

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

Donald Kasper  
David Lee  
Jon Holbein  
Mitchell Sobolevsky  
Stephen Ladd  
Scott Molnar, Legal Counsel -Zoom  
Caitlin Choberka (C&S Engineers)  
Aimie Case Clerk -Absent  
Karen Barkdull, Planner

Chair Kasper opened the meeting at 6:30 p.m. and welcomed Steve Ladd, the newest member of the Planning Board. The meeting minutes of November 18, 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 Sobolevsky to approve the minutes as corrected. The Board having been polled resulted in the affirmance of said motion. Member Ladd abstained from the vote.

<b><u>RECORD OF VOTE</u></b>			
Chair	Donald Kasper	Present	[Yes]
Cochair	David Lee	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]
Member	Mitchell Sobolevsky	Present	[Yes]
Member	Stephen Ladd	Present	[Abstain]

**Public Hearing-Subdivision/Lot Line Adjustment**

Applicant:	Ben Howd LLC	Property:
	2573 West Lake Rd	1279 Rte. 259, Lacy Rd
	Skaneateles, NY 13152	Skaneateles, NY 13152
		<b>Tax Parcels:059.-02-32.1 &amp; 32.2</b>

Present: Tom Greenfield, Representative

Proposed is a lot line adjustment between two existing lots to create a two acre lot, align the farm drive to the farm, and separate the single family dwelling on its own lot. The proposed two acre lot has approval for a septic system and the driveway cut.

Chair Kasper opened the public hearing. Jacquelyn Young, 1947 Weeks Rd, said that she has property in the area and is in support of the proposal.

Melissa Zell, 1265 Oak Bluff, said that she has an adjacent property in the area and is in support of the proposal.

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

At this time Counsel Molnar recommended to the Board that the application be an Unlisted Action and reviewed the short form SEQR with the Board. In evaluating each of the criteria set forth in Part II:

Part II	No or small impact	Moderate to Large impact
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulation?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a CEA?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway?	X	
6. Will the proposed action cause an increase in the use of energy, and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing public/private water supplies and/or public/ private wastewater treatment utilities? Will improve the public water supply	X	
8. Will the proposed action impair the character or quality of important historic, archeological, architectural, or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora, and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems. Will improve with proposal	X	
11. Will the proposed action create a hazard to environmental or human health?	X	

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Holbein, the Board declared this application to be an Unlisted Action, and after review of the SEQR short environmental assessment form determined that the proposed action will not result in any significant adverse environmental impacts. The Board having been polled resulted in the unanimous 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 a Lot Line Adjustment, including:

1. Ben Howd LLC Subdivision dated December 31, 2024, prepared by Paul James Olszewski Licensed Land Surveyor, P.L.S. ("Lot Line Adjustment Map"); and

**WHEREAS**, upon review of the Lot Line Adjustment Map, the Board concurs that it fulfills code requirements, reflecting three lots under consideration, with tax parcel 059.-02-32.1 consisting of 2.8+/- acres of improved land with dwelling, tax parcel 059.-02-32.2 consisting of 124+/- acres of improved land with farm and associated agricultural use, and creation of a 2.0+/- acres of vacant land; and

**NOW, THEREFORE**, upon a motion made by Chair Donald Kasper, seconded by Cochair David Lee 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**

Chair	Donald Kasper	Present	[Yes]
Cochair	David Lee	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]
Member	Mitchell Sobolevsky	Present	[Yes]
Member	Stephen Ladd	Present	[Abstain]

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

Applicant: Christine Ma  
Ryan Mott  
7 White Plains Rd  
Bronxville, NY 10708

Property:  
2847 East Lake Rd.  
Skaneateles, NY 13152  
**Tax Parcel:038.-01-09.0**

Present: Tom Trytek, TDK Engineering;

Mr. Trytek provided an updated to the board of the recent ZBA meeting. There were originally three variances requested and they have removed the needed variance for onshore structures as they have removed the patio. They are still requesting two variances, one for lot size, and one for total lot coverage which they had improved. One of the ZBA members had reached out to him regarding the City of Syracuse Department of Water comments about the existing wastewater holding tank. He had a discussion with Mr. Abbott, who had informed him of the steel holding tank that was installed in the 1990s, and had no comments regarding the proposal as was stated in his letter he had submitted on October 9, 2025. This was not met with satisfaction by one of the board members who requested that OCDOH provide comments regarding the holding tank. Mr. Abbott then reasserted his position in correspondence dated November 26, 2025. and the OCDOH commented on December 10, 2025 that they did not have any

concerns regarding the usage of the holding tank on this property as there are no proposed changes to the dwelling on the site. The ZBA public hearing has been left open.

Additionally, a project narrative and construction sequence has been submitted as requested by the Planning Board. The Office of General Services also has commented that there is no permit required for the work in the project, and the ACOE also indicated that the project would require a provisional permit for the work until the NYSDEC completed their review.

Chair Kasper said that Cochair Lee has recommended at the site visit that something decorative could be done on the wall to break up the look of the concrete wall. Mr. Trytek said that the client also does not want a massive commercial wall and are reviewing texturing options before the final drawings are submitted. Cochair Lee said that vines would be helpful to break up the solid concrete wall. Mr. Trytek said that eventually that can happen as the plantings are established.

Chair Kasper inquired what the size of the piles will be for the dock system. Mr. Trytek said that the piles would be between 4-6 inches. Chair Kasper said what the board has seen are piles that are 6-8 inches in pile diameter. Mr. Trytek said that he has had experience with both 4 inch and 6 inch in size and they both work fine. Chair Kasper asked if the applicant has a contractor lined up for the work and Mr. Trytek said that they have not although it will probably be Leatherstocking. Chair Kasper said that once the piles are exposed to the water they go down eight to ten feet, and the water could move the 4 inch pile. Mr. Trytek said that at the end of the dock there will be about 3.5 feet of water. Chair Kasper reminded that the east side of the lake gets the ice and wave action.

Chair Kasper inquired on the depth of the concrete wall and Mr. Trytek explained that it will be about twelve inches deep. He continued explaining that when they remove the upper deck they will be taking the loose material out to the solid bedrock embankment, pinning the wall with the rebar and providing drainage mats, and then facing the front facing of the concrete form work. Chair Kasper asked about the downspouts on the dwelling. Mr. Trytek said that the downspouts will direct water to drainage pipes that are buried and disperse behind the sheet pile through the base and then to the lake. Cochair Lee asked if there was a determination if the project was redevelopment and it was determined that it is not redevelopment as the project involves permeable structures.

Chair Kasper opened the public hearing. Jill Marshall, 3205 East Lake Road, inquired if there was any aesthetic value to stepping the wall back from the lake. Mr. Trytek said that where it is positioned will be back from the lake and it will have a cantilever overhang from the upper area with the stairs running next to the wall. There will also be some texture to it to break up the look.

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

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

Applicant: JT Pine LLC

James & Theresa Reed  
3 Ramble Wood Dr  
Skaneateles, NY 13152

Property:  
2338 Thornton Grove N.  
Skaneateles, NY 13152  
**Tax Parcel:056.-03-15.0**

Present: Robert Eggleston, Eggleston & Krenzer Architects,

There is an existing dock that is higher than normal for average docks and proposed is a connecting dock with steps down to the new dock. The length of the dock will be 75 feet long to reach the appropriate depth of water. There will also be an onshore deck that will be above the existing dock with a shed nestled under the deck and resting on the existing dock. The impermeable surface coverage of the shed will be offset by a reduction in the existing driveway. The existing impermeable surface coverage of 11.3% will be maintained and the applicant will contribute \$5,314.84 to the LDRA fund. Chair Kasper inquired on the size of the piers for the proposed dock and Mr. Eggleston stated that they will be eight inches in diameter.

Chair Kasper opened the public hearing. Melissa Zell, 1269 Oak Bluff, asked what triggers an application to have to reach 10% coverage versus an applicant that is allowed to maintain 11.2% coverage. Chair Kasper explained that anytime an application has impervious surface over 10% it usually requires Planning Board review to see if there are any additional areas in which the impermeable surface coverage can be reduced. It is based on a case by case review as each lot is different and has different constraints. Ms. Zell said in her application she had to achieve 10% coverage, and sometimes other applications do not have to reduce coverage to 10%. Mr. Eggleston explained that lots with nonconforming impervious coverage where the applicant proposes changes in impermeable surface changes trigger redevelopment and the Planning Board makes the determination whether there are any areas to reduce. The applicant then can make a contribution to the LDRA fund or purchase additional land in the watershed to offset the coverage.

**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 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 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 1 through 2 dated November 7, 2025, with Narrative dated November 7, 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 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 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
6. That \$5,314.84 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
7. 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	Mitchell Sobolevsky	Present	[Yes]
Member	Stephen Ladd	Present	[Abstain]

**Public Hearing Continuance – Special Permit Amendment**

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

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

Mr., Pugh began explaining that they had removed the proposed swale along the southern edge of the property and replacing it with a bio-retention area on the island, and meet all of the requirements of the NYSDEC. In the revised plans they have also included the planting detail with a height of 8-10 foot for the trees at time of planting. A narrative and plans for lighting have been submitted. Edits to the easement exhibit was submitted that excluded the wetlands. Ms. Choberka acknowledged that she had received the plans today and one of her reservations is whether the areas in the offset boundary from the property line should be included to be considered developable area.

Cochair Lee commented that the lighting plan has an average footcandle of about 2.5-3 average footcandles in this space utilizing 20 foot high light poles. In the narrative it downplays the need for lighting. Is there the possibility of doing bollard lighting that would be low to the ground. The area is not in the Village and it out in the middle of residential properties next to the lake. Mr. Cherundolo said they want to use the least amount of lighting as possible. Chair Kasper commented that the lighting should not be on during the winter months and should not be on all night. Member Holbein suggested that a timer or motion sensitive lighting could be used. Chair Kasper suggested that wall packs on the back of the warehouse could be used instead of the light poles. Mr. Pugh said that they can tone down the proposed lighting for the project.

Chair Kasper asked if empty boat trailers will be parked in the lot in addition to the customer parking in the summer. Mr. Cherundolo said that the summer will be primarily customer parking. Chair Kasper asked what the surface of the parking will be and Mr. Cherundolo said that it will be a stone parking surface.

Chair Kasper continued the public hearing and 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.

Counsel Monar recommended the application continue to next month for the board to review the submitted documents, time for SEQR completion, allow time for him to develop a draft resolution for the February meeting, and for the engineer to review the lighting and conservation area and provide comment to the board. Ms. Choberka commented that lighting in these locations should consider visibility from the road but also from the lake.

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

**Continued Review –Site Plan Review**

Applicant:	Skan Boathouse Property LLC	Property:
	PO Box 876	105 West Lake St
	East Aurora, NY 14052	Skaneateles, NY 13152
		<b>Tax Parcel:054.-05-03.1</b>

Present: Andy Ramsgard, Ramsgard + Dunn Architects

The application is for the retaining wall replacement of the existing wall with rough boulders located behind the mean high water line, with the closest point located approximately 18-24 inches inland from the lake line. The second piece is the realignment of the driveway, and the third piece is the permeable walkway to the existing chicken coop accessory building. There will be a minor reduction in impermeable surface coverage. Chair Kasper said that the board did do a site visit and that the proposal is a rational plan.

**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 Mitchell Sobolevsky, 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 PlanZ-11 and Z-1.2 dated October 20, 2025, and Narrative dated October 27, 2025, prepared by Andrew Ramsgard, 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	Jonathan Holbein	Present	[Yes]
Member	Mitchell Sobolevsky	Present	[Yes]
Member	Stephen Ladd	Present	[Abstain]

#### **Continued Review –Site Plan Review**

Applicant: Robert Jamieson  
Cathie Jamieson  
544 Saylors Mill Rd  
Spring City, PA 19475

Property:  
2671 East Lake Rd  
Skaneateles, NY 13152  
**Tax Parcel:037.-01-09.0**

Present: Robert Jamieson, Applicant; Robert Eggleston, Eggleston & Krenzer Architects,

Mr. Eggleston stated that there have been no changes since last month and the board's site visit. Proposed is a two tier wall that will be put in place to ameliorate the erosion occurring at the site. Existing drainage will come down behind the wall and spill out onto the rocks. A French drain will be added at the top of the bank with a landscaping buffer that has already been installed. They are hoping to save several of the trees in the shoreline area. Cochair Lee said that the walls would be a great place for some vines.

**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 Mitchell Sobolevsky, 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 November 7, 2025, and Narrative dated November 7, 2025, 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	Jonathan Holbein	Present	[Yes]
Member	Mitchell Sobolevsky	Present	[Yes]
Member	Stephen Ladd	Present	[Abstain]

**Continued Review- Site Plan Review**

Applicant      Emily & Jim Johnson  
1781 Russells Landing  
Skaneateles, NY 13152  
**Tax Parcel #063.-03-06.0**

Present: Emily Johnson, Applicant; Guy Donahoe. Donahoe Group

Mr. Donahoe explained that they have been working with the Zoning Board of Appeals to develop a solutions acceptable to the board. The ZBA review the latest proposal and approved the variances on December 2, 2025. The revised site plan that has been present proposes the reduction of the stairs and deck to the north so that it is now compliant with the required setback and the stairs will connect to the expanded deck at the shoreline. Chair Kasper inquired of the stairs will now be attached to solid ground and Mr. Donahoe explained that the base of the stairs will rest on the expanded dock, and it will be pinned back into the shale to control movement.

Chair Kasper said that a comment was received from one of the neighbors regarding drainage as the bank is eroding from the stormwater coming down. Mr. Donahoe said that the stormwater from the dwelling runs across 90 feet of forested area before reaching the bank, and the proposed structures are permeable. They are not proposing any disturbance of the forested area. They plan to replace vegetation in the area of any disturbance from the removal of a portion of the stairs and deck.

Chair Kasper inquired about any preventative measures that may be utilized to control erosion of the cave by the lake line and Mr. Donahoe said that they have no plans to create a seawall. Chair Kasper asked whether the existing spiral staircase is holding up the deck at the top of the bank, and Mr. Donahoe said that it is one of the pieces of structure holding it up. Chair Kasper recommended that the stairs should be disabled, and Mr. Donahoe said the it is somewhat barricaded although if it is helpful they could remove some of the steps and barricade it further. Cochair Lee said that he understands that the post is supporting the deck however the stairs could be removed. Chair Kasper commented that the spiral staircase should be blocked so that no one uses the staircase either from the bank or at the shoreline. Mr. Donahoe said that they could cut some of the stairs off.

Cochair Lee said that even the newer deck and stairs have a limited lifespan. Counsel Molnar reminded that one of the ZBA approval conditions is for the applicant to obtain any required permits from any agency including a building permit from the Codes Enforcement Officer. Chair Kasper asked how the location of the footers will be determined. Mr. Donahoe said that the site plan is based on the best that can be achieved and as things evolve if there any amendments to the plan it will be worked out with Mr. Herrmann.

**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.

Chair Kasper commented as the dwelling is set back from the shoreline, there does not need to be any changes to the existing drainage. Cochair Lee said unless the engineer has any additional comments and Ms. Choberka said that there is no need for a cutoff swale.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Chair Donald Kasper and seconded by Cochair David Lee, 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 SD-1, SK-1, and SK-2 dated November 21, 2025, prepared by Guy Donahoe, 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 the Applicant obtain a building permit from the Codes Enforcement Officer (CEO) and inform the CEO with any changes to the approved plan; and
6. That the Applicant shall satisfy any conditions placed upon the variance approval from the Zoning Board of Appeals; and
7. That the Applicant shall have the Design Professional verify that the posts for the stairs and landings are providing secure support; and
8. That the Applicant shall disable the existing spiral staircase and provide a barrier to the existing spiral staircase to prevent access; and
9. 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	Mitchell Sobolevsky	Present	[Yes]
Member	Stephen Ladd	Present	[Abstain]

#### **Sketch Plan- Special Permit/Site Plan Review**

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

Present: Jill & Todd Marshall, Applicant; JoAnne Gagliano, Joe Falco, and Justin Kurathowski EDR. ; Phil Ricklefs, Ricklef's Landscaping and Excavation

The property has an existing small boathouse and a 37 square foot permanent dock. The existing boathouse had a floor dropped in over the existing slip and is used for kayak storage as a boat will not fit in the boathouse. The applicants have been using a temporary dock and are proposing a 543 square foot permanent dock that extends 75 feet into the lake. The existing boathouse will be demolished and replaced with a 704 square foot boathouse with rail system. The proposed boathouse will be able to accommodate a regular boat. The applicant has also planted a meadow for erosion control on the property, although the lakefront is level.

Chair Kasper asked how much of the boathouse is located over water and Ms. Gagliano said that it is 614 square feet over water and 90 square feet on land. Chair Kasper asked about the depth of water at the

boathouse edge and Mr. Ricklefs said it is about 2.5 feet deep and that is why the rail system will be utilized. Ms. Marshall commented that the existing boathouse does not always have water underneath the floorboards and is large enough for a small fishing boat. Chair Kasper asked why the boathouse needs to be 32 feet deep and Mr. Ricklefs explained that they need it to be able to walk around the bow of the boat to get to the other side. He continued saying that the boathouse will accommodate a 24 foot boat with a single bay, and provide a walkway around it. There is a steel structure inside the existing boathouse for lifting a boat that will need to be removed with the boathouse.

Chair Kasper inquired about the expansion area of the property dock by the boathouse and Ms. Gagliano explained that it is an existing area alongside the existing boathouse. The proposed permanent dock will be six feet in width and the additional width by the proposed boathouse is needed to get around.

Ms. Gagliano said that the existing lighting on the boathouse will be reused with the proposed boathouse. Chair Kasper commented that they do not want a spotlight on the lake. Ms. Gagliano added that the neighbor has a wide gazebo dock that is larger than what they are proposing. A site visit will be conducted on December 20, 2025 at 9 a.m. As the applicant will need to apply to the Zoning Board of Appeals for variances for the proposed boathouse size and total offshore structures, the application will continue next month.

**Sketch Plan –Lot Line Adjustment**

Applicant: 3074 West Lake Rd LLC  
338 W Washington St  
Syracuse, NY 132020

Property:  
3074 West Lake Rd  
Skaneateles, NY 13152

**Tax Parcel:050.-01-01.1 & 01.2**

Present: Melissa Zell, Representative; JoAnne Gagliano, Joe Falco, and Justin Kurathowski EDR

Ms. Gagliano began saying the proposed is a lot line adjustment of the two Falcone properties that is logical and would make the southern line compliant. The curve line follows the fence line on the vineyard side and following suit along the appropriate required setbacks. They did receive a waiver for the setback for the septic system and have filed a septic access easement on the northern lot for the benefit of the southern lot. There is also an access easement on the southern lot for the benefit of the northern lot for driveway access. A utility easement has also been filed. It was determined that the town had not received a copy of the driveway access easement so the applicant will submit the easement for Counsel Molnar to review. The application will continue next month.

**Sketch Plan –Lot Line Adjustment**

Applicant: Joyce Paddock  
Heidi Ragusa  
4360 Vinegar Hill Rd  
Skaneateles, NY 13152

Property:  
4360/4352 Vinegar Hill Rd  
Skaneateles, NY 13152

**Tax Parcel:023.-01-10.1 & 10.2**

Present: Robert Eggleston, Eggleston & Krenzer Architects,

The Ragusa lot is a flag lot that was separated out from the existing lot. Lot 1 had a failing barn on it and the owner replaced it with the existing pole barn. Ms. Paddock no longer needs the barn, and the barn is

being utilized by lot 2. As part of her succession plan, they would like to do a lot line adjustment so that the pole barn is located on lot 2. Because the barn would be located in the front yard of the lot 2 dwelling it is required to be set back twice the front yard setback, or 120 feet. What they are proposing is that the barn to have a 30 foot setback to the property line and they are also requesting an area variance from the Zoning Board of Appeals. The existing pole barn is shielded from view from the road by a series of trees as shown in the submitted photos. Both lots would be located in both the RR and IRO districts. The section of lot 1 located in the IRO is narrow although it is forested. Impermeable surface coverage would be compliant for both lots. The existing driveway easement will be maintained although it may need to be adjusted with the lot line adjustment.

**Merger Request**

Applicant: Gerald Holden  
4671 Jordan Road  
Skaneateles, New York  
**Tax Map 017.-01-06.1 ^ 017.-01-06.2**

The applicant is request the merger of her two adjoining properties with one of the lots consisting of vacant land.

**WHEREFORE**, a motion by Chair Kasper and seconded by Member Sobolevsky to notify the Town of Skaneateles Tax Assessor that this Board has no objection to the request to merge the two parcels. The Board having been polled resulted in the unanimous affirmance of said motion.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Sobolevsky to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:10 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull

Additional Meeting Attendees:

Robert Eggleston	Eric Pugh	Tom Trytek
John Cerundolo	JC Cherundolo	Melissa Zell
Justin Kuratkowski	Andy Ramsgard	Tom Greenfield
Jo Anne Gagliano	Joe Falco	Emma Greenfield
Todd Marshall	Jill Marshall	Phil Rickliefs
Emily Johnson	Guy Donahoe	Jacquelyn Young
Additional Meeting Attendees (Zoom):		
Scott Molnar	Marie Garlock	Rob Jamieson