

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

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Preliminary and nonbinding presentation regarding pending subdivision application for Hidden Pond area off East Street in the Village of Skaneateles near #42 East Street.

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**Present:** Stephen Hartnett, Chairman  
Connie Brace, Member  
Albert Giannino, Member  
Melissa Komaneky, 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

Benzion Klein, applicant  
Jo Anne Gagliano, EDR, on behalf of the applicant

Tyde Richards, Village Trustee  
Kevin So, 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 7:45 pm, Chairman Hartnett called for the Hidden Pond matter at 32 East Street.

Mr. Klein introduced himself as the owner of Long Lake Developers, explaining his experience building “quality residential projects” in the community. He has engaged EDR to handle the planning and civil engineering. He said that he is requesting guidance from the Planning Board on code compliance and concept recommendations.

He said he has submitted two concept plans: (1) a conventional subdivision of 14 lots; or (2) an open space subdivision with 23 lots, which he said preserves open space and disturbs less land. He said he is prepared to pursue whichever concept the Board favors. He said there will be no direct connection to the adjacent property located in the Town.

Ms. Gagliano spoke about the differing approaches. The conventional design has sidewalk connection to the rest of the Village and cul-de-sacs. A median is proposed for the center of the access road. This development approach pushes into the natural area. The open space approach minimizes intrusion into the natural area, and open space lots are located throughout the development. That design features smaller lots which are more consistent with existing Village homes.

Member Brace asked if there is a maximum number of lots which would require a second access road? Ms. Gagliano stated 20 lots. Member Brace said the Board might decide to cap density at 20 lots. Member Brace asked if they could add building envelopes?

Chairman Hartnett noted that the Board has a consistent position that in a clean slate development, lots should be able to be fully developed without variances. He suggested that attention be paid to the criteria that determine the effects on the neighborhood as well as the effects on the Village.

Member Brace noted that the access is not aligned with the curb cut across the street. Ms. Gagliano replied that since that is the school, that decision requires special attention. Member Liccion advised that a traffic study should be done.

Member Giannino asked about the size of the property? Mr. Klein said that the Village portion is 16 acres. Member Brace asked that the open space is being preserved towards what end? Mr. Klein replied that it will be privately owned. Members Brace and Liccion expressed support for the use of medians. Member Brace wondered if there would be a benefit to having a walkway across the water tower parcel?

Ms. Gagliano said that they hope that the Board can settle on one design before final development of the plans. Mr. Klein said he would have tall stakes placed.

Neighbors who were present expressed that there is lots of water in the area and drainage tends to sit. Chairman Hartnett stated that the Board is extremely careful about drainage.

This matter was concluded at 7:44 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards