

Town Board Meeting

June 6, 2022

6:30 p.m.

Zoom: Meeting ID: 832 3007 6478 Passcode: 150560

Present: Supervisor Aaron, Deputy Supervisor Alexander, Councilor Tucker, Councilor Legg, Councilor Dove, Attorney Smith.

6:00 p.m. – Executive Session Attorney Advice: On a motion of Councilor Dove, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned to Executive Session at 6:00p.m. for attorney advice.

On a motion of Councilor Legg, seconded by Councilor Dove with unanimous (5-0) affirmation of the Town Board the meeting was returned to open session at 6:30 p.m.

Also, Present: Paula Powell, Dessa Bergen, Sheri Spooner, Diane Forney, Joyce Meithelis, Alan Methelis, Jane Richards, Diana Coyne, Daniel Heinrich, Lisa Heinrich, John Jablowski, John Templin, Dan Seidberg, Hailey, Setter, Asher Bitz, Diana O'Brien, Garrison Gomez, Jennifer Defuria, Richard O'Brien, William Donnelly, Brian Lubel, Adam O'Brien, Carl Gerst, Michael Crary, Cathy Crary, Phil Ricklefs, Shirley Ricklefs, Larry Ruston, Danielle Fleckenstein, Jeremy Euto, Joe Salibra, Arnold Rubenstein, Bill Murphy Jr., Mark Potenza, Theresa Potenza, Pete Carolin, Tory Blum, Fritz Estlimbaum, Barb Mayhood, Mike Mayhood, Christine Frevola, Joseph Frevola, Steve Weber, Lauren Weber, Theresa Elia, Jane Cummings, Bill Cummings, William Davis, Jeffrey Davis, Maureen Wopperer, Scott DeWolf, Beth DeWolf, Foud Dietz, Bob Eggleston, David Labourdette, Jamie Davis, Karl Bitz, Hamilton Fish, Fran Rotunda, Claire Howard, Thuan Loi, Mary Keady, Bill Marquardt, Gail Grozalis, Rich Grozalis, Steve White, Todd Phillips, Duane Weidor, Joshua Allyn, Joe Paduda, David Trust, Stu Preenstra, Zachary Smith, Caleb King.

Also, Present (via Zoom): Keri Fey, Bob Herrmann, Brian Buff, Tim Dobrovosky, Chris Buff, Sue Murphy, Kim Benda, Jason Gabak, Jeff Youle, Rob Gray, Terry Landers, Jim O'Connor, James Sheldon, Mike Spinelli, Scott Brothers, Sherrill Ketchum, Allan Krauter, Carol Sheldon, Dan Hagan, Fred Singler, Greg Parker, Hillary Fenner, Holly Gregg, Chris Smith, Charlene Jones, Tom Coyne, Bob Honold, Joseph Salibra, Barb Delmonico, Christopher Kruse, David Lee, Dee Maguire, Howard Brodsky, Joe Bongiovanni, John Cowin, Kelly Scheinman, Forest Earl, Linda Roche, Natasha Ginzburg, Oleg Shiparo, Patty Orr, Paul Black, Frank Moses, Jim Colby, Patrick Delmonico, Tracy Romano, Allison Loi, John Manno, Alexander Perry, Jessie Parker, Allan Krauter, Jim Robinson.

Highway & Water: Highway Superintendent Tim Dobrovosky submitted his report to the Board for their review. He reported the Highway Department continued to do storm clean up, repaired a meter pit, mowed roadsides, installed driveway culvert on Heifer Road, did 4-cross culvert replacements on County Line Road and supplied mutual aid to the Town of Tully Highway.

Transfer Station: Municipal Recycling Liaison/Refuse Officer Brian Buff reported they removed eleven loads of trash, nine open top containers, six loads of recycling material, 1 load of scrap

metal, 1 load of cardboard, and the server for the camera system had been ordered. The Paint Care program had started at the Transfer station. Residents are now allowed to drop off paint at the Transfer Station with the New York State Paint Care program, which is at no charge to the Town.

Planning and Zoning: Planning and Zoning Secretary Karen Barkdull reported on the open projects report submitted, there are seven new open projects, Kimball at 1351 Cherry Valley Tpk, Mollendorf at 1801 Russells Landing, Habermaass Corp at 4407 Jordan Road, Jonathan Cohan at 3007 East Lake Road, Nancy Edinger at 2316 Thornton Grove and Griffith Energy at 1376 Cherry Valley Turnpike. Ms. Barkdull reviewed the status of existing projects still open; Lakelawn – proposed brick and stone masonry wall to replace wood fence along West Lake Road, this project is on hold. Nulty – application is on hold with the Planning Board for the shed, awaiting the owner to apply to the ZBA for variance approval. Chris Graham – Application pending for re-design of multi-family residences for the RR district. Victory Sports – The application is pending as the applicant is considering the potential for smaller scale development on the property, and Haba Toys- Expansion application on hold as they re-evaluate the entire property. Other activities included three pre-application meetings, four Hamlet Committee meetings, three hours of training, attended Beth Battle’s Person of the Year Ceremony.

Codes: Codes Officer Herrmann reviewed the Codes Office report for May 2022. * Report attached. He reported they had been very busy this month. At this time there are 53 permits that are expired. He reported he had attended the NYSERDA 8-hour energy code class. And now his credit hours are up to 32 for the year. The building permit is now issued for the new Woodbine Hotel located on Mottville Road, and he is ironing out the details with Architect Wayne LaFrance and the Mottville Fire Department.

Parks: Parks Director Sue Murphy reported they had hired the summer seasonal staff. There are 14 lifeguards and 16 councilors. There are over 140 playday campers signed up at this time, the Onondaga County Health Department is scheduled to do their inspection this week in order to get the necessary permits. The Parks Department had received the Waterfront Permit and weather permitting the waterfront would open June 22nd. Ms. Murphy thanked Steve Bryant at the Highway Department for helping to repair and move one of the swim area rafts. She had been working with the elementary schools for the classes end of the year picnics at Austin Park. They are working on cleaning the Pavilion for the Rotary Father’s Day Pancake Breakfast. The Mandana parking lot is being monitored weekends between Memorial Day and Labor Day. The repairs at the entrance at Austin Park are scheduled to begin at the end of June, and they continue to weed eat and mow.

Veterans Outreach: Town of Skaneateles Veteran’s Outreach Coordinator, Sheri Spooner reported that she had been attending Summit meetings every month at Clear Path for Veterans, gathering material from Veteran support organizations for inclusion on Town Outreach table in Shotwell Park. They had hosted “Welcome Home Vietnam Veterans” cocktail hour at Post 239, worked with Tom Blair to organize Afghanistan and Iraq Veteran social groups. She stated they are trying to work with both the Skaneateles and Skaneateles Falls Legions to organize groups together. She is organizing a tour with Mary Morrissey Kerwick in late July of August at NVRC on the Syracuse University campus. She reported the Village had approved her request to set up a table in Shotwell Park twice a month, the YMCA had offered a space to provide information on Veterans services and she continued to work on Mental Health Awareness Programs for our Veterans. Councilor Legg thanked Sheri Spooner for her work and reiterated how important it is

to reach out to the Veterans in our community, especially the younger veterans that are not aware of what they are eligible for.

Sheri Spooner also thanked the Town Board for providing the Memorial Day lunch for the Veterans on Memorial Day at the Skaneateles Legion.

Budget: Bookkeeper to the Supervisor, Keri Fey reported they had worked with the parks seasonal employees to fill out all their needed payroll forms.

Minutes of May 16, 2022: On a motion of Councilor Dove, seconded by Councilor, and with a (4-0) affirmation of the Town Board, the minutes of February 17, 2022, were accepted as presented.

Austin Park – Phase 1B for Parks Building and Austin Pavilion Schematic Design:

Supervisor Aaron reviewed the proposed professional design services for Phase 1B of Austin Park Schematic Design as present by Bill Murphy. Phase 1B would include the following:

1. Architecture: Schematic design including 3D development, floor plan, roof plan, exterior elevations, two typical sections, and narratives.
2. Structural: Schematic input, preliminary system options, and system narratives for pricing.
3. Site: This task will be an expansion of Phase 1A Site Layout and Drawings noted above. This will include the schematic site layout, grading plan, approach for stormwater management, identification of key connections/locations for new structures, and system/material narratives. It will also include schematic plans and narratives associated with the pickleball courts and upgrades to the tennis courts.
4. Mechanical, Electrical, and Plumbing (MEP): This will include schematic MEP system options and input, and system narratives for pricing. Additionally, current information regarding potential sustainable system design options/feasibility for the project (this may include options such as all-electric building (no fossil fuels), re-use of the existing under slab ice cooling system piping, geothermal heating/cooling, and/or a solar PV system).
5. Construction Estimate: Detailed construction estimate with pricing alternates will be developed by Trophy Point.
6. Meetings: Three Meetings with Town design group, two community meetings, one meeting with Town Board.

The cost of this portion of services is \$68,700.

On a motion of Councilor Alexander, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board authorized Supervisor Aaron to sign Phase 1B with King & King

Architects, for the proposed Town Parks building & Austin Pavilion Schematic Design Services, in the amount of \$68,700.

7:00 p.m. Public Hearing Proposed Local Law A of 2022 “A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles” related to shoreline development in the Skaneateles Lake Watershed: The Board discussed the amount of people that had shown up for this Public Hearing. There were too many people in the Town Hall and the Board discussed other options. The Town Board stated they wanted to hear everyone’s comments and they appreciated the large turn out, but the Board had no prior knowledge that this public hearing would be so well attended, or they would have had a larger venue prepared.

Attorney Smith stated the Board could extend the Public Hearing until the next Town Board meeting on June 27th.

Supervisor Aaron stated the Board did not intend to vote on this tonight and the Public Hearing would stay open. The Board wanted to hear from everyone and get comments before any decision was made. Tonight, the Public Hearing would be opened and would continue to the next Town Board meeting on June 27, 2022. If the public would prefer a different venue the Board would schedule that. But the Board would still hear from the public tonight if they could not attend the meeting on June 27th.

Attorney Smith recommended the Board take comments tonight, and also offer an opportunity for anyone to speak at the next Town Board meeting on June 27, 2022. The residents attending the meeting agreed this would have to be continued in a larger venue.

Supervisor Aaron stated for those attending that would not be able to attend the meeting on June 27th they would be able to give their comments to the Board tonight. Supervisor Aaron apologized to the public the Board was not prepared for this amount of people, but the Board is thrilled to have the large turnout and have the public give their comments.

At the request of the audience the Board agreed to open the Public Hearing, keep the Public Hearing open through the June 27, 2022, and the Town Board meeting on June 27th would be scheduled for a larger venue to accommodate the public.

Supervisor Aaron read the following statement regarding the proposed Local law A of 2022:

“To put to rest any confusion. This is only draft Local Law that is being considered in the Town of Skaneateles. The Village will also be doing legislation and they will also be having a public hearing for the Village Again, this is only for Town of Skaneateles. Overview of this proposal. Special Legislation – Skaneateles Lake

February 27, 2013, From 1996 to 2013 the Town Zoning regulated boat houses, moorings and docks in Skaneateles Lake. These regulations are still in our Code. In 2013 Town of Carmel vs Melchner was the case used when our Zoning Law was challenged regarding our authority to regulate boat houses and docks.

- May 20, 2019, *The Town Board submitted a request to our Senator and Assemblyman to consider special legislation to amend the navigation law, in relation to allowing the village and town of Skaneateles regulate the construction and location of certain boathouses, moorings and docks*
- 2015 *Attempt to have all municipalities on the lake participate in similar legislation failed.*
- February 3, 2020, *Senator Antonacci resigned from his office to run for Supreme Court Judge creating a vacancy that stopped the progress of this legislation.*
- January 2021 *Senator Mannion was elected, and both the Senate and Assembly approved the special legislation that was signed by the Governor on November 3, 2021.*

This Local Law was referred to Onondaga County Planning Board and they voted that this can be acted on solely by the Town Board. The Law has also been referred to the Zoning Board Appeals and the Planning Board. The Zoning Board has asked for a delay in our decision until after the meeting again on June 7th. The Town Board will not be making a decision on this law tonight. Again, This draft Local Law only effects properties in the Town of Skaneateles.

One section of this local law that has been added is seasonal docks. Just to clarify any seasonal dock 300 square feet or less would not require any permit from the Town. An example would be 4-foot dock 75 feet long. The NYSDEC considers a dock greater than 100' into navigable waters and they don't allow it. Existing non-conforming permanent docks and offshore structures are exempt from this law.

To date we have received comments from the Planning Board, written comments from Bob Eggleston and a request from the Zoning Board of Appeals to delay our decision. As usual Bob Eggleston has thoroughly reviewed the law and is making constructive comments. As Bob states in his letter, it is a balance between property owner's rights and the protection of the lake. We all live here and any members of our Town, Planning and Zoning live on the lake or have lake rights. The purpose of this public hearing is for members of the public to inform the Town Board of your views. This is an important function and is critical for elected officials to listen with care and to consider what we hear before making decisions. That is what we plan to do tonight."

Attorney Smith stated this proposed Local law is not a done deal, the Board wanted to hear the public comments. This draft is a modification of a law that existed before. This draft was the result of meetings with the Planning and Zoning Boards and various stake holders. This law would result in the following:

1. New permanent structures on the lake would require site plan approval by the Planning Board.
2. Temporary or seasonal structures larger than 300 square feet would require site plan approval, any structure 300 square feet or less would be exempt and require no approvals.
3. The maximum structure allowed would be 800 square feet.
4. The height restriction is 12 feet.

5. Any permanent structures that already exist would not have to do anything.
6. There will be no surveying the lake. The codes enforcement office would only respond to complaints.

Attorney Smith stated the Board would open the public hearing and allow those to speak that would not be able to attend the meeting on June 27th. Speakers would be limited to 3 minutes. The Board will leave the public hearing open and would not vote on this local law tonight. Written comments would be accepted while the public hearing is open.

Councilor Alexander stated comments should be emailed to the Town Clerk so the Board could respond to all comments or questions.

On a motion of Councilor Alexander, seconded by Councilor Dove and with unanimous (5-0) affirmation of the Town Board the public hearing for Introductory Local Law A of 2022 “A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles related to shoreline development in the Skaneateles Lake Watershed” was opened.

Supervisor Aaron stated the next Town Board meeting would be June 27, 2022, and the location would be announced. The public hearing would stay open till the meeting on the 27th of June and at that time the Board would decide if they will leave the public hearing for additional comments. The Board would check the availability of the School and the Fire Department for the location of the June 27th meeting and post this on the website.

Attorney Smith stated after the Board hears the public’s comments, they would take all the comments into account and review the proposed law. If significant changes are made to the proposed local law the law would be redrafted and another public hearing would be held.

Supervisor Aaron stated this is the first attempt and the first time the Board is hearing from the public and the Board wants to get this right.

Councilor Legg stated the next meeting the Board would accommodate both in person and via Zoom for those who cannot attend. The Board also encouraged written comments from the public.

Brian Lubel, Wave Way, Skaneateles: Mr. Lubel stated he owned 2 properties on Wave Way in Skaneateles. He had spent every summer on Skaneateles Lake during his lifetime and the most important thing to him is to protect Skaneateles Lake. He would like to sit down at his waterfront and enjoy the beauty of the lake. He is building his retirement home on a lot that had 100 feet of lake frontage. The requirements of the proposed law are way too restrictive. He would require stairs to the dock and 50 feet of dock to his boat due to the location of his lake property. They had just completed a permit for a boat canopy and with this law they would not have been able to build this. He stated property owners on the lake should be able to build, within reason, something that is functional to be able to enjoy their lake frontage. Not a 3000 square foot boat house, but a functional shed for storage. Some properties such as theirs is 40 feet up to the residence. Their current dock with the canopy was built by the DEC regulations. They met with the DEC and talked to their neighbors. They would not be able to build this with the proposed law.

Dan Seidberg, 2500 Lakefront Lane, Skaneateles: Mr. Seidberg asked about the seasonal dock section of the proposed law. This is like putting a square peg into a round hole. There are no two properties alike on this lake. Shorelines and water depth is all variable. A square footage formula

just simply does not work. No one buys and installs more dock than they need. It is expensive to buy and install. On his property there is a small permanent pier, at the end of that pier today there is only 2 feet of water. You could not pull a boat up in only 2 feet of water. With the proposed regulations he would only be allowed 12 feet of dock, and this would only get it to 3 feet of water. There are coves and points that need more dock. The number you used as an example was a 4-foot-wide dock. If people cannot get the allowed square footage, they would be forced to have 3 or even 2-foot-wide docks which could be dangerous. His parents live in Minnow Cove, which is a very shallow cove. What is being proposed would force them to moor their boat which would be difficult for them in their 80's. They have been on the lake their whole life. This has to be done in a fair and measured way to allow people to use their property they have. You could grandfather permanent structures. If people could use the same dock in the same place, they should be allowed to use it for years. If you wanted to do something about new structures that is a different topic for discussion. There is no reason you could not grandfather seasonal dockage as you are permanent dockage.

Jim Sartori, Thornton Heights: Mr. Sartori stated he bought his camp in 1993 and he too had the same problem. His lake frontage is shallow, and he cannot dock his boat in 2 feet of water. If this law goes through, can he get a permit to allow to extend his dock. If he is allowed to get the permit, which will cost money, he would probably roll over and take it this time. Variances are time consuming and difficult to get. He stated he did not know what the goal is, but his neighbors rent their camp and there are crazy people there at times, but he is a legitimate landowner that respects the rules, and you are driving him out of this town.

Supervisor Aaron stated they did not want to do that.

Donna Hogan, Ammerman Road: Ms. Hogan stated her neighbors have 12 hoists and 13 watercrafts in front of their properties. Last year there were 13 boats and watercraft there with the potential for more. They say people only have what they need that is not the case here.

Attorney Smith reminded the audience the public hearing would continue on June 27th for those who can attend. This meeting is not for those who can attend on June 27th. We want to hear everyone who wants to speak, and the Board did not expect this number of people.

Unknow resident: A resident, who did not give his name asked the Board where the initial complaint came from. This should be addressed at the next meeting. There are some trouble areas on the lake that could be looked at. Maybe only those areas need to be looked at.

Jeff Davis, 2744 West Lake Road: Mr. Davis stated he is here on behalf of himself, his parents and his sister, both on Wagon Wheel Drive. We have 2 lake front properties and 2 lake access properties. According to this proposed legislation all our properties would be in violation. He stated he had read the legislation that granted the authority to the Town to regulate shoreline structures and it stated the regulations in the matter of construction of boat houses and moorings in the water go out to 1500 feet, the current proposed regulations go way beyond that. With these regulations the Town is attempting to regulate the number of boat hoists as well as structures. The regulations state you are allowed 1 mooring and 1 swim platform. Which is extreme. This proposed regulation would make the majority of the homes on the lake non-compliant. Most lake homeowners have a boat and 2 jet skis. Under the proposed regulations this would not be allowed. What is the purpose?

Mr. Davis stated the structural calculations in the proposed regulations are unworkable. A home with 100 feet of lake frontage could have 400 square feet for a seasonal structure and the average boat hoist would cover approximately 200 square feet, his would only allow for 1 other hoist or mooring. According to these regulations all seasonal structures within 25 feet of shore would have to be calculated into this. With these proposed regulations the calculation would include all structures within 25 feet of the shoreline, onshore and offshore. Which would include all hoist, docks, swim platforms and any structure on shore. This just does not work, it is absurd. With these regulations almost every home on the lake would exceed this and would have to get a variance. With a variance the applicant would have to prove a hardship and what hardship could property owners prove. This is concerning.

Mr. Davis stated his concerns about the “grandfather” clause. According to the proposed legislation “grandfathering” does not include any seasonal structures. The permanent dock may be grandfathered but the moment a seasonal or temporary dock needs to be added the square footage is exceeded, which means an area variance is needed. This process takes at least 2 months. If this is approved there would be at least 300 properties that would require a variance. When zoning regulations require everyone apply for a variance you have gone too far.

Mr. Davis stated there are a lot of different ways to skin a cat and this has gone too far. If the issue is commercialization of the waterfront and boat hoists or limitations for structures at the end of docks this proposed legislation goes beyond what the State has granted authority over on the lake. The Board could have different requirements such as ownership criteria for hoists. You could require anyone with more than 4 hoists would be required to have a special use permit and not a variance. This would require the applicant to go before the Planning Board for approval and then the property owner would have to justify their request. 4 hoists are just an example, it could be 5. If this number was exceeded the permit could be pulled and this would be easier to enforce. The Board could limit the length of permanent docks, temporary docks should not be limited due to the changes in properties along the lake and lake frontage. Boat house size and locations could be restricted, this is within the limits of the law granted by the State. Any new permanent structure should go in front of the Planning Board, the Town has a very capable Planning Board.

Mr. Davis stated the US Supreme Court had determined at times regulation go too far. The three-part test they have for that are what are the regulations economic impact, the landowner investment fact expectations and the nature of the government actions. Given the prices of the lakefront homes and the taxes there is a landowner investment fact owner expectation. Restricting everyone who owns property on this lake will guarantee lawsuits and lawsuits would be paid by all the taxpayers.

Phil Rekliefs, Town of Spafford: Mr. Rekliefs stated he is a resident of Spafford, but he owns a barge service on Skaneateles Lake and a lot of his customers are in the Town of Skaneateles. A lot of his customers suffered from high waters and winds on the lake last year. A lot of these docks were blown out and to replacing their docks would now be subject to Planning Board approval. There are a lot of things that are factored in with these repairs and approvals such as getting the material. Now with this legislation property owners could not do their project without the minimum two month Planning Board process. These are high priced properties that pay high taxes. This would limit the property owner’s ability to repair or replace uncontrolled damages.

Foud Dietz, 2773 East Lake Road, Skaneateles: Mr. Dietz stated he had been in front of the Planning Board several times and none of his projects had taken less than 4 months to get through

the process. What is happening here is very dangerous. The lakefront property owners here pay very high taxes. We are in favor of the schools and the Town and County taxes. The Village never gets reassessed, and we do not complain. It gets to a point where we are sickened by how much we pay and what we do to enjoy our property. We are paying for most of the tab for everything around us. This poisons our community and is truly unfortunate. In 2007 our property taxes doubled. A lot of the family camps on this lake were sold because the families could not afford the taxes. This will again drive a wedge between the lake people and the Village people. It is unfortunate, our family has been here since 1945 and now you want us to pay for a permit to put our dock in the water. This is outrageous, when is enough going to be enough? No offense to Supervisor Aaron he stated he respected her immensely. But when will it become too much? We all love to live here, pay our taxes and love the community.

Bob Lotkowitz, 1340 Thornton Grove, Skaneateles: Mr. Lotkowitz stated he had been a resident her for more than 30 years. He and his wife are part owners of their family cottage. He stated in 1996 he had been a member of the Town Planning Board. The Planning Board did a nice job of applying zoning regulations that actually worked regulating permanent structures. But this new law regulating nonpermanent structures is unbelievable. We put our docks in for about 4 months of the year and this will affect the older property owners. He stated he did not understand regulation temporary structures. The numbers on the table do not add up. Where did these numbers come from? What is the science behind it? In Thornton Grove there are some 50-foot lots and with these setbacks you would only be able to put a dock in a 15-foot space. Last year we had to add sections to our dock when the lake level goes low. Every place is different on the lake. If we cannot enjoy our lake frontage and pass this down through generations, we will have to sell and then it could be torn down and a larger home could be built. As a Skaneateles family we want to keep it in our family.

Jamie Davis, 1128 Wagon Wheel, Skaneateles: Ms. Davis stated it would be nice at the next meeting if there was some information on the scientific studies that were used to justify these regulations. Is there science behind these numbers? On page 7 there is a section that stated they are trying to protect over usage of the lake. If that is the concern here have, they thought about shutting down the public access areas on the lake and not restricting taxpayers use of the lake. There does not seem to be much logic behind these proposed regulations.

Paul Capicelli, East Lake Road, Skaneateles: Mr. Capicelli stated he owns 2 properties on the lake. He stated the biggest issue here is that there is such a variance around the lake and being able to get to navigable waters. In the Village he had a 90-foot dock, and it was 2 feet deep at the end when the water level was down. Last summer, at his East Lake property with 35 feet of shore at the end of his 50-foot permanent dock it was still low, and he could not get his boat out of the hoist. With all the variables on the lake you cannot put square footage requirements, it is impossible.

Danielle Fleckenstein, East Lake Road: Ms. Fleckenstein stated there seem to be 99% of the people present tonight that agree these regulations do not work. Would the Board consider looking over the proposed regulations and consider the things that could be taken out before the next meeting instead of having 200 people get up and ask for the same things to be removed.

Supervisor Aaron and the Board agreed and stated they would review the proposed local law before the next meeting.

Pete Fleckenstein, East Lake Road, Skaneateles: Mr. Fleckenstein stated he had been in a situation where his neighbors complained about his dock. He contacted the Sheriff and the Sherriff met with NYS Parks and Recreation for a recommendation as to where his dock should go. They came back with a recommended location and all the neighbors agreed and he moved his dock. This worked for him and could be a way to deal with temporary structures.

Fran Rotundo Fish, 1998 West Lake Road: Ms. Fish stated she had as similar situation regarding a mooring with her neighbors. They contacted the Sheriff's and they come out and looked at where the mooring was and said it was fine where it was located. They contacted they neighbor, and they have not had a problem since.

Dan Seidberg, 2500 Lakefront Lane, Skaneateles: Mr. Seidberg stated he also had a similar situation where a neighbor said their dock was too close to the property line. We went through the process with the Office of General Services (OGS), and they said it the location was fine it was in our right, under this proposed law the dock could not be put where OGS said the dock could be put. There is a process with the Navigation Law. Navigation Law states navigable waters cannot be blocked. Parts of this proposed law are inconsistent with Navigation Law. He suggested the complaints about too many hoists or boats could be looked at the specifically. The number of hoists or boats on a property being limited is in reason. This law seems like it is punishing the entire Town because of a few complaints. Let's address the specific complaints.

Duane Weidor, 2 Cliff Lane, Skaneateles: Mr. Weidor stated he is Village resident not Town but is concerned about what the Town Board does will affect what the Village does as well. He agreed with everything that has been said here tonight. The depth of the water must be taken into consideration.

Supervisor Aaron stated the Board would decide at the next meeting and June 27th if the public hearing would stay open after the 27th of June. Attorney Smith stated if the Local Law is redrafted the process would start over and that sounded like a real possibility.

Supervisor Aaron stated the Board would not listen to all these comments and then forge ahead with this local law. We will listen to all of you, and you all want the best for the lake, the Board wants that too. There is a balance between property rights and protection of the lake. The Board has heard you all loud and clear.

Bill Davis, Wagon Wheel Drive, Skaneateles: Mr. Davis addressed the issue of the roofed boat hoist as addressed in the proposed legislation. He stated he did not understand what the problem with these roofed structures was. There would only be a onetime environmental impact on the floor of the lake when they are built. When there is a boat hoist installed, they are installed every year with pilons in the floor of the lake. He did not see the impact of a one-time installation. He stated he thought permanent roofed structures were more attractive than boat hoists as well.

Supervisor Aaron stated canvas covers are allowed, Councilor Alexander asked if he was referring to onshore of offshore structures. Mr. Davis stated he was referring to any permanent roofed structures.

Mr. Lubel stated he constructed a roof structure for his boat with asphalt shingles and over time the runoff from the asphalt goes into the lake. If he had known that at the time, he would have put a metal or steel topped structure to protect the lake. Regulating that would be perfectly acceptable.

Ron Hempsen, Stocking Lake Services: Mr. Hempsen stated his company builds permanent boat structures and ports. The fish spawn in the Spring and Fall, dragging docks during those times is rough, you said these laws were based on the DEC and OGS regulations. These authorities have been permitting this activity. They have always allowed cover boat hoists. You should consider scientific study.

Steve White, 26 State Street, Skaneateles: Mr. White stated the Town allowed a large floating dock project at Skaneateles Marina a few years ago. You allowed 100 extra boats on this lake for a business to make a buck.

Attorney Smith stated this project was approved by the State OGS and the Town submitted their objection. This is one of the reason the Town worked to get this legislation back to the Town.

Supervisor Aaron thanked everyone that attended. This public hearing would be continued on June 27th and the location would be announced on the Town website and Facebook. All written comments could be submitted to the Town Clerk, jstenger@townofskaneateles.com

Supervisor Aaron stated on June 15th at Lourdes Camp there would be a program on the Skaneateles Lake 9 Element Plan and the same meeting would be held by Zoom on June 22nd for those that cannot attend the June 15th informational program.

Scott DeWolff, 4628 West Lake Road: Mr. DeWolff asked the Board how this legislation would affect the Mandana Marina and other clubs. Supervisor Aaron stated they already have their special permits. Mr. DeWolff asked if there would be transparency for the complaints?

Supervisor Aaron and the Board thank everyone for their comments.

On a motion of Councilor Alexander, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board, the Town Board authorized to keep the public hearing open through June 27, 2022 Town Board meeting for Proposed Local Law A of 2022 “A Local Law Amending Chapter 148 of the Code of the Town of Skaneateles” related to shoreline development in the Skaneateles Lake Watershed at a location to be determined and advertised.

MWB Family I, LLC, 1326 New Seneca Turnpike Zoning Map Amendment Request: supervisor Aaron stated the Board was in receipt of a request for a Zoning Amendment. The property is located at 1326 New Seneca Turnpike.

Bill Murphy, Space Architectural Design along with applicants Asher and Carl Bitz presented their request to the Board. MWB Family I, LLC are proposing to create a multi-tenant facility at the location within the existing structure. In addition to finding major tenants for portions of the space, they are also looking to open a we work-like facility. This would provide business amenities such as conference rooms and offices for residents to meet and for smaller businesses in the area. The primary use of the property today is office space, which requires a special permit to operate within the Rural Residential district. While searching for new tenants to occupy the building, it had become clear that clarification is needed as to what is allowed on the premises to allow for a successful future of the

building. We are hoping to gain some insight into what potential uses could be future tenants of this space. The aim to establish the allowable uses for this property while planning for construction and prior to filling building with tenants.

Mr. Bitz stated this proposal and application is to change the zoning back from rural residential to highway commercial. This change would allow for both the occupancies that have been considered at present but foster a future of commercial tenants in this area. Unlock viability for other uses to be allowed on the premises vs need a special permit to allow for their uses

Mr. Bitz stated they are looking this project as an entrepreneurial center or incubator space. If there is a company that has employees working from home, this could be a place people could work remotely. They would like to incorporate small businesses and maybe a bakery.

Mr. Murphy stated this parcel used to be in the Highway Commercial District prior to the 1996 zoning update. This really changed how this site could be developed. In Rural Residential properties are limited to amount of impermeable surface coverage. The buildings on the property were built to the Highway Commercial standards and not Rural Residential. For 10 plus years the facility was run by Chase Design. There were multiple employees and traffic in and out, this proposal would be less traffic. The property backs up to the Highway Commercial zone which is along US Route 20.

Mr. Murphy stated this does not propose to change anything on the property only the use of the property. They want to add diversity. If they are able to change to Highway Commercial it opens up more use opportunities, such as a bakery that could sell on site as well as service clients.

Mr. Bitz stated they could ask for a variance for each use that is not allowed but that would hold up the process of developing the property. People want to lease the space relatively quickly and a variance takes at least 2 months to be approved.

Mr. Murphy stated he had spoken to Karen Barkdull and Bob Herrmann regarding the possibility of Planned Unit Development, if this is considered by the Town Board. He stated they property did not have enough acreage and this zone change proposal makes more sense. They are not changing any of the structures on the property only the use.

Councilor Legg asked about the water usage and the possibility it would increase. Mr. Bitz stated the way the building is built put limitations on the water usage and he did not see it adding much usage.

Supervisor Aaron asked if they would change the façade of the building. Mr. Bitz stated no, if they did anything it could be painted but they did not want to take away the character of the building. Mr. Murphy stated the only updates would be signage.

Councilor Alexander stated her concern was why this property was changed in the 1996 zoning. Mr. Murphy stated there is well maintained buffer on each side of the property to the residential area.

Supervisor Aaron stated the next steps would be to refer the application to the Town Planning and Zoning Boards as well as Onondaga County Planning.

On a motion of Councilor Alexander, seconded by Councilor Dove and with unanimous (5-0) affirmation of the Town Board, the Town Board authorized the Town Clerk to refer the MWB Family I, LLC, 1326 New Seneca Turnpike Zoning Map Amendment Request to the Town Planning Board and the Onondaga County Planning Board.

Introductory Local Law B of 2022 (Cannabis Zoning): Attorney Smith reviewed the proposed Local B of 2022. He reviewed the location of the proposed district and the process of the Special Permit Application. This would be allowed only in special areas of the Highway Commercial District and only with Planning Board Special Permit approval. * local law attached.

On a motion of Councilor Alexander, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board, the Town Board authorized the following resolution regarding Local B of 2022 "Proposed Zoning Law Amendment Related to Cannabis Retail Dispensaries"

**RESOLUTION
OF THE TOWN BOARD
OF THE TOWN OF SKANEATELES**

Proposed Zoning Law Amendment Related to Cannabis Retail Dispensaries

WHEREAS, pursuant to Municipal Home Rule Law Section 20(4), Board Member Alexander has introduced for consideration Local Law No. B of 2022 entitled "A Local Law Establishing Zoning Requirements for Cannabis Retail Dispensaries Within the Town of Skaneateles" (the "Proposed Local Law"); and

WHEREAS, the purpose of the Proposed Local Law is to amend Sections 148-4-4 and 148-12-2, and add Section 148-5-9 to the Code of the Town of Skaneateles, more commonly known as the Zoning Law of the Town of Skaneateles (the "Zoning Law"), related to the regulation of the time, place and manner of the operation of Cannabis Retail Dispensaries in the Town of Skaneateles; and

WHEREAS, New York State Cannabis Law § 131 expressly authorizes the Town Board to adopt reasonable regulations governing the time, place and manner of the operation of licensed adult-use cannabis retail dispensaries; and

WHEREAS, the Town Board desires to comply with the requirements of the State Environmental Quality Review Act ("SEQRA") and its implementing regulations set forth at 6 NYCRR Part 617, and Section 239 of the General Municipal Law, with respect to these proposed amendments to the Zoning Law.

NOW, THEREFORE, BE IT RESOLVED that the Town Board hereby declares its intent to serve as lead agency for purposes of a coordinated review under SEQRA of the Proposed Local Law;

BE IT FURTHER RESOLVED that the Town Board hereby preliminarily classifies the Proposed Local Law as a Type 1 Action under SEQRA, and the Town Board hereby directs the Town Clerk to send Part 1 of the Full Environmental Assessment Form and the Proposed Local Law to all interested agencies to request their comments thereon;

BE IT FURTHER RESOLVED that the Town Clerk shall refer the Local Law to Onondaga County Planning for its review pursuant to General Municipal Law Section 239;

BE IT FURTHER RESOLVED that the Town Clerk shall refer the Proposed Local Law to the Town of Skaneateles Planning Board for its review and report pursuant to Section 148-10- 11 of the Zoning Law, no later than thirty (30) days from the date of this resolution; and

BE IT FURTHER RESOLVED that the Town Board shall hold a public hearing to receive comments about the proposed amendments on August 1, 2022 at 7:00 pm.

2022 Beach Safety Plan for Clift Park: On a motion of Councilor Alexander, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the 2022 Beach Safety Plan was approved as presented.

Skaneateles Fire Department use of Austin Park for Labor Day: Supervisor Aaron stated the Town was in receipt of a letter from the Skaneateles Fire Department requesting the use of the Austin Pavilion and Austin Park for their annual field days, September 3rd & 4th, 2022.

On a motion of Councilor Alexander, seconded by Councilor Dove and with unanimous (5-0) affirmation of the Town Board the request from the Skaneateles Fire Department to use the Austin Pavilion and Austin Park for their Labor Day event, September 1st and 2nd was authorized.

Announcements/Correspondence/Updates

▪ *Northern Hamlet Master Plan Public Workshop – June 8th 5:30 pm -8:30pm at the Mottville Fire Department:* Councilor Legg announced there would be a Northern Hamlet Plan Public Workshop on June 8th at 5:30 p.m -8:30 p.m at the Mottville Fire Hall and encouraged all to attend.

▪ *Community Garden Update:* Chris Buff updated on the progress at the Community Garden at the Town of Skaneateles Conservation Area.

▪ *Town Hall closed June 20th in observance of Juneteenth*

▪ *Town Board Meeting Schedule: June 27, 2022 at 6:30 pm July 18, 2022 6:30 pm*

Public Comment: No Comments

Budget Amendments: No Budget Amendments

Abstract #22-11: On a motion of Councilor Tucker, seconded by Councilor Dove and with unanimous (5-0) affirmation of the Town Board vouchers #22-0670 - #22-0752 were authorized from the following funds:

General Fund:	\$133,137.61	Highway:	\$ 15,637.02
Water:	\$ 17,701.01	Part Town	\$ 3,133.04
Hwy Part Town	\$ 1,397.33	St. Light	\$ 329.24
T& A	\$ 2,268.29	Sewer	\$ 1,248.15

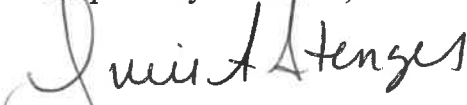
TOTAL: **\$174,851.69**

Executive Session: On a motion of Councilor Tucker, seconded by Councilor Dove and with unanimous (4-0) affirmation of the Town Board the meeting was adjourned to Executive Session at 8:45p.m. for attorney advice and personnel.

On a motion of Councilor Legg, seconded by Councilor Dove with unanimous (5-0) affirmation of the Town Board the meeting was returned to open session at 9:30 p.m.

On a motion of Councilor Tucker, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned to Executive Session at 9:30 p.m.

Respectfully Submitted,



Julie A. Stenger
Town Clerk