

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
October 21, 2014**

Mark J. Tucker, Chairman
Elizabeth Estes
Donald Kasper
Joseph Southern
Scott Winkelman
Scott Molnar, Legal Counsel
Doug Wickman, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk to the Boards

Chairman Tucker opened the meeting at 7:30 p.m.

Continued Review –Site Plan Review

Applicant: Chad Sgroi
3809 Highland Avenue
Skaneateles, NY 13152
Tax Map #044.-02-25.0

Present: Chad & Nicole Sgroi, Applicants; Edwin Harrington III, Architect

The Zoning Board of Appeals has approved the variances requested in their resolution of October 7, 2014.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Estes to adopt the prior SEQR determination as a Type II action pursuant to NYCRR617.5(c) (7) 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 Donald Kasper 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 special permit, with the following conditions:

1. That the revised Site Plan C-1,L-1,A-1 through A-4, S-1 and S-2 dated September 16, 2014, prepared by David Mosher, Architect, be followed; and
2. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance(s), be fulfilled; and

3. 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	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Elizabeth Estes	Present	[Yes]

The meeting minutes of September 16, 2014 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

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

RECORD OF VOTE

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

Sketch Plan –Lot Line Adjustment

Applicant:	Thomas Powell	Vincent Schoonmaker
	64 Onondaga St	66 Onondaga St
	Skaneateles, NY 13152	Skaneateles, NY 13152
	Tax Map #043.-04-04.0	Tax Map #043.-04-03.0

Present: Thomas Powell, Applicant

The applicant is proposing the acquisition of ±1.4 acres of land from Mr. Schoonmaker to make his .59-acre lot conforming at 2 acres. Mr. Schoonmaker’s lot would be reduced from 5.5 acres to 4.1 acres. Mr. Powell stated that the additional acreage is necessary for any modifications he may want to pursue in the future.

Chairman Tucker inquired whether the property has services provided. Mr. Powell stated that the property has public water and a private septic system located to the southwest of the dwelling. Chairman Tucker inquired as to the location of the septic system for the applicant’s property and Mr. Schoonmaker’s property. Mr. Powell stated that both systems are next to each other close to the dwellings and away from the land being reallocated. Mr. Wickman stated that it would be unusual for the septic systems to be located far from the dwellings. He continued commenting on the fact that the proposed design of the lot line adjustment would prevent any other neighbor to the east bordering the Schoonmaker property, from obtaining land to become more conforming.

Chairman Tucker inquired on the condition of the land he would be acquiring. Mr. Powell stated that it is fairly wet and that if it was properly maintained it would be less wet. His intention is to clean up the area and keep it natural.

Mr. Brodsky cautioned that the survey does not reflect the lot calculation to the road right of way and that it appears to calculate the lot size to the centerline. This would cause the lot to be less than two acres. Mr. Powell stated that the surveyor had calculated the lot size to the right of way to be two acres. Mr. Brodsky recommended that the measurement should be verified and reflected on a revised survey map.

Member Southern inquired whether the approval could be granted contingent on the survey map being revised to reflect the two-acre parcel from the road right of way. It was determined that approval could be granted contingent on the revised survey map submitted for review and approval by the chairman.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Estes to declare this application to be a Type II action 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 Application, with the following conditions:

1. That the lot line adjustment map reflect that lot 043.-04-04.0 become a two acre parcel exclusive of the portion of the lot in the road right-of-way and be submitted to the Chairman for review and approval; and
2. The plat plan survey reflecting the re-aligned two lots, be submitted to the Chairman for review, approval and signature prior to filing with the Onondaga County Clerk's Office; and
3. The lot line adjustment map and deed must be filed in the Onondaga County Clerk's Office within sixty-two (62) days of the signing of said map or the lot line adjustment approval shall be null and void. Proof of said filing shall be immediately forwarded to the Secretary of the Planning Board upon receipt by the Applicant and/or Applicant's representative.

RECORD OF VOTE

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

Public Hearing –Special Permit

Applicant: Raymond Kurlak
8C Gayle Road
Skaneateles, NY 13152

Property:
1190 Mottville Road
Skaneateles, NY 13152
Tax Map #029.-01-03.2

Present: Guy Donahoe, Architect

No one requested to have the public notice read. The Onondaga County Planning Board had no comment in their resolution dated October 8, 2014. OCDOH has approved the 1996 approved plan for a three bedroom dwelling to be applied for the storage building proposed on the site on August 20, 2014. The OCDOT has approved the driveway cut for the property in their correspondence from August 26, 2014. The Board has visited the site on September 3, 2014.

The property is a vacant 48.433SF lot located at the corner of Mottville Road and Old Seneca Turnpike. The applicant is proposing a 36'x60' pole barn to store the applicant's RV, boat, trailer, and some small items. Although the applicant is proposing a half bath for the pole barn, the property has a septic system plan designed for a three-bedroom dwelling that was approved by OCDOH in 1996, with the OCDOH re-certifying the use of the 1996 design for the proposed pole barn. The wooded lot will be partially cleared for the driveway, turn-around, septic system, and pole barn, with the remainder of the lot left wooded. There will be minimal grading for the placement of the underground power lines and well.

Based on last month's meeting with the Board, a culvert, silt fence modification, construction sequence and lighting design has been added to the revised site plan dated October 7, 2014. Supporting documents for the lighting were also submitted. Member Winkelman inquired whether the applicant has begun work on the property. Mr. Donahoe commented that the well has been installed and clearing for the pole barn. Member Kasper commented that the driveway is installed and the topsoil mounded; work that is listed on the construction sequence without Planning Board approval. Mr. Donahoe stated that all work that was completed was work that did not require a building permit. Member Kasper inquired whether a silt fence was installed prior the work being started. Mr. Donahoe stated that a silt fence was installed. Chairman Tucker stated that work should not be started until the special permit has been granted. Mr. Donahoe stated that he had advised the applicant that it was a roll of the dice to begin the preparation work prior to receiving Planning Board approval. Mr. Donahoe stated that they did not realize the special permit approval requirement for the installation of the well and preparation work, and did not do it with disrespect for the Board.

Mr. Wickman suggested that the silt fence be installed differently than proposed. The silt fence should be relocated for protection of the septic field and control runoff from the pole barn during construction. Mr. Donahoe stated that the silt fence would be re-positioned based on Mr. Wickman's recommendations.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Southern to declare this application to be a Type II action pursuant to section NYCRR617.5(c) (10) 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 Winkelman and seconded by Chairman Tucker to close the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

Member Southern stated that the applicant should not have done site work on the property such as installing the well and clearing the trees in preparation for the proposed structure prior to receiving special permit approval from the Planning Board.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by 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 special permit and minor site plan, with the following conditions:

1. That 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 Revised Site Plan S-1 dated October 7, 2014, be revised to reflect the town engineer recommended silt fence placement, and be submitted to the Chairman for review and approval; and
3. The Narrative dated September 2, 2014, prepared by Guy Donahoe, Licensed Architect, be followed in all respects; and
4. That an as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of all phases of the completed project within (60) days of completion of the project.

RECORD OF VOTE

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

Public Hearing –Special Permit

Applicant	John Reiffenstein 4257 Overlook Drive Jamesville, NY13078	Property: 1254 Minnow Cove Skaneateles, NY 13152 Tax Map #054.-01-15.0
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Present: John Reiffenstein, Applicant; Robert Eggleston, Architect

No one requested to have the public notice read. The Board has visited the site on September 6, 2014. The City of Syracuse Department of Water commented that the existing septic system located in the front yard would need to be protected during the construction, and that they will provide their final comments after the issuance of a NYSDEC permit in their correspondence dated September 8, 2014. The DEC permit is pending.

Proposed is the replacement of 52’ of the existing sea wall with a stepped quarry stone rock wall to protect the lawn. The applicant’s property lies directly to the south of Mr. Pennisi’s property and the proposal will continue the same wall as approved for the Pennisi property. The remaining southern section composed of rock will continue. The work would be completed at the same time as the Pennisi wall, but would not have any backfill.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to declare this application to be a Type II action pursuant to section NYCRR617.5(c) (7) 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 application. 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 Member Donald Kasper 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 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 of 1 dated August 28, 2014, and Narrative dated August 28, 2014, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from the DEC, and any other approval needed for the Application; and
4. The As-built survey requirement has been waived by the Board.

RECORD OF VOTE

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

Public Hearing –Special Permit

Applicant: David Campanile
1786 Tamarack Trail
Skaneateles, NY 13152
Tax Map #062.-01-18.0

Present: Robert Eggleston, Architect

No one requested to have the public notice read. The Board has visited the site on September 6, 2014. The City of Syracuse Department of Water had no comments in their correspondence dated September 8, 2014.

Proposed is a masonry horseshoe shaped retaining wall surrounding the shoreline patio/pool that is 10' from the south property line and 14' from the north property line. The retaining wall will be 24' from the lake at the closest point. The drainage pipe will be extended to the lake as part of the construction. 160SF of slate will be removed to maintain the 75.9% open space.

Mr. Wickman suggested that the site plan be revised to reflect the drainage going to the lake. Member Winkelman commented that the proposed 160SF of open space is connected to other open space, which is appropriate rather than fracturing the open space.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Estes to declare this application to be a Type II action pursuant to section NYCRR617.5(c) (7) 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. 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 Chairman Tucker 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 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 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 of 2 dated September 8, 2014 and Site Plan 2 of 2 dated August 26, 2014, prepared by Robert O. Eggleston, Licensed Architect, be revised to reflect the drainage extension to the lake; and
3. That the Narrative dated August 28, 2014, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and
4. That an as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of all phases of the completed project within (60) days of completion of the project.

RECORD OF VOTE

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

Sketch Plan –Site Plan Review

Applicant: Theodore & Nancy Norman Property:
8665 Duarte Road 1990/1992 West Lake Rd
San Gabriel, CA 91775 Skaneateles, NY 13152
Tax Map #058.-01-17.1 & 17.2

Present: Robert Eggleston, Architect

The Normans’ have acquired the Maher property that was formed as an open space subdivision. The two waterfront properties at 1990 and 1992 West Lake Road have a 500’ long watercourse named Fisher Brook that is eroding the side banks. There has been a lot of erosion and has continued to erode the banks. Proposed is the stabilization of approximately 200SF of the bank of the watercourse for both properties and rebuilding the foundation of the footbridge. The DEC has requested revisions to the pending application to achieve a 30% slope to the banks as part of the remediation plan. Some of the eroded bank edges will be filled in. The footbridge on the south side is 4’ wide by 18’ long with a 10-foot span between the 4’ sold crib embankments. Quarried limestone check dams will be installed to slow the velocity of the storm water. The remediation effort is projected to commence during the low water levels in the lake during the winter. The Fish-Rotunno property directly to the south had put in a seawall and had stabilized the first 30-40’ of the stream bank.

Chairman Tucker inquired whether there would be any work done with the bridge near the cottage. Mr. Eggleston stated that that bridge is fine and no work needs to be completed; the bridge to the south is the one requiring remediation. Member Winkelman inquired on the elevation drop of the stream. Mr. Eggleston stated that the elevation at the road is 884’ and 872’ is the elevation at the end of the erosion issues. The elevation then drops to the lake line of 865’.02.

A site visit will be conducted on Saturday, October 25, 2014. Member Winkelman inquired on who designed the check dams. Mr. Eggleston stated that he and John Clark had done the research and came up with the design. The quarried rock was chosen as the check dams vary for 5’ to 10’ in width embedded into the sides of the bank. Mr. Wickman stated that there would be erosion by the check dams unless a spill block is also installed. Mr. Eggleston stated the he would give copies of the DEC details after the site visit to Mr. Wickman to review.

Member Winkelman asked for clarification on the impermeable surface coverage. Mr. Eggleston stated that in an open space subdivision, impermeable surface allowed is 20% of the lot, as the lot is required to have 80% open space. With the open space subdivision that was established, all three of the lots must maintain 10% impermeable surface coverage overall.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to continue the review on *Tuesday, November 18, 2014 at 7:30 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan –Special Permit

Applicant: Mark & Theresa Potenza Property:
4822 Manor Hill Drive 3125 East Lake Road
Syracuse, NY 13215 Skaneateles, NY 13152
Tax Map #040.-01-32.0

Present: Mark & Theresa Potenza, Applicants; Robert Eggleston, Architect

The proposal is to repair 83FT of the existing seawall on the north, rebuild and expand the shoreline deck and modify the shoreline grade with a planting berm. The seawall has been undermined by the lake washing the earth out from underneath the seawall causing erosion and the potential to compromise the wall in the future. A pressure treated wood plant facade is proposed with filter fabric behind and the void space behind the wall filled in with rock. The wood plank wall will be set 12” into the lake bottom with 8” to 12” rocks placed in front of the base of the wall to break the wave action.

A 6FT wide by 99FT long planting berm will be establish above the seawall and a French drain around the perimeter that will help to filter and pick up any water there. The planting berm will have a 4FT break for timber steps that lead to the existing temporary dock. Additional rocks will be added to the remaining 17FT of shoreline to reduce erosion.

The existing shoreline deck will be repaired with a proposed pergola addition. At the north end of the existing seawall are timber steps to the lake that will be replaced with 6FT wide modular masonry steps.

A 16’x20’ permeable patio and fire pit will be added within 50FT of the shoreline. The existing septic system located within 100FT of the lake line will be replaced with a new system located in the rear of the dwelling over 250FT from the lake line.

The impermeable surface coverage is 14.2% with no change proposed to the existing 14.2% coverage. A contribution of \$4,391.62 to the Town’s LDRA Fund would be made.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Winkelman to schedule a public hearing on ***Tuesday, November 18, 2014 at 7:35 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Amendment Request –Site Plan Review

Applicant William Miles Property:
860 Old Seneca Tpke Fennell Street
Skaneateles, NY Skaneateles, NY 13152
Tax Map #045.-03-01.0

Present: Robert Eggleston, Architect

The project had received approval for the seawall for bank stabilization along Skaneateles Creek, which was conditioned on receiving a DEC permit for work in the creek as the proposed quarry rock seawall was to be placed on the edge of the watercourse. DEC has advised that the 90FT quarry limestone rocks be placed five feet behind the Skaneateles Creek high water level so that

the erosion control measure could be installed now without a DEC permit. A revised site plan dated October 9, 2014 with a revised narrative dated October 9, 2014 was submitted.

After May 15, 2015, rip rap would be placed behind the quarry rock wall down to the creek bed for erosion control. The amendment will allowed the installation of the quarry rock immediately to prevent erosion from the spring thaw next year.

WHEREAS, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a Type II action pursuant to 6 NYCRR617.5(c)(6) and not subject by SEQR for further review

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chairman Mark Tucker, seconded by Member Scott Winkelman, and upon a vote thereon as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Modification Application and amends the Approving Resolution, with the Approving Resolution remaining in full force and effect according to its terms, with the following additional conditions:

1. That the Revised Site Plan dated October 9, 2014 and Narrative dated October 9, 2014, prepared by Licensed Architect, Robert O. Eggleston, be followed in all respects.

RECORD OF VOTE

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

Sketch Plan –Site Plan Review

Applicant:	Kohilo Wind	Property:	
	Derek Grassman		4563 Jordan Rd
	8 Route 31		Skaneateles, NY 13152
	Suite 1		Tax Map #018.-02-18.1
	Jordan, NY 13080		

Present: Derek Grassman, Tammy Simmons, Sean Zimmer, Kohilo Wind

A site plan dated September 29, 2014 was submitted reflecting the locations for parking, loading dock access, all buildings, and potential turbine sites. Mr. Grassman stated that there are several turbine sites located on the site plan and that they will have a better idea of where they would locate the turbines once they occupy the building. There will be permanent turbines to power the buildings and some locations that will become testing sites for research and development.

Chairman Tucker inquired if they have a narrative. Mr. Grassman stated that they have the originally submitted narratives. He continued stating that the only modifications to the narratives is that there will be no powder coating done at the facility and the location of retail for Lilypad Cosmetics will be relocated from the center of the building to the entrance from the parking area along Jordan Road. This will isolate the retail area from the Kohilo work site, with a hallway going to the Kohilo offices. There will be warehouse space in the 10,000SF building in the back. The light manufacturing will be where the cement floors are and the basement on the west side of the main building. The rest of the space will be storage and light assembly, all through the

front area on multiple levels as well as and the center area. There are twelve different sizes of wind systems.

Mr. Brodsky suggested that the narrative provide more detail indicating the number of employees, and the square footage for each of the processes, to demonstrate the relative intent of how the building will be used and function. Simplified floor plans for the various activities would be helpful for the board. Chairman Tucker stated that the number of employees projected would dictate the number of parking spaces needed. Mr. Grassman stated that the maximum number of employees working at the site would not exceed the maximum parking at the site. Chairman Tucker stated that a general plan indicating what activities will occupy what space should be submitted, and that the Board knows that this may change once the business is growing. Ms. Simmons stated that right now they have five employees; but could get a big box retailer order that would immediately change that with the change in the scope of work. Chairman Tucker stated that the narrative could reflect not just the minimum number of employees but the maximum that would work at the site.

Mr. Brodsky reiterated that the floor plans do not have to be professionally drafted. Member Southern inquired what type of retail would be in the building. Ms. Simmons stated that it would be Lilypad Cosmetics that are all natural cosmetics that are completely green. Member Kasper stated that the narrative should be revised to include the expected visitor traffic for the retail business.

Truck traffic should be included in the narrative as well. The proposed wind turbines would be regulated under 148-35K (34). Mr. Brodsky inquired whether the turbines would be sold at the site. Mr. Grassman stated that they are currently selling the wind turbines on line. Member Estes inquired if the turbines that will be used for testing fall under the regulations guidelines. Counsel Molnar stated that if the turbines were connected and operating for energy consumption for the building then it would be regulated. Mr. Brodsky stated that the site plan could differentiate the permanent wind turbines from the testing turbines that would not be installed on a permanent basis. Ms. Simmons stated that the permanent wind turbines could be made of clear materials.

Member Winkelman inquired on the status of purchase of the building. Mr. Grassman stated they have discovered that the septic system was installed 25 years ago and it is functioning properly. There is some water damage in the second building with the floors damaged. The company selling the building is not interested in winterizing it and they would like it occupied quickly. Ms. Simmons stated that they are waiting for this board to approve the change in use. Mr. Grassman stated they are doing their due diligence, as they do not want to own a building they may not be able to use. Chairman Tucker stated updated narratives and floor plans should be submitted for the next meeting. Chairman Tucker inquired on the impermeable surface coverage for the property. Mr. Brodsky stated that the site plan reflects 16%, and 60% is allowed in the IRO outside of the lake watershed. Chairman Tucker stated that if the application is to move forward, the additional information and revisions requested should be submitted 10 days prior to the meeting day, and that Mr. Brodsky is available to assist with any questions.

Discussion- Subdivision

Applicant	McCarthy 2014 Family Trust Property:
	PO Box 228
	Palm Beach, FL 33480
	1247 Longview Shores
	Skaneateles, NY 13152
	Tax Map #054.-01-08.1

Present: Margaret McCarthy, Applicants; Robert Eggleston, Architect

The two-lot subdivision approval was granted on August 19, 2014 with a condition that the modification of fire lanes 23 and 24 to a combined egress off fire lane 23 and ingress from fire lane 24 with the proposed crossover agreed by all parties of both fire lanes with easement rights. The Hoag property owners who own fire lane 23 providing easement rights to the properties off fire lane 23, was not in support of the proposal.

Mr. Eggleston stated that a variance might need to be required to add the additional lot to the private road. Historically, there has not been a problem with the existing five properties using the fire lane, and making it a compliant to the Town specifications of 66' width would be out of character for the area.

The two-lot subdivision was created for succession purposes and the proposed new lot will not be developed for approximately five years. The property was transferred from Margaret McCarthy to the McCarthy 2014 Family Trust. Mr. Brodsky stated that the fire lane is a common driveway and inquired on the number of lots on the fire lane. Mr. Eggleston stated that the Board had accepted it as a 33' width private road with six properties on it. Mr. Eggleston stated that putting in a 22' driveway path would be out of character of the rural neighborhood. Member Winkelman inquired about the direction of the comprehensive plan with roads. Mr. Eggleston stated that the focus would be away from the large developments with suburban streets, promoting conservation subdivisions in the lake watershed. Member Winkelman comments that the direction should be away from large subdivisions with wide streets, and the request for the maintenance of a 33' width road would probably be approved by the ZBA.

Mr. Brodsky inquired about the existing drainage issues that were discussed at prior meetings. Mr. Eggleston stated that they are proposing everything as before but without the cross over in the road and use of fire lane 23. The drainage issue is a natural ponding area that could be addressed in the future. Mr. Eggleston stated that the right of way was increased to 33' in width with the last subdivision granted. He continued stating that they are requesting a referral from the Planning Board for a variance from the Zoning Board of Appeals.

Counsel Molnar commented that in section 131-2(B) (12) [a], it states that all privately owned roads shall comply with the design and construction requirements for minor streets unless waived by the Planning Board. Section 131-2B (1) states that streets shall be compatible with the existing character of the rural area in which they are located. Section 131-4A states that the Planning Board may waive, when reasonable, any requirements or improvements for the approval, approval with modifications, or disapproval of subdivisions submitted for its approval. The Planning Board can make the determination of whether the fire lane is sufficient to support an additional lot and it does not need to be referred to the Zoning Board of Appeals. The Planning Board requested that an updated narrative addressing the need to maintain the 33' fire lane requesting a waiver.

Member Kasper inquired whether allowing the 33' width would become a safety issue, as there will be seven lots on the fire lane. Mr. Wickman stated that there are many roads in the Town that have more than seven lots on the fire lane that are narrower and there have not been any issues. Mr. Eggleston stated that there are only two year round properties on the fire lane with the rest of the properties seasonally used. Mr. Wickman suggested that an additional site visit

might be warranted to look at the road under the new proposal of keeping it 33' wide. A site visit will be conducted on Saturday October 25, 2014.

Discussion- Local Law C Abandonment

The Planning Board suggested modifications and recommends the proposed Local Law C of 2014, a Local Law Amending the Town Code of the Town of Skaneateles to define when an application before the Planning Board and Zoning Board of Appeals will be deemed to be abandoned, with the suggested modifications incorporated, be adopted by the Town Board. Accordingly, the Planning Board adopted the following:

WHEREFORE a motion was made by Member Joseph Southern and seconded by Member Elizabeth Estes, that the Town of Skaneateles Planning Board, it was **RESOLVED** to recommend adoption of Local Law C of 2014, a Local Law Amending the Town Code of the Town of Skaneateles to define when an application before the Planning Board and Zoning Board of Appeals will be deemed to be abandoned, with suggested modifications incorporated. The Board having been polled resulted in the unanimous affirmance of said motion.

Discussion – Local Law B Signing Code and Definitions

The Planning Board suggested modifications and recommends the proposed Local Law 2014-B, A Local Law Amending the Town Code of the Town of Skaneateles for Revisions to §148-56 Definitions, with the suggested modifications incorporated, be adopted by the Town Board. Accordingly, the Planning Board adopted the following:

WHEREFORE a motion was made by Member Joseph Southern and seconded by Member Donald Kasper, that the Town of Skaneateles Planning Board, it was **RESOLVED** to recommend adoption of Local Law 2014-B, A Local Law Amending the Town Code of the Town of Skaneateles for Revisions to §148-56 Definitions, with suggested modifications incorporated

. The Board having been polled resulted in the unanimous affirmance of said motion.

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 10:27 pm.

Respectfully Submitted,

Karen Barkdull

Karen Barkdull, Secretary/Clerk