

**TOWN OF SKANEATELES
PLANNING BOARD
MEETING MINUTES
November 18, 2025**

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

Chair Kasper opened the meeting at 6:30 p.m. The meeting minutes of October 21, 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 Cochair Lee to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion.

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

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; John Rhodes, Skaneateles Marina

Mr. Trytek began saying that they had met out at the site and walked it with a couple of the board members. There were concerns regarding the drainage of the southern portion of the property and the existing swale along a hedgerow that includes mature pine trees. It was noted that there are exposed roots of some of the existing trees and their intent is not to damage the root system. The recently submitted drawings have been simplified and reflect the conditions for summer and for the winter season with the docks and boats stored on the property.

Additionally, they have been working on the conservation easement and have submitted a site plan reflecting the area on the property across the road proposed to be placed in conservation. The right hand corner of the drawing shows the area of development for the southern lot next to the marina. To the west reflects their location of the conservation easement and the calculation of size. Ms. Barkdull commented that the area to be placed in conservation appears to be all in the wetlands; however, the wetlands are already unbuildable and the proposed would be protecting land that is already unbuildable. Mr. Trytek said that the regulations indicate that you can use the wetlands as part of the inclusion in the conservation that the regulations indicate that you can use. Ms. Barkdull commented that the applicant may want to

look at some of the land that is not in the wetlands to protect land that could be developed. Chair Kasper commented that the applicant is proposing development of land by the lake and that there should be a tradeoff for some of the land that is developable off site. Mr. Trytek commented that they were proposing what was allowed, however, their second approach would be to move out into the 100-foot boundary along the perimeter of the wetland. Chair Kasper said that Ms. Choberka or Mr. Camp could look at that land and determine what would be feasible. Chair Kasper inquired where the lot is located and Mr. Trytek said that it is the Mandana Farm with the prior approved storage barn.

Chair Kasper commented that Cochair Lee had concerns regarding the trees located along the south of the property and the swale. There are proposed culverts there that could disturb the roots of the trees. Mr. Trytek said that he did not believe there will be culverts along the swale and asked Eric if he could discuss the drainage. Mr. Pugh said that they could move it further away from the trees to protect the root systems. He continued saying that they have some structures out there, but they are looking at restructuring the area and moving it further away from the trees to protect the root systems. He would like a dry swale and could move the drain line down with some catch basins and not dig a trench. There is an under drain there so they would not dig a trench; they could move it a little bit further away from the trees. Mr. Trytek said that they will do some calculations to see if it could be eliminated altogether or do some surface grading. Cochair Lee said that it is a difficult situation because of the roots of the trees and if you dig a trench down through there you would cut all of the roots in half or the whole root system. The damage would not appear for 5-10 years. There is already a number of trees that are already dead up and down that line and in this area. The design will need to be part of the SWPPP that would be approved by the NYSDEC. Ms. Choberka commented that an alternative location for the dry well is potentially in that green strip dividing the parking areas, although it was intended for some screening but there may be an opportunity to work in the swale there and provide treatment for impervious area. Mr. Pugh said that definitely is an option and the reason they did not go there to begin with is because there is an existing tree line there. Mr. Pugh commented that they were just going to keep it as is, but an alternative is maybe to just reestablish some vegetation there.

Chair Kasper asked about the lighting that will be utilized. Mr. Trytek said that they have the schematic for the lighting, which is great, however the timing of the lights and shut off has not been finalized. Chair Kasper commented that a narrative has not been provided and that it should include the use of the parking lot, is it just going to be boat trailers or is it going to be winter storage, summer trailer storage, customers parking and that'll determine when the lighting's on, because you wouldn't want to light up that whole thing all night long. Cochair Lee said that they would also assume there is no need for the lighting between the day the docks come out till the docks go back in. Mr. Trytek said that they maybe just some basic wall packs along the back of the existing building just for some general security, and they probably will not need parking lights, especially during the off-season, as it will be filled with storage anyway.

Chair Kasper asked during the summer, if your customers that have boats here, are they going to park up in this lot? JC Cherundolo said that it is an option they are considering as it would free up the public launch, so that the slip customers and rental customers are able to pull directly into there. Chair Kasper said that there is a proposed gate and asked if it would be locked at night or be an electronic gate that when somebody drives up, it will open. Mr. Cherundolo said that the gate's more for the wintertime storage, which is the main focus of it, just for security, and that they can close it at night if we need to, but it is not going to be open all day long. It will not be an automatic gate.

Chair Kasper asked about the Mandana Inn parking in the proposed lot. JC Cherundolo said that it is something that they are definitely open to, however consideration for liability would need to be discussed with the owner. He had spoken with Emily about it, and she is on board for that, and obviously they get quite a bit of overflow parking during peak hours.

Chair Kasper inquired if the applicant has discussed the entrance off 41A with NYSDOT. Mr. Trytek said that they did not go any further with that because having the driveway there they view as more of a safety feature, and the fact that if there is ever an emergency, vehicles have to get down here for some reason, or the fire department has to come around, this would be a perfect access to get in there to do that. Chair Kasper said that the lot was a residential lot before and now it would be a commercial lot; it might be scary getting a DOT involved because its requirements might be different. He continued saying that county planning has mentioned it and the board will need some additional information. Mr. Trytek said that they can certainly contact them as they do not believe that there is an issue with regard to safety from the distance to the intersection and there are more positives to keeping that there for the overall safety.

Cochair Lee said that one of the other things that we discussed on the site visit was the maintenance of the filter unit. The town cannot take responsibility for the maintenance, and it would be appropriate to have a third-party monitoring that unit, so that if it is not functioning, someone gets notified. Mr. Trytek said that they could develop a plan where the filters are changed out every time that the docks come out. They could develop a standard operating procedure, with a check list every year. Chair Kasper commented that some of the other projects that the town has utilized a third-party such as the engineer who would go out and say it is working great and send a letter to the town. Mr. Trytek suggested that they could put some language in the narrative for the operations of that and the maintenance procedure.

Cochair Lee said that the filter unit allows so much water through it and then that water is going to come out until the drainage storage is finally empty. When that drainage storage becomes full of the water will it just exit or bypass the filters and come out the top of it. Mr. Pugh said that by New York State standard they are only required to design up to a 100-year storm which is a fairly large storm. Anything above that would be a major flood event and it would just bypass that. Chair Kasper commented that if there was a 100 year storm the water would be coming right down Lacy Road right down to the whole project. Then we have a bigger issue over there. It is designed to handle 100-year storms, and anything above that would have stuff going over land. Cochair Lee said that it was a positive thing to leave the strip back in there, as it will be greenery that is going to hide a lot of it. Mr. Trytek said that it is kind of a strange lot configuration with the lot tapering and angled. From the lake's perspective, looking back in, it is a relatively narrow view.

Cochair Lee commented that although the proposed lights are night sky compliant, the whole site can glow. As he looks over his backyard, he can see Grace Chapel over there, and the sky's all lit up, even though it is dark sky compliant. Chair Kasper said that there will not be much lighting at night. I am sure some people come in with their boats after dark, but primarily it is a daytime use area. The intensity of the lighting is relevant as it should not be seen from across the lake. The lighting should be planned based on seasonal use with consideration for glare and views from across the lake and the neighbors.

Chair Kasper asked if the roadside parking will be utilized for winter storage, and JC Cherundolo said that to the same extent that the current parking lot is. It will be screened and fenced, but it will likely just be the overflow of boats. They currently are renting the parking lot at Dutch Hollow for that. So, basically, the thought process is to move those over to this location.

Cochair Lee inquired about the planting plan and the size of the plantings along the street. JC Cherundolo said that they will be the same plantings continued along the road that they will start out at a six foot minimum height. There will be some trees next to the house that they will try to replant, approximately ten of them. The couple of trees against the existing building will have to get removed.

Chair Kasper opened the public hearing. There was no one who spoke in favor, opposition or had any other comments.

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

Chair Kasper recapped that the board will need a narrative for the project submitted. He asked if Ms. Choberka or Mr. Camp could go out and review the proposed conservation land to provide feedback to the board. The applicant will need to provide an updated potential conservation easement area. Ms. Choberka said that the entirety of the wetlands would not be developable and counting all of that towards conservation kind of does not really meet the intent of the conservation. So, I think if you were to move it into part of the buffer, which might be something that we could look at. Mr. Trytek said that they certainly could follow the buffer, and still even incorporate the wetland as part of it. Ms. Choberka replied that you are not going to be able to develop the wetlands anyways, and you are certainly not going to be able to develop a buffer, but the buffer zone is decent land. Chair Kasper requested that an updated map be provided to Caitlin so she can get out there and look at it before heavy snow comes. Mr. Trytek said that they are going to have to have a survey completed, and incorporate that into the legal documents and put some boundary corners up there.

Public Hearing Continuance – Special Permit/Site Plan Review

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

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

Mr. Eggleston said that nothing has changed since our last month's meeting, except they had the variances approved. The original application has been modified reflecting that the house was raised up a foot so that the drainage will work a little better around it and preserve the foundation and the wood structure above it. Also, they had further reduced the impermeable coverage, so they are down to 20.7%, a 3.7% decrease, taking out as many things as they could. The applicant will be making a contribution to the Land Development Right Acquisition Fund of \$9,336.94.

Chair Kasper 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 Sobolevsky 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 Sobolevsky, the Planning Board classified this application a Type II action pursuant to 6 NYCRR617.5(c)(11) and

not subject to further review under SEQRA. The Board having been polled resulted in the affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chair Donald Kasper and seconded by Member 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 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 5 dated October 2, 2025, with Revised Narrative dated October 2, 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 \$9,336.94 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; 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	Mitchell Sobolevsky	Present	[Yes]

Continued Review –Site Plan Review

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

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

Present: Robert Eggleston, Eggleston & Krenzer Architects,
pbm.11.18.2025

Mr. Eggleston began saying that after last month's meeting, they produced Plan B, where they took the deck dock area and pushed it back over behind the retaining wall, raised it up a little bit higher, and tied it into the existing deck with some stairs. In doing so, with the grading they were going to have to put in a retaining wall, and had noticed that it needed to repair some retaining walls that had been put up prior. As a result of having 10 feet, they are about 5 feet high at the maximum on that retaining wall to push back. During the site visit it was probably the first time he was out there where the foliage was all off the bank. They did notice that further areas down the bank were other areas where in the past they had put in these small 3 or 4 timber tall retaining walls, and rough behind them. A number of those had actually turned 90 degrees. It is amazing, because even though they are prone, they are still working; it is just that they have stone behind them. There is a large tree that is fairly stable here and there were some smaller trees that were going to be suspect with the retaining wall. Also another thing that was revealed now that the water was down, that the end of the pier has severely lost its length underneath it, so it is a little bit cantilevered out and would need some possible attention. At this point, we are thinking we would like to submit a Plan C at the next meeting that will refocus some of the attention on this based on the last site visit.

Chair Kasper requested that Ms. Choberka go for a site visit before the next meeting. Chair Kasper commented that this is just bank stabilization as there is a seawall and there is no erosion from the lake. Mr. Eggleston said that a number of the retaining walls are just lying flat and as long as there is not a lot of storm water coming from above it will sit there, and they can rely on the vegetation and timbered stone. Chair Kasper commented that it is not working as was originally intended. There is number 4 rock behind the wall, so it is still effectively working, just not as originally intended. It is steeper than it looks in this photo. The application will continue next month.

Continued Review– Site Plan Review

Applicant: Vincent Lobdell
21795 County Line Rd
Skaneateles, NY 13152
Tax Parcel:051.-01-13.2

Present: Cooper Koehl, RZ Engineering

Ms. Koehl said that a SWPPP was provided and asked if the board had a chance to review it as she did not receive any comments. Regarding the easement, she commented that she did not get a response back from the lawyer. Counsel Molnar said that Dave Stewart did send him a draft easement and that he spoke on the phone today. He indicated that he is waiting for the survey, or at least a legal description of the easement area from Paul Olszewski. Once that is done then he can review the document as he has not had a chance to go through the easement, but will let the board know if he has any comments on it. Ms. Koehl said that she can confirm for you that the easement is precisely what the board had requested a few approvals ago and they are going to tie into those subdivided lots to the north as the water flows north, off of what is arguably the Manor lot, onto the unimproved subdivision lots heading north on County Line Road. Counsel Molnar said that the unimproved lots on County Line would be burdened to take the water as it is heading toward the wetland.

The pond will go directly into the wetlands along the back property line. Ms. Koehl commented that it was their understanding that the pond itself did not need an easement anymore because it was going directly

in the swale that continues. Counsel Molnar said that the easement language can be reviewed and approved by the Chair and the Counsel and recorded within 60 days with the county. Chair Kasper expressed concern that the applicant file the easement on a timely basis. Counsel Molnar said that he has great confidence in counsel for the applicant, as he used to be his associate. He recommended that the condition be that the easement be supplied to the Planning Board Chair and Counsel for approval, and then recorded within 60 days of the date of this approval. Chair Kasper added that there should be no construction done before the easement is recorded, especially because it is such a large pond and asked when the applicant wants to start the construction. Ms. Koehl said that he was ready to go after the last meeting, and would like to submit the NOI tomorrow; he would probably be out there digging the next day. He wants to skate up to be in there and plant in the spring. Chair Kasper requested that Ms. Choberka or Mr. Camp should do an inspection of the installation of the pond and Ms. Choberka suggested that the best time to inspect it is after the grass has been established to review for sedimentation and erosion.

WHEREAS, a motion was made by Chair Kasper and seconded by Cochair Lee, the Planning Board adopted and ratified the prior SEQRA determination for this Property, determined by the Planning Board on May 27, 2008 and last reviewed February 19, 2019, which classified prior applications related to the Property as Unlisted Actions, which the Planning Board reviewed and rendered a negative declaration for, after review of the SEQRA forms submitted by the Applicant. The Board having been polled resulted in the affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Chair Donald Kasper and seconded by Member Jonathan Holbein, and after an 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 will 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 SWPPP, and Site Plan C-1 through C-3 dated September 11, 2025, prepared by RZ Engineering, PLLC, be followed in all respects; and
3. That the Applicant shall submit a proposed drainage easement for review and approval to the Planning Board Chair and the Planning Board Attorney, and upon approval the drainage easement shall be executed and recorded with the Onondaga County Clerk within sixty (60) days; and
4. That there shall be no construction until the drainage easement has been approved by the Planning Board Chair and the Planning Board Attorney and filed with the Onondaga County Clerk with proof of filing provided to the Town; and
5. That the Applicant establishes an escrow account with the Town of Skaneateles in the amount of \$250 for engineering review; and
6. That the Applicant establishes an escrow account with the Town of Skaneateles in the amount of \$250 for legal review; 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.
8. Except as modified hereby, the conditions set forth in all prior Planning Board approvals for the Property remain in full force and effect.

RECORD OF VOTE

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

Sketch Plan-Lot Line Adjustment

Applicant: Amanda Cregg
786 Andrews Rd
Skaneateles, NY 13152

Property:
786/813 Andrews Rd
Skaneateles, NY 13152

Tax Parcels:048.-01-30.1,30.3 & 28.0

Present: Martin Cregg, Applicant

Mr. Cregg said that the lots were owned by Dave and Margaret Chase and his wife, Amanda, took over the property when they passed. Their house sits on a large parcel, and they are going to sell that. Actually, they have a contract now to sell the house, and they continue to want to till this field that is to the west. Proposed is a lot line adjustment that would connect the farm field to the lot to the west, remove the strip of land to the north of the dwelling lot and add it to the dwelling lot that would also take the full existing pond. The lot to the east of the dwelling lot would be reduced from that removal of the short little finger of land and the pond with the remaining lot staying a farm field.

There was a question as to the location of an additional lot to the west of the dwelling lot and Mr. Cregg explained that it is John Walsh's property and not part of the application. Chair Kasper recommended that a final survey should be submitted to the town that does not include the Walsh lot.

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

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. Cregg Farm Lot Line Relocation dated October 8, 2025, 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 048.-01-30.1 consisting of 39.37+/-acres of vacant land, tax parcel 048.-01-30.3 consisting of 7.57+/- acres of improved land with dwelling, and tax parcel 048.-01-28.0 consisting of 27.03+/- acres of vacant land; and

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, 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]

Sketch Plan-Subdivision/Lot Line Adjustment

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

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.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Sobolevsky to schedule a public hearing on December 16, 2025 at 6:30 pm. The Board having been polled resulted in the affirmance of said motion.

Sketch Plan –Site Plan Review

Applicant:	Skan Boathouse Property LLC	Property:
	PO Box 876	105 West Lake St

East Aurora, NY 14052

Skaneateles, NY 13152

Tax Parcel:054.-05-03.1

Present: Andy Ramsgard, Ramsgard + Dunn Architects

Mr. Ramsgard began saying that the proposal has a couple of components with the main one what they are calling a seawall. It would be made out of limestone blocks that would replace the existing large boulder wall. The wall would be three stones high, and one partially buried increasing the wall to 40-50 inches tall. All the work is behind the mean high watermark, really just an aesthetic change to the retaining wall. They are going to push it back and manage the grade; so it is kind of a cut and fill with a little bit of fill top. So what is cut out of the front when it is pushed back will be put on the top. There is an exposed beach, so they do not need splash zones in front of it. On the other side of the boathouse there is the little retaining wall that curves around the first pergola. They want all of it to look consistent on the property. We are also in the process of have application into the village for the portion of the property that is in the village do the same thing, so it is all one consistent look across the property.

The second piece is straightening out of the driveway, as it comes past the curve most closely to the southern property line. Currently, it sort of does a little sine wave and cuts back in to the north and they want to straighten it out after that curve along the property line. The interesting thing is it gives a slight reduction in the existing impermeable surface coverage. It is small, but it is going in the right direction for coverage, it makes a 0.2% change in a reduction of impermeable surface coverage by straightening out the driveway at that section.

The third piece of the proposal is to create a permeable stepping stone sidewalk from that driveway that they were just talking about, out to the chicken coop, and connect that to the lower entry, and a flagstone patio that will be in the village portion. They looked at relocating the chicken coop, and received approval to relocate it. They mocked it up and put it in the position and it just did not look right. It was too close to the drive, but it also it aesthetically needed to be 10 feet closer to the property line to put it in the right spot. There is a provision along with not only the setbacks, but reciprocal easement from both properties, David Muir, and the applicant's property, it says there is a no-build 22-foot zone in there. So they could not come and ask for variance, so the chicken coop is going to stay where it is.

Chair Kasper inquired what was in the chicken coop and Mr. Ramsgard replied that there is a bathroom and small kitchen in addition to the living space. It has never actually been used. They did not have a patio before and is part of the village application. A site visit will be conducted by the board and the engineer.

Sketch Plan –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: Ryan Mott, Applicant; Tom Trytek, TDK Engineering;

Mr. Trytek said that although this is the first presentation for the board, they have been in front of the ZBA already. They just followed up last Saturday with a site visit with several of the members to go over the proposed shoreline improvement. A revised site plan has been submitted for the project.

The current condition of the shoreline is mostly exposed and significantly degrading shale bedrock formation, and it is about 20 feet in elevation difference between the lake to the upper embankment. The aerial photographs really give it the perspective of what is going on. The applicants have this upper platform that goes perpendicular to the embankment in an east-west direction, and it extends out about 27 feet. The structure is really compromised and behind that is all the exposed shale bedrock that is really brittle. It is a dangerous condition right now.

Proposed is the removal of that upper deck that is extending perpendicular out 27 feet or so, and the proposed replacement structure will only 8 feet out. Instead of going down a circular or spiral staircase that they have there, they are essentially going to the north, and then a little switch back to come down to the lower dock area. Mr. Trytek commented that he had designed a similar seawall for the neighbor to the north, the Christou family, and it has functioning well for the past 12 years. On this property they will be going along the edge from the northern property boundary to the southern property boundary with the steel sheeting just the head of the shell bedrock formation. It is protecting that now from erosion, with a 20-foot embankment; when a section of that detaches, it is pretty significant. So, by protecting that base, they are going to give that a lot of longevity. Once you get above that, it does have, from the northern property to just about where the decking starts. There is a lot of vegetation in there and they are not touching that and not taking out any trees. But once they get this lower steep wall established, they will backfill with crushed stone behind it, so it is like 18 inches from the front face, and then, because they are going to be up about 5 feet they will be able to infill with, eco mats and some added topsoil and vegetation in the areas that are exposed. Right now, they are spotty areas, so they are going to reestablish the vegetation up there underneath the deck, as it is just a gravel area around that concrete barrier or wall system. They will be lining that with the steel sheeting, and elevating it; they are bringing it up higher, placing the shale right behind the wall. Then the idea is to put a concrete retaining wall back here as a foundation with cantilevered beams coming out for this upper deck that will be squared off and a safer condition.

Chair Kasper commented that there will be two levels. Mr. Trytek said that there will be a lower patio area, then going down several stairs to a proposed open pile of dock. The area will be drilled and pinned back there with the concrete right up against it to protect it. The shell bedrock, as long as it is protected, is great to build off of but if it is exposed to the elements, it just becomes very brittle very quick. The retaining wall goes from the lower level to the upper level about 12 feet high, and then 42 feet long. The end of wall then turns it and bring it back in. There will little drainage mats behind there when they cast the wall up against it, and it will allow the water to bleed out into crushed stones that ultimately goes to the lake.

Surface drainage at the top of the wall will go in behind the steel sheet pile wall, and that wall system is with crushed stone, so it will not be a direct point source discharged to the lake, it will go through the stone first and just filter out. The plan was discussed with Rich Abbott, and he had a concern about the roof drainage going directly to the lake. The plan is that they will be picking up the downspouts and sending them down over or through the wall. Mr. Trytek also contacted Mel Schroeder from the Army Corps Buffalo Division, and he seemed to be on board with the approach.

Chair Kasper inquired if there will be any lighting on that area, and Mr. Trytek said that there may be for the deck area underneath for safety reasons. Chair Kasper said that the lights should not shine on the lake

and be on all night. Chair Kasper requested that a narrative be submitted to the board and construction sequence also provided on the plans. A site visit will be conducted by the board on November 22, 2025.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Sobolevsky to schedule a public hearing on December 16, 2025 at 6:40 pm. The Board having been polled resulted in the affirmance of said motion.

Mr. Eggleston said that regarding the Ma project, I was asked to review the project and decided they need heavy hitters. He appreciated the modifications they have made to make it safer.

Sketch Plan –Site Plan Review

Applicant:	Robert Jamieson	Property:
	Cathie Jamieson	2671 East Lake Rd
	544 Saylor's Mill Rd	Skaneateles, NY 13152
	Spring City, PA 19475	Tax Parcel:037.-01-09.0

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

The Jamieson property has severe erosion on both sides, with a house in the middle of the lot, they have boathouse storage, and a structured deck in the middle. They have experienced severe erosion over the last few years, and they are now ready to try to attack that. Proposed is a two-tier limestone boulder system with plantings. The other thing that they have already done is they have put a lot of the shoreline top of the bank into plantings and mulch. They are going to add a French drain just to collect any of the site water that comes down the hill. There's also downspouts in three different drain lines in blue that come down that are at the top of the bank. They will take them down and behind the wall so that they filter through the stone and into the lake. It should pick up the trench drain that will follow the existing mulched area. Basically, what they are doing is well behind the lake line, so they do not have to bother the NYSDEC with this. They will put it a foot down into the bank to stop any erosion at the bottom and put the small stone like the NYSDEC likes to see in front of it. They will be coming up about four tiers, and then a second tier on the native soil. Any remaining bank will extend the plantings with jute mesh and native species plants to secure that. There is one spot that they do not have a lot to work with as it is rather steep, so there will be a ledge, but it will be on the toe of the wall. This is the area where it is so steep that they actually are kind of setting on top of each other. Limestone rocks will be utilized as they wanted a more natural look, and will tie in on the other side to bring it back in again.

There is about three or four trees that are in desperate need of being shored up and secured, and they are working around those. They are hoping that they can make it so that it is kind of in the middle tier, it is kind of halfway down. This one is down near the bottom between the two tiers, and then further up.

Chair Kasper asked if the neighbors have a cliff next to them and Mr. Eggleston responded that they have a similar slope, but it is not severely eroded as the applicants. A site visit will be conducted on November 22, 2025.

Extension and Amendment Request -8-lot Subdivision

Applicant: Village Meadow LLC

PO Box 714
Franklin Street
Skaneateles, NY 13152

Property:
Franklin Street Rd
Skaneateles, NY 13152
Tax Parcel #047.-01-06.1.

Present: Eric Brillo, Theresa Brillo, Applicants; Robert Eggleston, Eggleston & Krenzer Architects,

Counsel Molnar said that the applicants have the board approval, and they just want to add a few changes in it regarding natural gas service. As he understood from Mike Carlson, National Grid needs the approving resolution to also approve the utility lines, whether electric and gas, or they are unwilling to move forward and do the gas line and design it and the easements. So, based on that conversation, he suggested proposing or amending Section 3 of the approving resolution which previously was silent as to installation of the electric and natural gas utility lines. As of January 1, 2026 the law was set to change; the law would prohibit new gas lines in new residential settings, but that has been paused. The Builders Association has won a standstill agreement with the State, such that they can allow the litigation to proceed through its appeal process, and the state would not enforce the new law until such time as it has completed its travels through the courts that could be three or four years. Now with the pause the State is permitting new residential development to include gas.

Chair Kasper inquired if the gas line has been put in the development and Mr. Brillo said that they already paid for it, the subdivision map has been filed, and there are individual lots now.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Sobolevsky, 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 Type I Action and reviewed the Applicant's Full 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 Jonathan Holbein and after an affirmative vote of all Members present, the Skaneateles Planning Board **APPROVES** the Extension Application for an additional six (6) months from the from the date hereof to May 17, 2026, with the following conditions:

1. That the conditions set forth in the Approving Resolution for the Project shall be followed in all respects for the subdivision, and that all requirements of the Approving Resolution be followed in all respects, except as extended for an additional six (6) months and noted below; and
2. That condition 3 of the Approving Resolution of September 2, 2025, shall be modified to reflect that the applicant shall obtain all necessary approvals from any other agency or authority having jurisdiction over the property or project, including the Town of Skaneateles Town Board, the Town of Skaneateles Highway Superintendent and the Town of Skaneateles Water Department, and build all required infrastructure, including but not limited to, installation of electric and natural gas utility lines according to applicable law, installation of bioswales, drainage basins, stormwater drainage facilities

public water connections, sidewalks and roadways according to town standards and specifications at no cost to the town, where depicted and as specified in the site plans.

3. Except as amended hereby, the conditions of the Approving Resolution remain in full force and effect.

RECORD OF VOTE

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

Sketch Plan –Site Plan Review

Applicant: Bradley Tyler
25 Randon Woods
Pittsford, NY 14534

Property:
2350 Thornton Grove N.
Skaneateles, NY 13152
Tax Parcel:056.-03-17.0

Present: Robert Eggleston, Eggleston & Krenzer Architects,

The applicant recently purchased the Murphy property which just happens to be adjacent to the Fall-Clooney property. Mr. Eggleston said that at a recent site visit the board was forced to use Mr. Tyler's stairs to get access, to show them the plants, so they have seen the site. This is a standard dock, typical of what we have been doing, 80 feet long, with an 8x8 extension at the end. The 60 foot length is necessary to get to 9 feet of water. They had Phil Rickliffe actually go out and do some depth surveillance, and 75 feet is where we begin to hit the 9 foot below the flood level, so it is necessary to go out the 80 feet.

He continued saying that the proposal is conforming as far as the NYSDEC perimeter envelope is under 3,000 square feet. The dock is 11 feet off the property line, which Paul Olszewski provided for us on the survey. The bottom of the bank will be reinforced with one layer of rock to help prevent the wave action from eating away at it. The deck is positioned so that it is at the end of the existing stairs that all kind of worked out well for the 10-foot setback and everything.

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 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 Site Plan 1 through 2 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]

Sketch Plan –Special Permit/Site Plan Review

Applicant:	JT Pine LLC	Property:
	James & Theresa Reed	
	3 Ramble Wood Dr	2338 Thornton Grove N.
	Skaneateles, NY 13152	Skaneateles, NY 13152
		Tax Parcel:056.-03-15.0

Present: Robert Eggleston, Eggleston & Krenzer Architects,

Mr. Eggleston began saying that the applicants had recently purchased the property. The site has been improved with a single-family dwelling and detached garage, and then a shoreline structure back when the lot was originally developed. Proposed is a permanent dock that will extend out so that they do not have to be putting in and out temporary docks. The dock itself will be 75 feet long, and the existing dock that is there is actually two feet higher than the proposed dock will be. There will be some steps going down from the upper dock onto the lower dock and it will extend out 75 feet. We are going to be 10 plus feet off the projected property line with an 8x8 expansion area at the end of the dock. There will also be a set of steps that come down to the lake from the dock because the dock is a little higher than normal. There's several feet of dock on land and what they were going to do is, adjacent to the existing steps that are there, they are going to put a deck that hovers over the bank from the top of the bank out over that portion and place a 80 square foot storage shed that is between the existing dock and the proposed deck that sits on top of the bank, just so that they have storage at the shoreline for small things like life jackets and water equipment and things like that. The existing ISC is 11.2% that will be maintained as 80 square feet of pavement will be removed to offset the proposed shoreline shed. The applicant will be paying into the Land Development Right Acquisition Fund for being at 11.2%.

Chair Kasper said that when it was built it met the 10%, but it has had 3 owners since then. He remembered there was a drain ditch that went down along the property line. They had a lot of severe drainage issues on that vacant lot, and that is where, when you develop a lot, you actually take care of some of these issues. There is a drain across the front of the driveway. A site visit will be conducted on November 22, 2025.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Sobolevsky to schedule a public hearing on December 16, 2025 at 6:50 pm. The Board having been polled resulted in the affirmance of said motion.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Holbein to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:07 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	Eugene Franchini
John Rhoades	Cooper Koehl	Eric Brillo
Theresa Brillo	Andy Ramsgard	Tom Greenfield
Marty Cregg		

Additional Meeting Attendees (Zoom):

Mark Tucker	Steve Ladd	Rob Jamieson
Ryan Mott		