

Village of Skaneateles
Planning Board Meeting
September 4, 2025
Skaneateles Village Hall

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.

Present: Stephen Hartnett, Chairman
Connie Brace, Member
Albert Giannino, Member
Melissa Komanecky, Member
Jeff Liccione, Member

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Code Enforcement Officer
Ian Carroll, Municipal Planning and Development Coordinator
Dennis Dundon, Clerk to the Boards

Andrew Ramsgard, architect, on behalf of the applicant

Tyde Richards, Village Trustee
Kevin So, 32 East St
Benzion Klein, 32 East St
Jon Woodcock, 1 Barrow Ln
Patty Woodcock, 2 Barrow Ln
Bill Murphy, Jordan Rd
Andy Ramsgard, 61 E Genesee St
Martin Custer, 17 Hannum St
Bob Benjamin, 52 East St
Nancy Lewis, 48 East St
Betsy Su, 37 East St
Fergal McCall, 124 E Genesee St
Luke MacDougall, 38 East St
Linda Roche, 39 W Lake St
Clark Maher, 2 W Lake St
Bob Eggleston, 1391 E Genesee St

At 7:15 pm, Chairman Hartnett called for the Grubka matter at 104 West Lake Street.

Attorney Galbato recapped that the public hearing was continued to today and the applicant has submitted a new application.

Mr. Ramsgard said that at the last meeting, the Board had given direction for him to talk with Mr. Eggleston who is representing the adjacent neighbor. Mr. Ramsgard said that he sent the drainage materials on August 8. He received an acknowledgement but to date has gotten no comments back. He noted that the garage finished floor elevation is 904.5 and the house finished floor will be 908.0. The existing drainage for #102 comes onto the #104 property. There are no changes proposed to that. The applicant will have positive drainage away from the new house. A demolition permit is required.

Member Brace said that the applicant is not changing the existing drainage. **Chairman Hartnett, “I move to reopen the public hearing.” Member Brace seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 5 – 0.**

Mr. Eggleston said that the applicant has the beginnings of a grading plan. The unmowable portion is on #104. His client has ordered topography for the 102 property. #104 wants to preserve the trees. There is no explanation as to where the roof water is going. Mr. Ramsgard said it will be dropped on the ground as it should be. There was a testy interchange between Eggleston and Ramsgard. Mr. Eggleston said it is not clear what the plan is. He said he wants some assurance that *it* will be taken care of. Member Giannino said it appears that the problem is with the neighbor property.

Chairman Hartnett said that he has asked for the two sides to get together to find a plan that works for all. He continued that it seems clear that the Board will have to have it looked at by the Planning Board’s engineer. Chairman Hartnett said he prefers to carry this into next month for review by the engineer. The Board will get an escrow estimate. Member Brace said we can’t hold this up for the neighbor.

Chairman Hartnett, “I move to adjourn the public hearing and continue the matter to the October meeting. The Board will refer the matter to its engineer for comment.” Member Komanecky seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 5 – 0.

This matter was concluded at 7:30 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards