Chair Kasper said that the utilization of the forklift to move the docks will rip up the land and Mr. Cherundolo said that the majority of the lot is already gravel. Member Parker-Fann suggested timber matting could be utilized to protect the ground. Chair Kasper said that a permanent solution would be for impermeable surface coverage like concrete although the applicant will need to provide the coverage calculations before final determination can be made. Mr. Trytek said that he does not know the means or methods to store the docks. There is the question of whether to docks stored on land for the winter season is considered impermeable surface coverage. Mr. Trytek said that the docks are permeable as there are because water can run through them. Ms. Choberka said that the docks are similar to solar arrays that are not considered impervious because the water runs off of the panels, and additional stormwater measures should be taken with consideration for a flow spreader adjacent to where the docks will be stored to mitigate any concerns.

Chair Kasper inquired whether a special permit can be issued for a limited time period. Counsel Molnar said that there is an existing special use permit for the marina, and it would be expanded with the merger. The special permit would be amended to include storage of boat docks in the location. Chair Kasper said that they are limited on time as the docks need to be removed from the lake for the season and Counsel Molnar added that it would be prior to the Planning Board meeting in October. A public hearing would need to be required, and there is insufficient time to be able to grant a special permit prior to the docks coming out of the lake. Chair Kasper commented that the marina is an important part of the community as it provides services related to the lake such as boat storage, docking, provide servicing of the boats, and providing access to gas. The special permit amendment needs to be done correctly. Counsel Molnar agreed that the marina is an important part of the community and that he is also a customer, and does not view it as a conflict.

Any approval could have phased conditions for current conditions then phased into more permanent conditions for the use of the expanded area. The docks can be temporarily stored on the land while the

applicant is obtaining approval from the Planning Board. Mr. Trytek commented that once the docks are placed on the lot they will not be disturbed until next summer when the docks would be placed back into the lake. A site visit will occur on October 30, 2025. Chair Kasper suggested that Mr. Ricklef attend the next meeting to explain his process, and requested that the board engineer attend the site visit.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Parker-Fann to schedule a public hearing on October 21, 2025 at 6:30 pm. The Board having been polled resulted in the affirmance of said motion.

**Extension Request-3 Lot Subdivision**

Applicant        Jeremy Kimball  
                      1351 Cherry Valley Tpke  
                      Skaneateles, NY  
                      **Tax Parcel #032.-03-30.1**

Present: Jeremy Kimball, Applicant; Robert Eggleston, Eggleston & Krenzer Architects,

The applicant is requesting a 60 day extension to the subdivision approval to allow time to finalize the easement language.

**WHEREAS**, a motion was made by Chair Kasper and seconded by Member Parker-Fann, the Planning Board recalled that it conducted a thorough SEQRA review of the proposed Project, as set forth in the Approving Resolution, reflecting that the Unlisted Action and reviewed the Applicant’s Short Environmental Assessment Form, evaluated each of the criteria set forth in Part II with a determination that the proposed action would not result in any significant adverse environmental impact, which determination was adopted by the Planning Board in consideration of this Extension Application The Board having been polled resulted in the affirmance of said motion.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Chairman Donald Kasper and seconded by Member Parker-Fann, and after an affirmative vote of all Members present, the Skaneateles Planning Board **APPROVES** the Extension Application for an additional sixty (60) days from the from the date hereof to November 15, 2025, with the following conditions:

1. That the conditions set forth in the Approving Resolution and Preliminary Plat Plan approval dated March 11, 2025 for the Project shall be followed in all respects for the subdivision, and that all requirements of the Approving Resolution of the Planning Board be followed in all respects, except as extended for an additional sixty(60) days.

**RECORD OF VOTE**

Chair	Donald Kasper	Present	[Yes]
Cochair	David Lee	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]
Member	Samantha Parker-Fann	Present	[Yes]
Member	Mitchell Sobolevsky	Absent	[ ]

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Cochair Lee to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 7:57 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston

Leskadia Bitz

Tom Trytek

John Cerundolo

JC Cherundolo

Eugene Franchini

Tracy Franchini

Andy Ramsgard

Additional Meeting Attendees (Zoom):

Mark Tucker