

**Planning Board Meeting
Village Hall**

26 Fennell Street

**Thursday, August 7, 2025
6:00 pm**

AGENDA

6:00 pm Continuation of Public Hearing for Site Plan Review (225-19C(2)) and Area Variance recommendation in the matter of the application of **Fintan & Meredith Fleming** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; to construct a two-story addition, to construct a 3-car detached garage, and construct a second story addition at the property addressed as **80 West Lake Street** in the Village of Skaneateles.

6:05 pm Area Variance recommendation in the matter of the application of **Jennifer Mulvehill** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, left; Side yard setback, right; Both side yards combined; Percentage of structure width/lot width; number of stories, and Minimum open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct 9.5 by 17.25 foot second floor addition, reconfigure the deck and install first floor fireplace at the property addressed as **172 East Genesee Street** in the Village of Skaneateles.

6:10 pm Site Plan Review (demolition), Special Use Permit recommendation and Area Variance recommendation in the matter of the application of **Guy Donahoe on behalf of Mark Stebbins** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum Lot Width; and Minimum Lot Area; to demolish an existing garage and to construct a carriage house at the property addressed as **82 Fennell Street** in the Village of Skaneateles.

6:15 pm Area Variance recommendation in the matter of the application of **Guy Donahoe on behalf of Brenda Sheehan** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum lot area; and Minimum open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to remove 3 season room and deck, construct 1 story addition, construct 12 by 16 foot deck, rebuild front porch and rebuild sidewalk to the basement at the property addressed as **72 East Lake Street** in the Village of Skaneateles.

6:20 pm Critical Impact Permit (Redevelopment in D District) in the matter of the application of **Chloe Drescher** to change the use for first floor space from (C-15) Professional Office to (C-18) Group Instruction at the property addressed as **3 Fennell Street** in the Village of Skaneateles.

6:25 pm Special Use Permit (lakeyard fence) recommendation and Area Variance recommendation in the matter of the application of **Chris & Karen Kreidler** to vary the strict application of Section 225-A5 Density Control Schedule for Front yard setback; Side yard setback, left; Rear yard setback; Minimum lot width; Minimum lot area; and Minimum open area; Sections 225-14C(2)(c); 225-14C(3); 225-20E(1); 225-20D; and 225-58B(8); and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to replace driveway paths and patios, expand screen porch, Construct pergola, fire pit, stone pillars and

decorative metal fence at the property addressed as **3 West Lake Street** in the Village of Skaneateles.

6:30 pm Continuation of Public Hearing for Site Plan Review, Critical Impact Permit, Special Use Permit recommendation and Area Variance recommendation in the matter of the application of **Laurie Kadah on behalf of 44 W GENSKAN LLC** to vary the strict application of Section 225-A5 Density Control Schedule for Front yard setback; and Side yard setback, right; to construct a second-story addition and to construct an additional garage and patio with a 792 SF supplemental dwelling unit above at the property addressed as **44 West Genesee Street** in the Village of Skaneateles.

6:35 pm Continuation of Public Hearing for Site Plan Review (Demolition) in the matter of the application of **Jacob Grubka** to demolish the existing house and detached garage and construct a custom single-family residence with driveway on the northern side at the property addressed as **104 West Lake Street** in the Village of Skaneateles.

6:40 pm Continuation of Public Hearing for Site Plan Review in the matter of the application of **Jason Newsted** to remove the existing tennis court and construct an 1832 SF indoor pool house and 864 SF storage building at the property addressed as **3 Bobbett Lane** in the Village of Skaneateles.

6:45 pm Recommendation to the Zoning Board of Appeals in the matter of the application of **Linda Dower on behalf of Casa Mia of LMD LLC** to request interpretation of the revised determinations of the Code Enforcement Officer that Area Variance is required to construct four-foot-high metal estate fencing along the property line at the property addressed as **102 East Genesee Street** in the Village of Skaneateles. *This matter is also pending before the HLPC.*

6:50 pm Continuation of public hearing for preliminary plat approval in the matter of the application of **Devin Daly on behalf of LAKEFRONT INVESTMENT REVOCABLE TRUST** to develop the 8 lot Orchard Road Extension subdivision on the parcel bearing tax map number 003.-05-06 **adjacent to 131 and 132 Orchard Road and 100, 102, 104 and 106 Packwood Place** in the Village of Skaneateles.

6:55 pm Such other matters as may be before the Board.

7:00 pm Executive Session for Attorney – Client Discussion.

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NB *The following matters are pending before the Board and are continued, but are not on tonight's agenda as the Board is awaiting further information before action may be taken:*

- *Area Variance recommendation in the matter of the application of **Guy Donahoe on behalf of Chris & Meredith Welch** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, right; Both side yards combined; Minimum lot width; Minimum lot area; and Minimum open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to*

construct a one story addition at the property addressed as **88 West Elizabeth Street** in the Village of Skaneateles.

- Site Plan Review (225-19.1C(1/2)) in the matter of the application of **Lisa Wilsey on behalf of 9 Ashwood Lane LLC** to extend existing ROW walkway to lake, reconfigure and repave driveway, add granite curbing, remove lakefront patio, and improve grading and drainage at the property addressed as **9 Ashwood Lane** in the Village of Skaneateles.
- Consideration of Sketch Plan Review in the matter of the application of **Cathy T. McDonald as Trustee for McDonald Trust** to construct a mixed-use Retail, Office and Residential development on three parcels comprising 8 acres located at the property addressed as 1330 East Genesee Street and between two parcels addressed as **1322 and 1338 East Genesee Street** in the **Town of Skaneateles**. [2/6/25]
- Consideration of Design Standards Review [Section 225-17] and Area Variance recommendation in the matter of the application of **Kristy & Jason Boyles** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; to construct a new 4,799 SF single family dwelling with porches and attached 2-car garage on a vacant lot at the property addressed as **108 Sinclair Street** in the Village of Skaneateles. This is a revised and resubmitted application for new construction residence (was addressed as 108 Sinclair in prior application). [3/6/25]

Note: Limited electronic presentation support may be available. All times listed after 6:00 pm are approximate. Any matters tabled and continued by the Board tonight will be heard by the Planning Board at its meeting scheduled for August 7, 2025 at 6:00 pm. Any variance recommendations made by the Board tonight will be heard by the Zoning Board of Appeals at its next meeting scheduled for July 30, 2025 at 7:00 pm. Submission of an application prior to the cut-off date in any particular month does not necessarily ensure that the matter will appear on the agenda for the next scheduled meeting.

CRITERIA FOR VARIANCES

Specific findings. No variance in the strict application of any provision of this chapter shall be granted by the Zoning Board of Appeals unless it shall find the evidence required under the following Subsection **B(4)** and **(5)**.

B(4) Use variances.

(a) The Zoning Board of Appeals, on appeal from the decision or determination of the Code Enforcement Officer, shall have the power to grant use variances, authorizing a use of the land which otherwise would not be allowed or would be prohibited by the terms of this chapter.

(b) No such use variance shall be granted by the Zoning Board of Appeals without a showing by the applicant and a finding by the Zoning Board of Appeals that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the Zoning Board of Appeals that for each and every permitted use under this chapter for the particular district where the property is located:

[1] The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

[2] The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood;

[3] The requested use variance, if granted, will not alter the essential character of the neighborhood; and

[4] The alleged hardship has not been self-created.

(c) The Zoning Board of Appeals, in the granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proved by the applicant and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

B(5) Area variances.

(a) The Zoning Board of Appeals shall have the power, upon an appeal from a decision or determination of the Code Enforcement Officer, to grant area variances from the area or dimensional requirements of this chapter.

(b) In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Board shall also consider and determine:

[1] Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

[2] Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

[3] Whether the requested area variance is substantial;

[4] Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

[5] Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals but shall not necessarily preclude the granting of the area variance.

(c) The Zoning Board of Appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.