

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
July 21, 2015**

Mark J. Tucker, Chairman
Elizabeth Estes
Donald Kasper
Joseph Southern
Scott Winkelman
Scott Molnar, Legal Counsel
John Camp, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk/Secretary

Chairman Tucker opened the meeting at 7:00 p.m. The meeting minutes of May 26, 2015 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Estes and seconded by Member Southern to approve the minutes as corrected. The Board having been polled resulted in the unanimous affirmance of said motion. Member Kasper abstained from the vote, as he was not present at the May 26, 2015.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Abstain]
Member	Scott Winkelman	[Yes]
Member	Elizabeth Estes	[Yes]

The meeting minutes of June 16, 2015 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Estes and seconded by Member Southern to approve the minutes as submitted. The Board having been polled resulted in the unanimous affirmance of said motion.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Elizabeth Estes	[Yes]

The meeting minutes of June 23, 2015 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Estes and seconded by Member Kasper to approve the minutes as corrected. The Board having been polled resulted in the unanimous affirmance of said motion. Member Winkelman abstained from the vote, as he was not present at the June 23, 2015.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Abstain]
Member	Elizabeth Estes	[Yes]

Public Hearing Continuance –Special Permit/Site Plan Review

Applicant	J&A Properties	Property:
	John Pennisi	1250 Minnow Cove
	4435 Dolomite Drive	Skaneateles, NY 13152
	Syracuse, NY	Tax Map #054.-01-14.0

Present: Robert Eggleston, Architect

The Zoning Board of Appeals has approved the variances for the lake line and watercourse setbacks. The footprint has been reduced to 9.5% and the setbacks are the same as the existing setbacks. The driveway was moved further away from the septic system. Eric Murdock is the designer of the septic system and will continue to service the system for Mr. Pennisi. The system will be for seasonal use, which is defined as 8 months or less per year as per Town code.

The redesign of the dwelling will be built slab on grade with a reduced footprint. The grading plan shows that the dwelling will be built with an 869' elevation, which is two feet above the flood plain. The grading plan has been revised on July 13, 2015 to reflect the silt fence location. The plan complies with section 72 of the Town code for flood damage prevention. A construction sequence is included with the narrative.

Member Estes stated that changes to a site plan should not be presented while an application is in the midst of a public hearing, and that what is being proposed is different from what was noticed to the neighbors. Mr. Brodsky stated that the changes are less in scope than what was originally proposed and publicized. He continued stating that you do not have to necessarily need to re-advertise unless you feel there are critical changes. Member Estes reiterated that the neighbors may not know of the proposed changes to the site plan. Mr. Eggleston stated that the public has been notified and if anyone is interested in the application, they would continue to follow through. Mr. Eggleston stated that with this application, the issues have become substantially less making the application to be more conservative, which is part of the process to make the application more palatable to the Boards. Chairman Tucker stated that there have not been any issues with prior applications. Member Southern stated that if you want the application re-advertised, it can be re-advertised. Member Estes recommended that the public hearing be continued another month to provide time to review the changes and make it official that the public has been notified of these changes. Chairman Tucker stated that the changes were done with the ZBA. Member Winkelman stated that there was a public hearing with the ZBA. Member Kasper stated that it needs to be addressed on a case-by-case basis. Member Southern inquired on what specifically the changes are. Mr. Eggleston stated that the lake yard setback has been increased from the originally requested 60' back to the existing 77.2'; the watercourse

setback maintained at 55', and the driveway setback to the watercourse is being maintained at 78.5'. The Planning Board is reviewing the application for site plan approved and a special permit for the patio at the shoreline. The plan submitted on June 26, 2015 reflects that there is a detached patio in front of the dwelling that was a deck on the prior submittal.

Member Kasper stated that consideration may need to be given when the Planning Board schedules a public hearing with applications that are also obtaining variances from the Zoning Board of Appeals. He continued stating that if the public had concerns with this application they would have been voiced at the ZBA's meeting or at the Planning Board's meeting. Member Winkelman stated that the ZBA minutes from July 7, 2015 reflect that no one from the public spoke for or against the proposal. Member Estes stated that her concern is even though there is no ZBA approval the Planning Board schedules a public hearing to keep the application moving, and then they come to the Board with changes. Member Winkelman suggested that in the future the Planning Board should move cautiously to schedule a public hearing when the application is also pending in front of the ZBA. Mr. Eggleston stated that consideration should be taken on the application submitted because there is no limit on how long you can have an application pending and the zoning law does allow for the Planning Board and ZBA applications to occur concurrently. Member Estes stated that there is no limit to the number of changes an applicant can make. Chairman Tucker stated that the changes on this application precipitated from the Zoning Board requests.

Member Winkelman inquired if the site plan should have it marked that it would be for seasonal use. Member Estes recommended that seasonal use be indicated on all of the documents.

At this time, Chairman Tucker opened the Public Hearing and asked if there was anyone in favor of the project. No one spoke in favor of the project. Chairman Tucker asked if there was anyone wishing to speak in opposition, or had any other comments. No one spoke in opposition or had any other comments. Member Estes stated that the public hearing should remain open because of the changes submitted.

WHEREFORE, a motion was made by Member Southern and seconded by Member Winkelman to close the public hearing. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Elizabeth Estes	[No]

Chairman Tucker requested that the narrative be revised to provide a final narrative without re-line and markup. Member Estes requested that each of the submittals be clearly marked that the dwelling will be for seasonal use.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to consider the proposed action as a Type II SEQR action and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

Mr. Brodsky inquired if the application should have the as built indicate the grading for the project. Mr. Camp stated that this property is relatively flat and providing that would not necessarily protect the Town. Mr. Eggleston stated that a first floor elevation verification will need to be provided to FEMA, and a first floor as-built can be provided to the Town.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Scott Winkelman and seconded by Member Donald Kasper, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor special permit/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; and
2. That the Site Plan 1-3 of 3 dated June 26, 2015, and Narrative with construction sequence dated June 2, 2015, prepared by Robert O. Eggleston, Licensed Architect, be revised to reflect that the property will be exclusively used seasonally, and be followed in all respects; and
3. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250; and
4. That the Applicant shall obtain all necessary permits and approvals from the OCDOH, and any other approval needed for the Application; and
5. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance, be fulfilled; and
6. That a first floor elevation verification of compliance to FEMA flood standards with the lowest floor elevated at least two feet above mean sea level; and
7. The Applicant shall obtain a foundation only permit and provide verification of structure conformance to setbacks; and
8. An as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Elizabeth Estes	[No]

Member Estes stated that the application and the public hearing process are not in conformance.

Sketch Plan –Lot Line Adjustment

Applicant:

Paul Christou
2854 East Lake Road
Skaneateles, NY 13152
Tax Map #038.-01-08.0

Paul Goldman
2886 East Lake Road
Skaneateles, NY 13152
Tax Map #036.-01-37.2

Present: Samuel Giacona, Legal Representative

The proposal is for Mr. Christou to acquire 1.6± acres from the Goldman property to the Christou property. The lot line adjustment will increase the nonconforming 1.58± acre lot to a conforming 3.64± acre lot for the Christous; the Goldman property would reduce in lot size from 6 acres to 4.39± acres. The area of the lot line adjustment includes property to the north and east of the Christou lot.

Chairman Tucker inquired on the septic location for the Goldman property. Mr. Giacona stated that it is marked with the curtain drain and the area is not being subdivided. Member Kasper commented that there are two septic easements on the Goldman property along the road. Mr. Giacona stated that none of the septic easements will be affected by the lot line adjustment. Chairman Tucker commented that the septic expansion area for the Goldman property may be affected by the proposed lot line adjustment. Chairman Tucker requested that the septic system and expansion area be shown on the survey so that the proposed lot line does not interfere with the expansion area for the Goldman septic system.

Mr. Brodsky stated that the impermeable surface calculations for both of the lots should be provided to the Board. He also commented that there is a drainage easement for the Weaver property above that will be acquired by Mr. Christou with the lot line adjustment. Member Estes stated that the Board should not entertain this application based on the issues with the Hidden Estates proposed subdivision. Mr. Camp stated that the drainage easement involved in the lot line adjustment is not currently being used and the drainage easement would still exist with the lot line adjustment. Mr. Brodsky stated that Mr. Christou should be made aware that he would be acquiring the drainage easement as part of the lot line adjustment.

A revise survey including revised impermeable surface and open space calculations for existing and proposed condition for both lots, remove the road right of way from the Christou property on the survey, and show the septic areas on both of the properties on the survey. A site visit will be conducted on August 8, 2015.

Public Hearing –Special Permit/Site Plan Review

Applicant:

Jason Slottje
2036 West Lake Rd
Skaneateles, NY 13152
Tax Map #058.-01-28.1

Present: Jason Slottje, Applicant

No one wished to have the public notice read. A site visit was conducted on June 27, 2015. More detail was provided on the site plan S-1 reflecting the proposed deck and location of the retaining wall at the shoreline. An erosion control plan S-2 and a landscape plan superimposed over S-2 were also submitted based on the recent site visit.

Since the site visit, the weather has improved and the land has been seeded with fast growing oats: the land stabilized and the top soil piles seeded and now covered with vegetation. There will be scrub along the waterfront and the swale around the dwelling will be removed after completion of construction. There will be a natural swale around the dwelling after the area is graded after construction with the dwelling at a higher elevation than the lawn around it. Member Estes commented that a swale may be needed to prevent stormwater from sheeting across the lawn. Mr. Camp stated that he would rather see the stormwater sheet across the lawn than in a swale as this lot has a gradual slope. The landscape plan shows that in addition to the lawn there will be fruit trees located on the north side of the property and flower/vegetable gardens located around the structure and near the lakefront.

Member Kasper commented that the driveway needs to be 20' from the property line. Mr. Slottje commented that the driveway will be 25' from the property line at completion of installation, which will be done after all construction is completed, and that the site plan depicts the existing conditions. Chairman Tucker commented that a revised site plan should be submitted reflecting what is proposed and what the Board are approving. Mr. Slottje commented that the driveway depicted is not the final location of the driveway; however, the driveway will conform to all required setbacks.

Member Estes inquired if the proposed shoreline wall is actually not on the shoreline. Mr. Slottje stated that the proposed wall was kept inside the high water mark. The retaining wall is located at an elevation for 866' Mr. Camp suggested that an updated survey with topography with one foot contours near the lake line. The land is relatively flat so there will be minimal grading in the area. Member Kasper inquired on the height of the retaining wall. The retaining wall height of 4FT includes approximately one foot that will be below the surface for the wall support. The retaining wall will have three course of 8-inch stone block with a cap. The proposed wall will help to stop the erosion occurring at the shoreline. Member Kasper commented that there should be stone in front of the wall to break up the wave action. Mr. Slottje stated that the area has existing gravel and when the wall is completed, there will be approximately three feet of stone in front of it. Mr. Camp stated that the lot is not subject to erosion but subject to deposition.

Member Kasper commented that if the retaining wall has a walkable top surface then it would be considered impermeable surface. Mr. Slottje stated that the retaining wall is included in the impermeable surface calculations. Member Winkelman stated that he approved of having part of the shoreline being natural instead of having the wall along the entire shore. Member Kasper inquired about the deck and boathouse. Mr. Slottje stated that the deck will consist of pressure treated lumber and the existing dilapidated boathouse will be removed with a permanent dock located in the existing area that is beyond the mean high water mark. A permit is pending with the DEC/ACOE regarding the permanent dock.

Member Kasper inquired about the land behind the proposed retaining wall. Mr. Slottje stated that there will be 8 to 10 inches that will be graded behind the wall before planting. Mr. Camp inquired if there was a top elevation behind the wall should be submitted to assist the Board with

the understanding of how it will be graded. The special permit and site plan review requested is for the shoreline improvements and not for the entire property.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to consider the proposed action as a Type II SEQR action and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chairman Tucker opened the Public Hearing and asked if there was anyone in favor of the project. No one spoke in favor of the project. Chairman Tucker asked if there was anyone wishing to speak in opposition, or had any other comments. No one spoke in opposition or had any other comments.

WHEREFORE, a motion was made by Member Southern and seconded by Member Winkelman to close the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chairman Mark Tucker and seconded by Member Joseph Southern, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor site plan approval, with the following conditions:

9. 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; and
10. That the Site Plan S-1 dated May 4, 2015, prepared by Space Architectural Studio, P.C., be revised to reflect that Mean high water mark, and be followed in all respects; and
11. That the Site Plan S-2 and planting plan S-2 dated May 4, 2015, prepared by Space Architectural Studio, P.C. be followed; and
12. A revised signed and stamped survey with topography with 1 inch contours by the lake front be submitted to the Town; and
13. That the Applicant shall obtain all necessary permits and approvals from the NYSDEC, and any other approval needed for the Application; and
14. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$500; and
15. That detail of the design of the retaining wall be submitted that reflects the material, design, top and bottom elevations of the wall and elevation of the deck; and
16. That the remainder of the site plan is in compliance with the Town zoning codes; and

17. An as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Elizabeth Estes	[Yes]

Public Hearing –Special Permit/Site Plan Review

Applicant:

Patsy Iannolo
1551 East Genesee St
Skaneateles, NY 13152
Tax Map #032.-03-20.0

Present: Dr. Iannolo, Representative

No one wished to have the public notice read. The Onondaga County Planning Board recommended that the OCDOH accept the existing septic system in their resolution dated June 17, 2015. Dr. Iannolo stated that the DOH review and approval is pending. A site visit was conducted on June 27, 2015. The handicap ramp would bi-pass the building equipment at a diagonal to wrap around the equipment.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to consider the proposed action as a Type II SEQR action and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chairman Tucker opened the Public Hearing and asked if there was anyone in favor of the project. No one spoke in favor of the project. Chairman Tucker asked if there was anyone wishing to speak in opposition, or had any other comments. No one spoke in opposition or had any other comments.

WHEREFORE, a motion was made by Member Southern and seconded by Member Estes to close the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Donald Kasper and seconded by Member Scott Winkelman, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor special permit, with the following conditions:

1. That the Special Permit 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; and

2. That the Site Plan 1-2 of 2 signed and dated July 21, 2015, and narrative dated June 1, 2015 be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from the OCDOH, and any other approval needed for the Application.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Elizabeth Estes	[Yes]

Continued Review –Site Plan Review

Applicant: Thomas Filicia
 519 West 23rd Street, Apt. 2
 New York, New York 10011

Property: 3133 East Lake Road
 Tax Map #040.-01-31.0

Present: Robert Eggleston, Architect

The application is for the reconstruction of the garage that had been previously approved in 2009 and amended in 2011. The applicant would like to like to tear down and rebuild the garage in a similar footprint, as the existing garage is 3.5 feet from the property line and the proposed garage will be located 5 feet to the south property line. The existing watercourse setback is 67.8 feet and the proposed setback will be 69 feet. The only comment from the site visit conducted on June 27, 2015 was for the removal of the driveway curb on the west to allow the water to continue to sheet across the lawn where it would be picked up by a drain on the east and south side of the house. There will be an 8SF decrease in impermeable surface coverage.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Kasper to consider the proposed action as a Type II SEQR action and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Donald Kasper, seconded by Chairman Mark Tucker and upon a vote thereon as recorded below, the Town of Skaneateles Planning Board **APPROVES** amendment of the minor special permit/site plan approval, with the following conditions:

1. That the Site Plan 1of 1 dated June 30, 2015, and Narrative with construction sequence dated May 28, 2015, prepared by Robert O. Eggleston, Licensed Architect; and Elevation/Floor Plan A-0.1 dated May 26, 0215 prepared by Thom Filicia be followed in all respects; and
2. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250; and
3. The Applicant shall obtain a foundation only permit and provide verification of structure conformance to setbacks; and

- An as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Elizabeth Estes	[Yes]

Continued Review –Site Plan Review

Applicant

Lakelawn Properties LLC	Property:
1 Winthrop Square	3384 West Lake Road
Boston, MA 02110	Skaneateles, NY 13152
	Tax Map #049.-02-03.0

Present: Robert Eggleston, Architect; Peter Simpson, RZ Engineering; Kevin Stack, Builder;

The plans for the stable barn have been further developed with a proposal to remove the existing barn and rebuild the barn maintaining the existing cupola. The proposed stable barn will be 6,348SF, 152SF smaller than the existing barn. The barn will have a cellar underneath; the main floor will have a ramped entrance to the storage in the middle with an open area to move large items into storage above, a two-story basketball court, a groundskeeper office with full bath and a recreation room with full bath on the second floor above the office area. The footprint of the stable barn will increase from the existing 2,560SF to 3,778SF.

A small amount of pavement behind the stable barn will be removed and a green vegetative buffer will be placed between the remaining pavement and the property line to the south. A 12'x20' green house will be located to the south east of the stable barn.

The drainage from the parking area and driveway to the stable barn will be managed with a small swale that will be located to the southern edge of the driveway and parking area. The drainage swale will consist of a pea gravel swale with a 4" perforated pipe underdrain that will discharge near the southern bridge and drain into the creek. There will be no vehicle maintenance done at the site. Mr. Camp stated that the existing pavement near the stable barn is in close proximity to the stream, and although he does not always support an underdrain system for stormwater management, in this case it makes sense since the proximity is so close to the stream.

Mr. Winkelman inquired on the stormwater plans to assist with the control of flood events as it frequently floods in the area. Mr. Camp stated that as part of previous applications, C&S created peak grass model over ten years ago and they were able to locate that. The applicant is going to increase the size of the culvert on the two bridges and they were inserted into the model, which showed that it did not have much of an effect on the flood plain since the land is relatively flat. The natural spillway will be maintained.

Member Estes inquired about snow plowing in the area by the stable barn. Mr. Eggleston stated that most of the maintenance parking is for the non-snow seasons so all six parking spaces will not be required in the winter. Member Kasper inquired why the location of the barn was not

moved further northeast away from the stream. Mr. Simpson stated that there are large Norway Spruce that are being maintained that would have to be removed if the barn location shifted.

Member Kasper inquired about the construction detail he had requested last month. Mr. Simpson provided construction sequences for erosion control for the three aspects of the project: main house, tennis courts and stable barn. Member Kasper inquired on the timing of the three sections. Mr. Simpson stated that each area will be stabilized individually; however, all aspects will run simultaneously. Mr. Stack stated that they are approaching the project holistically and even though there are erosion control plans for the three areas, the SWPPP plan is placed in the construction sequence first. There will be two weekly inspections coordinated through Chris Kinney or RZ Engineering. Mr. Eggleston stated that the tennis court area will be established early and that would be a parking area for construction vehicles and things like that. After all of the construction on the property has been completed, the tennis court will be installed. Member Estes inquired about the concrete wash location. The concrete wash station shown on site erosion control C-3 is located 250 feet east of the watercourse along the side of the southern driveway.

Member Winkelman inquired if the main house is connected to the Town water. Mr. Eggleston stated that everything is served by Town water as it has been since the property is in a Town water district. Member Kasper inquired on the status of the sewer approval for the project. Mr. Eggleston stated that the sewer is in the works with the various parties coming to an agreement including not only this property, but five or six other properties on West Lake Street and the Country Club, Parker's property, that they are looking to make a formal sewer district. That will be completed before the house is occupied. Member Kasper stated that the Town does not have anything formally in writing saying that. Mr. Camp stated that the City had requested that the Village take over the existing pump station on West Lake Street. The Village has written back to the City saying that they are not going to do that and that it is the Town's responsibility. The Village has informed the Town that this is the case in a letter received a couple of days ago. Member Southern commented that the Town would then need to form a sewer district.

Member Estes inquired that in terms of moving forward on this project, does the Board now need to look at a septic system plan, and if they get the sewer system connection, we do an amendment to the resolution. Member Kasper commented that the Board is now putting pressure on the Town to create the sewer district. Mr. Camp stated that the decision has not been made. Member Southern commented that there has been no application made to the Town. Mr. Camp stated that he believes that the property owner would have the right to tie into the sewer system that is on the property right now. Member Kasper stated that the Village will say no. Chairman Tucker stated that the Village has said no in the past. Mr. Eggleston stated that right now there are 9 bedrooms and 5 apartments on the property that are connected to the sewer, there is one dwelling with 3 bedrooms being served on the City of Syracuse sewer line, and there will be six bedrooms in the proposed dwelling and no bedrooms in the stable barn. There will be a net reduction in bedrooms. There is also two bedrooms in the boathouse that are currently being served by sewer.

Mr. Eggleston stated that there has been preliminary mound septic systems designed for the property as an option. A certificate of occupancy will not be issued without sewer or septic connections in place. Chairman Tucker stated that you cannot get a building permit without a sewer connection or septic system design approved by the OCDOH. Member Kasper recommended that the main house be put on hold until there is a formally connection to the

sewer or an approved septic design. Mr. Camp stated that the sewer district formation is not settled.

Mr. Brodsky inquired on the sewer service for the gatehouse. Mr. Eggleston stated that there are two services, there is the Country Club that comes across the front of the Lakelawn property and picks up the stable barn and boathouse before it goes to the Parker property and onto the houses on West Lake Street. Then there is a pump station along West Lake Street that has the Pinckney property, the gatehouse and two other houses that feeds into the City of Syracuse pump station.

Member Kasper commented that he sees the need to stabilize the land before winter comes. He continued stating that he would be in favor of the applicant getting the ponds in and the stormwater controls, but the house would have to be held off until the sewer is finalized. Member Southern stated that the project cannot move forward without sewer approval. Chairman Tucker commented that it could not move forward. Member Estes stated that it could move forward if they applicant had an approved septic system plan for the main house and came back for an amendment when the sewer hook-up was finalized. Mr. Eggleston stated that the Board could approve the stormwater plans and the stable barn construction part of the plan and place the house on hold until the sewer or septic system decision is resolved. Member Estes stated that it would change the construction sequence. Mr. Simpson stated that the construction sequence was submitted in three parts and those they could implement the approved portions of the construction sequence.

Member Kasper stated that the stormwater controls are the most important part. Mr. Eggleston stated that they are now entering the perfect time to do that. Mr. Stack stated that the real intent is for the property to be connected to the sewer system and that even though they could come up with a raised bed septic design. Member Estes stated that the Board cannot segment the proposal. Mr. Eggleston stated that the major site work is the water quality pond and then there is just a little bit of grading in the tennis court area.

Chairman Tucker commented that if the stable barn is demolished then the Village may not allow the sewer hook-ups later. Mr. Eggleston stated that it is their intention to tear it down and rebuild the barn right afterword. Member Kasper commented that the applicant should make sure that if the barn is demolished that they will be able to maintain the sewer connections.

Member Kasper recommended that the applicant be granted approval for the stormwater control installation. Member Southern commented that the tennis court area could be established for staging during construction. Member Kasper recommended that the applicant get some sort of confirmation that they will be able to continue the sewer connections if the stable barn is removed. He continued stating that the dwelling will need to wait until the sewer district approval is granted by the Town or the Village. Mr. Camp stated that it would take months to form a sewer district after an agreement has been reached and there is no agreement yet.

Mr. Brodsky inquired if there are any significant impediments to the applicant coming up with an approvable septic design. Mr. Simpson stated that he would like to confer with Mr. Eggleston regarding a septic design. Mr. Eggleston stated that a septic design has been submitted to the OCDOH and the OCDOH commented that there are sewers on site and that the property should be connected to the sewer. Member Southern inquired if OCDOH would approve a septic system when there is a sewer on the property. Mr. Camp stated that OCDOH would not typically approve a septic system on a lot that has access to sewer.

Member Winkelman commented that the approval could include the stormwater plans and the stable barn as it is so close to the watercourse. Member Estes commented that there is no guarantee that they will be allowed to continue the sewer connection for the barn either. Chairman Tucker commented that the Board is getting into segmentation of this application and it could be problematic. Mr. Camp stated that he does not see why the applicant could not implement the stormwater measures. He continued stating that the property has a certain number for bedrooms now and if the barn is demolished the applicant may lose the right to keep those sewer connections. Member Estes stated that Board should get attorney advice regarding segmentation since this application does not necessarily require a public hearing. Mr. Brodsky inquired if the design of the dwelling and barn is final with the stormwater design created to manage any runoff from the development. Mr. Eggleston stated that it is complete. Member Estes inquired if the application could be continued at next week's special meeting and address it first. Member Kasper recommended that they could just come up with the stormwater design part of the proposal for review and approval. Mr. Brodsky stated that the application requires site plan review since there is disturbance within 200 feet of a watercourse. He suggested that a site plan with a boundary line indicating the extent of the work to be considered for approval. Member Estes stated that her concern is that if the applicant does not get approval for any structures on the property they would have spent money on getting the stormwater controls in place on the property. Mr. Brodsky stated that if the applicant walks away and the grading work is completed, you have done no harm to the property and potentially have improved the natural drainage on the site.

WHEREFORE, a motion was made by Member Estes and seconded by Chairman Tucker to continue the site plan review on *Tuesday, July 28, 2015 at 7:00 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan –Special Permit/Site Plan Review

Applicant	Patricia Hale	Property:
	Hilde 2937 LLC	2937 East Lake Road
	706 Scott Ave	Skaneateles, NY 13152
	Syracuse, NY 13224	Tax Map #039.-01-25.0

Present: Robert Eggleston, Architect;

The applicant is proposing a 391SF-detached patio on the lakeside of the dwelling with a retaining wall located 83.7 feet from the lake line. Also proposed is the construction of a 100SF entry addition and the removal of an impermeable patio and replacement with a detached 256SF permeable patio on the southeast corner of the dwelling. Impermeable surface coverage will be reduced from 14.1% to 12.8% with open space proposed at 82.7%. The lot shares a driveway with the neighbor to the north. The impermeable retaining wall along the west side of the lot will be replaced with a permeable retaining wall. The applicant is willing to contribute to the LDRAF for \$2,368.77. Chairman Tucker noted that the narrative will need to be corrected with the correct open space calculation. A site visit will be conducted on August 8, 2015.

Mr. Brodsky inquired on the depth of the wall, as it may not be permeable if it has a walkable surface. Member Winkelman inquired on the drainage from the driveway. Mr. Eggleston stated that there is a drain located to the north of the driveway where the stormwater drains.

WHEREFORE, a motion was made by Member Winkelman and seconded by Chairman Tucker to schedule a public hearing on ***Tuesday, August 18, 2015 at 7:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan –Site Plan Review

Applicant Theodore & Nancy Norman
8665 Duarte Road
San Gabriel, CA 91775

Property:
1992 West Lake Road
Skaneateles, NY 13152
Tax Map #058.-01-17.2

Present: Robert Eggleston, Architect;

The Normans had purchased the Maher open space subdivision and would like to redevelop lot 2, the larger of the two-lakeside lots that has approximately 1.5 acres in area. The existing septic system is within 100 feet of the watercourse. Last fall the Planning Board had approved the stabilization of the watercourse that lies between the two-lakeside properties. As part of the open space subdivision, a building envelope (in green) and the existing location of structures (in red) has been shown on the site plan, with the proposed dwelling located in the two zones. The proposed dwelling meets all of the required setbacks and the proposed impermeable surface coverage of 19.7% complies with the approved 20% impermeable surface coverage allowed for this open space subdivision lot. There is a three-acre lot that has been put into conservation and is located across 41A. The new septic system will be located beyond the 100-foot setback and two variances are being requested for the shared driveway entrance located 64' to the watercourse and the shared driveway located 10' to the north property line. The variances are pending with the Zoning Board of Appeals. The applicant is seeking site plan approved for disturbance within 200' of a watercourse and for the proposed structures exceeding 2500SF within 1500FT of the lake line.

Member Estes commented that the existing structures area being torn down and the new structure is being placed on the same footprint and in the building envelope area. Mr. Eggleston stated that it complies with the zoning law. Member Kasper inquired why the existing septic is being moved. Mr. Eggleston stated that it is being moved to an area beyond the 100' watercourse setback. Member Kasper stated that a new septic system cannot be placed over a prior driveway location because the soil would be too compacted. Mr. Eggleston stated that the septic system location has been approved. Member Kasper inquired if it was a mound system proposed. Mr. Eggleston stated that the proposed septic system is an Elgin system.

Mr. Camp commented that the parking is tight in front of the garage. The area shown if approximately 16' long and most cars need 20'. Member Winkelman stated that the cars would pull into the garage. Mr. Camp stated that the parking area outside of the garage door is part of the shared driveway.

Chairman Tucker requested that the impermeable surface and open space calculations should be shown for the entire subdivision. Mr. Eggleston stated that 60% of the land was put into conservation. Mr. Brodsky clarified that updating the calculations would provide better clarity. A site visit will be conducted on August 8, 2015.

Sketch Plan –Site Plan Review

Applicant: Jon Ohnezeit
Candace Scruggs
4186 Summit View Drive
Marcellus, NY 13108

Property:
1046 Butters Farm Lane
Skaneateles, NY 13152
Tax Map #045.-02-44.0

Present: Jon Ohnezeit, Applicant; Robert Eggleston, Architect;

When the Butters Farm Subdivision was established, the setback lines were based on Hamlet standards. The established setbacks for this lot were 10’ for the west side yard setback, 40’ to Butters Farm Lane, 30’ for the east side setback with the rear yard setback becoming an irregular shape for potential septic field location based on conceptual design. With the septic location on the approved OCDOH plans, the septic system cannot be closer than 20’ to the toe of the raised bed system to the foundation of a basement and 10’ setback to structures without basements.

The applicant is requesting a modification of the building envelope lines for the rear of the property based on the approved location of the septic system. As suggested by Mr. Brodsky, a revised site plan reflecting a 20’ setback line to the septic system and 10’ setback line to the septic system will be shown on the plan in the event of any proposed future additions. Member Southern inquired on the proposed revision to the building lot’s impact on open space. Mr. Eggleston stated that the entire subdivision is allowed 60% open space, and the applicant is only proposing 14.1% impervious surface whereas 20% is allowed with a proposed 85.1% open space. Member Kasper commented that a coverage chart was established at the time of the subdivision creation that limited coverage on each lot. Mr. Eggleston stated that when the subdivision was created only impermeable surface coverage was regulated as open space was not regulated until after the subdivision had been established.

Member Kasper commented that the driveway should be located in the building line, and the proposed driveway should follow the building line. Mr. Eggleston stated that the site plan will be modified so that the driveway will be parallel to the setback in addition to showing the 20’ and 10’ setback lines to the septic system. A driveway permit will be obtained from the Town highway department.

Member Southern commented that the building envelope for the lot was influenced by the Board keeping as much open space as possible in the Butters Farm subdivision. Mr. Eggleston stated that the lot was one of the last lots being built upon, it was the most restrictive. The approved septic fields did not encumber as much of the open space as originally thought. Member Winkelman inquired why the septic fields are not squared up to the back Niagara Mohawk easement. Mr. Eggleston stated that they are based on the contours of the lot.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to consider the proposed action as a Type II SEQR action and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Joseph Southern and seconded by Chairman Mark Tucker, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the 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; and
2. That the Site Plan 1 of 1 dated June 8, 2015 prepared by Robert O. Eggleston, Licensed Architect, be revised to reflect expanded building envelope area with 20 foot and 10 foot setback lines from the septic location and expansion areas, corrected driveway setback, and maximum impervious surface coverage with minimum open space calculations; and
3. That the revised Site Plan 1 of 1, sketch plan 1 -3 of 3 dated June 17, 2015 and Narrative with construction sequence dated June 30, 2015, prepared by Robert O. Eggleston, Licensed Architect, be followed; and
4. That a driveway permit be obtained from the Town of Skaneateles; and
5. The Applicant shall obtain a foundation only permit and provide verification of structure conformance to setbacks; and
6. An as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Elizabeth Estes	[Yes]

Discussion

It was suggested that the Board should view projects that had prior approval from the lake to view the progress of the projects.

As there was no further business, a motion was made by Member Winkelman and seconded by Member Southern to adjourn the meeting. The Board was in unanimous affirmance of said motion and the meeting was adjourned at 10:35 pm.

Respectfully Submitted,

Karen Barkdull, Secretary/Clerk