

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
November 15, 2016**

Mark J. Tucker, Chairman
Joseph Southern
Donald Kasper
Scott Winkelman
Douglas Hamlin
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 7:30 p.m. The meeting minutes of October 18, 2016 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Kasper to approve the minutes as corrected. 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	Douglas Hamlin	[Yes]

Public Hearing-Special Permit/Site Plan Review

Applicant:	John & Reve Walsh	Property:
	PO Box 700306	3093 East Lake Road
	Wabasso, FL 32970	Skaneateles, NY 13152
		Tax Map #039.-01-02.0

Present: Andy Ramsgard, Architect; Debbie Williams, Representative

No one wished to have the public notice read. A site visit was conducted on October 29, 2016. The Onondaga County Planning Board commented that the NYSDOT requires a work permit for any work in the State right-of-way, and City of Syracuse Department of Water approval should be obtained prior to approving the application in their resolution dated November 2, 2016. The City of Syracuse Department of Water deferred comment pending OCDOH approval in their correspondence dated October 6, 2016.

A site section AA dated November 14, 2016 was submitted reflecting the proposed cut and fill for the project. The site plan shows a center of the lot cut to reflect the proposed existing elevation with the cut and fill calculations proposed for the project. The three major areas for

the cut is at the lake to create the flat grade at the waterfront, the area of cut for the foundation on the lake side of the dwelling and the pool, and a little cut on the front of the garage where the retaining wall is located. There will be a little fill around the proposed dwelling and then a balance of cut and fill in the area behind the proposed garage and former pool location. Overall on the site there is more cut than fill; however, some of the cut will be used as fill on site. The first floor elevation will be about three feet higher than the existing dwelling. The existing dwelling has the first floor elevation at grade and some of it is lower than grade where there was a sunken room. The increase in grade will allow a swale to be brought around and shed the water to the north side and open up into sheet action across the lawn, and along the driveway the sheet action flows along the driveway.

Chairman Tucker inquired about the amount of material that will be moved by the lake when it is being flattened out. Mr. Ramsgard commented that from the topo 882 does not change going down to the about fifty feet zone that will not change. Chairman Tucker inquired if the area will be terraced. Ms. Williams stated that the applicant would like to do a gradual slope so that it can be mowed. The cutaway plan dated October 18, 2016 reflects that gradual change by the lake. Mr. Camp commented that it is about three feet. Member Winkelman commented that there is evidence of some existing erosion along the existing seawall. He recommended that the drainage should be directed to the flat area. Ms. Williams stated that the plan will direct the stormwater to sheet over that flat area directed from the swales on the north and south sides of the house. Ms. Williams stated that the impermeable surface coverage will be reduced from the existing coverage. Mr. Ramsgard stated that the footprint of the dwelling is further away from the property line than the existing house. In addition, the existing asphalt around the house will be removed. The proposal will add 21 feet of additional green space along the side of the house. Ms. Williams commented that there would be less stormwater coming down the driveway with the proposed grass strip down the center of the driveway to provide collection and treatment of some of the stormwater.

Chairman Tucker inquired on the use of the flattened area in the former pool location. Ms. Williams stated that it would be a grassy play area. Mr. Camp stated that you usually see the erosion at the bottom of a driveway from stormwater runoff from the driveway. When the driveway is redone, it would be a good change to crown the driveway to mitigate the erosion.

Chairman Tucker inquired about the property line along the boathouse as the dock sits between the two boathouses. Mr. Ramsgard stated that the previous owners and the neighbors to the south, Jowaias, had modified the property boundary at the waterfront so that the property line beyond the shoreline follows the side of the Walsh boathouse. This allowed the Jowaias to have their boathouse on their property.

Chairman Tucker inquired if Mr. Camp needed any additional information. Mr. Camp stated that the extent of the work has not changed much from the prior plan.

WHEREFORE, a motion was made by Member Winkelman 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 Member Donald Kasper, 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/site plan review, 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 prior Planning Board Special permit/Site plan approving resolution dated June 21, 2016 is null and void; and
3. That \$11,962.75 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund prior to issuance of a building permit; and
4. That the Site Plan Z-1 and Z2 dated October 3, 2016, shoreline detail page 1 and 2 of 2 dated October 18, 2016, Section AA site plan detail dated November 14, 2016, and Narrative dated November 3, 2016, prepared by Andrew Ramsgard, Licensed Architect, be followed in all respects; and
5. That the Applicant shall obtain all necessary permits and approvals from the OCDOH, and any other jurisdiction or authority approval needed for the Application; and
6. That an as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of the 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	Douglas Hamlin	[Yes]

Public Hearing -Special Permit/Site Plan Review

Applicant:

Deborah Delaney
2796 West Lake Rd
Skaneateles, NY 13152
Tax Map #057.-01-10.2

Present: Andy Ramsgard, Architect

No one wished to have the public notice read. A site visit was conducted on October 1, 2016.

The City of Syracuse Department of Water commented that the mean high water elevation should be identified and marked to ensure all site work remains above the elevation in their correspondence dated September 23, 2016.

There have been no changes from the last review in October. The application is for the relocation of the shoreline steps and installation of new landscaping with limestone boulder retaining walls. Chairman Tucker inquired if Mr. Camp had additional comments. Mr. Camp inquired if material will be removed from the site. Mr. Ramsgard stated that they would be removing material to accommodate the limestone blocks and that the soils would just be pushed around and reutilized.

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 Member Joseph Southern, 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 review Application, with standard conditions and with the following conditions:

1. That the Special Permit/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 site plan Z1 dated September 16, 2016, site plan Z2 dated October 7, 2016, 2016 with narrative dated September 16, 2016, prepared by Andrew Ramsgard, Licensed Architect be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from interested agencies, 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	Douglas Hamlin	[Yes]

Extension Request-Lot Line Adjustment

Applicant: Geoffrey Pitman
4476 Vinegar Hill Rd
Skaneateles, NY 13152

Property:
4476/4472 Vinegar Hill Road
Skaneateles, NY 13152
Tax Map #023.-03-16.2 & 023.-03-16.1

Present: Geoffrey Pitman, Applicant

Mr. Pitman explained that they have run into some un-anticipated delays with the drafting of the new deed paperwork for the County and expects to file the lot line adjustment in the next 45 days. The sixty-two day filing period has expired and he is requesting more time to complete the filing. Member Southern recommended that the approval be granted an additional sixty-two days extension.

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, not subject to further SEQRA review.

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

1. That all conditions of the June 21, 2016 resolution remain in full effect except as amended hereby; and
2. That the Lot Line Adjustment Approval is extended for an additional sixty-two(62) days.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Douglas Hamlin	[Yes]

Chairman Tucker recused himself as he has easement rights on the applicant’s property.

Amendment Request

Applicant: John Teixeira
3029 East Lake Rd
Skaneateles, NY 13152

Property:
2763 East Lake Rd
Skaneateles, NY
Tax Map #038.-01-25.0

The applicant is proposing modification of the approved site plan of April 19, 2016. He would like add 195SF of permeable walkways and a 200SF permeable patio to the two dwellings on the property. The proposal will reduce the open space on the lot from 82% to 80%. The addition of the permeable pavers will not affect the variances or impermeable surface coverage of the lot. The addition of the permeable sidewalk and patio requires site plan review by the Planning Board.

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 single family residential project, not subject to further SEQRA review.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Douglas Hamlin 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/site plan approval amendment, with the following conditions:

1. That site plan Z-1.1 with revision dates of November 9, 2016, prepared by Andrew Ramsgard, Licensed Architect be followed in all respects; and
2. Except as modified hereby, the conditions set forth in the Approving Resolution remain in full force and effect.

RECORD OF VOTE

Chair	Mark J. Tucker	[Recused]
Vice Chair	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Douglas Hamlin	[Yes]

Chairman Tucker returned to the Board.

Public Hearing-Special Permit/Site Plan Review

Applicant: Rebecca Anderson
645 West Genesee St LLC
645 West Genesee St
Skaneateles, NY 13152
Tax Map #047.-01-39.2

Present: Rebecca Anderson, Applicant; Robert Eggleston, Architect

No one wished to have the public notice read. A site visit was conducted on October 29, 2016. The Onondaga County Planning Board stated that the proposal must have OCDOH approval prior to approving the site plan or issuance of a building permit in their resolution dated November 2, 2016.

The proposed project is for a 1654SF addition to the existing dental office, with eight operatories and six hygienists, improve the lab area and provide office a breakroom space. The original plan was for five full time dentists; the plans have been modified, as there are two full time and two part time dentist on staff that will increase to a maximum of four full time dentists. The site plan and narrative dated November 9, 2016, have been revised to reflect the proposed changes. The existing pole barn will be removed and parking will be modified to accommodate the additional dentist.

The existing septic tanks are located behind the building and will be relocated to be behind the addition. The OCDOH approval is pending, and any suggested modifications to the system will be incorporated.

Chairman Tucker inquired if the project is supplied by public water, and if approval was obtained from the Town. Mr. Eggleston confirmed that they applicant has public water, are entitled to public water and the building is not sprinklered. He continued stating that there will be no noticeable difference in the water use. During the discussion of the septic system, a comment was made that the office has a water-cooled machine that allegedly uses twenty gallons of water per hour. It is an old piece of equipment that will be replaced. Ms. Anderson commented that the replacement equipment was just ordered that utilizes a waterless pump, which will decrease their water usage. She continued stating that all of the water they use in their operatories is bottled distilled water. The public water would be used for washing hands and cleaning. Ms. Anderson commented that the new pump will arrive November 30, 2016.

Chairman Tucker reminded the applicant that OCDOH approval must be obtained. Counsel Molnar stated that SOCPA resolution suggests that the Town must ensure that the applicant has receive acceptance or approval from the OCDOH for any existing or proposed septic system to service this property prior to approving the site plan or issuance of a building permit. Taking their lead, he recommended that it be a condition prior to the issuance of a building permit to implement the application if approved.

WHEREFORE, a motion was made by Member Winkelman 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 Member Scott Winkelman, seconded by Member Joseph Southern, and upon a vote thereon as recorded below, the Town of Skaneateles Planning Board **APPROVES** amendment of the Approving Resolutions, with the following conditions:

1. That the Site Plan 1 of 1 dated November 9, 2016, Floor plan 1 Of 1 dated August 16, 2016, and Narrative with construction sequence dated November 9, 2016, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and
2. That the Applicant shall obtain all necessary permits and approvals from the OCDOH, and any other approval needed for the Application; and
3. That verification of conformance of completed project be certified by Robert O. Eggleston, Licensed Architect, within (60) days of completion of the project with verification submitted to the Town; and
4. Except as modified hereby, the conditions set forth in the Approving Resolutions remain in full force and effect.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Douglas Hamlin	[Yes]

Sketch Plan-Minor Site Plan Review

Applicant:	Rick & Debbie Moscarito	Property: 1813 Russells Landing
	120 Madison St	Tax parcel #063.-03-13.0
	Chittenango, NY 13037	Skaneateles, New York 13152

Present: Robert Eggleston, Architect

The applicant has a contract to purchase the property at 1813 Russells Landing that has received prior approval in 2000 and 2010 for development of a single-family dwelling; however, both approvals had lapsed. In 2016, the Zoning Board of Appeals had reviewed the 2010 approval again and had denied that variance request due to a lack of information provided to the Board.

A smaller dwelling is being proposed that has eliminated one of the variances requested. The Zoning Board of Appeals is reviewing the application that is requesting variances for a watercourse setback, lake yard setback and construction of a dwelling in slopes greater than 30%. The red line shown on the site plan indicates where the slopes are at 30% or greater. The dwelling will be located in an area that is up to 36% slopes.

The location of the dwelling is affected by the number of easements on the parcel. A basement is proposed for the dwelling that will have living space. An electric line is located behind the proposed dwelling making a second story option to the dwelling less ideal than a one story dwelling that would be built into the slopes. The excavation of 245CY, for the construction of the dwelling can be accomplished from the flat area above reducing the amount of disturbance. A traditional foundation would remove more than twice the amount of soils for the foundation.

If a cottage on piers was proposed, then water could be able to go under the house and be subject to erosion since it is on the slope. The proposed basement walls will act as retaining walls and will protect the slopes.

The neighbor to the north has stormwater from his driveway that flows onto this property causing some erosion on the lot. Included in the proposal is a stormwater management plan that will direct the stormwater from the driveway to a raingarden that would then drain through a six-inch drainpipe, to over the bank to spill on some rocks behind the lake line.

The farmer behind the lot has a detention pond to control farm runoff that feeds into the existing watercourse. Over the last 10-15 years, the watercourse has suffered from erosion, and proposed they will line the sides of the watercourse with filter fabric and stone rock to stop the erosion from the bio-retention pond above. The center of the watercourse is bedrock and not displaying erosion. The roof gutters from the house will be directly to the watercourse to prevent erosion of the slopes.

The October 17, 2016 site plan reflects the pump chamber and septic tank located directly under the overhead lines, and they will be relocated outside of the overhead lines, with the shed shifted over to accommodate. The Zoning Board of Appeals has scheduled a site visit this Saturday, November 19, 2016.

Chairman Tucker inquired about the septic fields located in the right-of-way. Mr. Eggleston stated that the right-of-way is a non-functioning right-of-way when there was a new right-of-way that was brought in to replace it, and that OCDOH had approved the septic system. Member Winkelman inquired about the proposed Elgen system. Mr. Eggleston stated that the Elgen system uses a woven fabric, which is a more efficient systems than stone and designed for tight spots and small systems. This is the same type of system that was used at the Ross property located north on Russells Landing.

Mr. Camp requested details for the improvements on the neighbor's property and for the proposed watercourse improvements. Mr. Eggleston commented that they are working on the plans for submission to the Town. Member Winkelman inquired how this site is buildable with the easements, slopes and proximity to the lake. Mr. Eggleston commented that it is a challenging site that has to be looked at carefully. The lot was established years ago and has been taxed as an expensive building lot for many years.

Member Southern commented that the lot is heavily wooded and inquired how will the surface of the land be stabilized. Mr. Eggleston stated that there will be minimal disturbance where the house is and ten feet around the dwelling. The stairs will be precision cut built into the grade down to the lake constructed of pressure treated timber and pea stone. That will also be the area where the waterline will come up; everything will be concentrated in one area to control disturbance. The construction sequence reflects that they will utilize jute mesh, mulching, and planting in the disturbed areas. Member Southern inquired about the rest of the lot. Mr. Eggleston confirmed that it would stay wooded and not disturbed, with some trimming of the trees to allow for lake views.

Member Southern requested confirmation that there will be no stormwater runoff from the roof. Mr. Eggleston stated that all of the stormwater will be directed to the watercourse. Mr. Eggleston continued stating that the 2010 approval had excavation for a patio on the lakeside of the dwelling; however, the new site plan reflects a deck so that the grade is not disturbed.

Member Southern inquired about the plan for bank stability in the location of the proposed bridge to the stair tower. The bridge will be secured at the top of the bank with a beam set 3 feet back with a 3-4 foot cantilever, and then the bridge will go to the tower. The prior plans had a set of stairs that was alongside of the bank, which would rely on the bank for support. If there is any rock fall it would ruin the stairs, as you are relying on the anchoring into the bank. The shoreline will have a dock with pilings into the bottom of the lake that will support the stair tower so there will be much less impact to the bank. Before the 2010, approval there was a major rock out break and Mr. Eggleston theorized that the next rock outbreak would be further north of the bridge and stairs.

Chairman Tucker inquired on the installation of the water line. Mr. Eggleston stated that it will be trenched along the stairs with a heated line. Member Hamlin inquired on the rain garden. Mr. Eggleston clarified that the rain garden will service the neighbor's runoff so that it would not continue to erode the applicant's lot. A site visit will be conducted in tandem with the ZBA on November 19, 2016.

Public Hearing-Subdivision/Lot Line Adjustment

Applicant:

Russel Zechman
PO Box 9
Skaneateles, NY 13152

Property:
3741 Fisher Rd
Skaneateles, NY 13152
Tax Map #033.-04-14.0 & 12.0

Present: Robert Eggleston, Architect

No one wished to have the public notice read. Site visits were conducted on May 30, 2015 and October 1, 2016. The Onondaga County Planning Board stated that OCDOH must approve all proposed septic systems, and commented the OCDOT advised that no future access to New Seneca Turnpike will be permitted in their resolution dated November 2, 2016.

At the last Planning Board meeting, information was requested regarding the adequacy of Town water for the proposed lots. Mr. Wellington had provided a letter dated October 19, 2016 stating the there is adequate water pressure and flow for the three additional homes. OCDOH is reviewing the septic plans for lots B1 and B2; lot B3 is being designed. There is currently public water on Fisher Road and proposed is the waterline along the driveway with a fire hydrant locate 400-500 feet from Fisher Road at the end of the public water line. The water line and easement will be dedicated to the Town once installed. Each of the dwellings will have their waterlines coming off the dedicated water line. Other utilities will be brought in along the same trench area. He continued stating the OCDOH will not allow a private common waterline that would service more than one dwelling. It is more efficient to have one public line with a fire hydrant than running three private lines from Fisher Road. Mr. Camp commented that the site plan reflects where the logical place is for the end of the public water line.

Mr. Camp stated that the outflow of the ponds should maintain their outflows. A culvert under the end of the road is recommended to allow the outflow to continue to flow north. Chairman Tucker inquired whether the ponds will need to be addressed further with the proposed increase in impermeable surface with the development of the lots and driveway. Mr. Camp stated that he has reviewed the proposed and the area that will be disturbed will be less than one acre not requiring a DEC permit; however, the Town could ask for a stormwater plan that would create a point discharge that does not exist today. He recommended that stormwater plans use the existing features to manage the drainage.

Chairman Tucker stated that the Board will need to conduct a SEQR review of the project prior to the opening of the public hearing. He continued stating that the SEQR determination can be modified by the Board based on public comment received.

At this time Counsel Molnar recommended to the Board that the application be an Unlisted Action and reviewed the short form SEQR with the Board. In evaluating, each of the criteria set forth in Part II:

Part II	No or small impact	Moderate to Large impact
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulation? The proposal does not conflict with the Comprehensive Plan. Single Family lots are permitted by the zoning code in the IRO district, and this lot is	No	

surrounded by residential lots.		
2. Will the proposed action result in a change in the use or intensity of use of land? This Open Space Subdivision will leave 5.2 acres of reserved open space.	small	
3. Will the proposed action impair the character or quality of the existing community?	No	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a CEA?	No	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	No	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	No	
7. Will the proposed action impact existing public/private water supplies and/or public/private wastewater treatment utilities?	No	
8. Will the proposed action impair the character or quality of important historic, archeological, architectural or aesthetic resources?	No	
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, water bodies, groundwater, air quality, flora and fauna)? The proposal will protect the woodlands.	No	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? Less is more likely as the proposal will utilize the existing ponds.	NO/Small	
11. Will the proposed action create a hazard to environmental or human health?	No	

WHEREFORE, a motion was made by Member Southern and seconded by Member Winkelman, the Board declared this application to be an Unlisted Action, and after review of the SEQR short environmental assessment form and determined that the proposed action will not result in any significant adverse environmental impacts.

Mr. Eggleston recapped the project for the audience prior to the opening of the public hearing.

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.

Devin Debartelo, 1640 New Seneca Turnpike, inquired as the private driveway will have a public water line down it, what is the amount of road frontage required for a lot to have public water, and what the specifications are of the proposed driveway.

Chairman Tucker: As this would be a shared driveway, there is no requirement for road frontage.

Devin Debartelo: Everyone else had their water down at the road and it does not run down their driveway. All of the yards behind the proposed B1 and B2 lot are wet all of the time. Where will the drainage from the septic and the houses on these lot going to go.

Chairman Tucker: That is something we will look at and consult with the engineer.

Member Winkelman: Do you see the water sheeting off of the property or is it a low spot.

Devin Debartelo: I do not walk in everyone else's yard but that this area is all water and swamp. My septic tank is pumped every year because the ground is so bad. I have a French drain around the entire yard to disperse the water. The gas line splits my property and my neighbors. I know there will not be any building there but all the water runs downhill and will be focused there or another area.

Tom Hancock, 1651 New Seneca Turnpike: I have lived there for 48 years and have seen the pond(north pond) create havoc for the whole neighborhood. It has not affected me but has

affected the people who live there constantly. It overflows, it breaches. I helped Eddie Roberts create a water path so that water did not run through his basement. The contours of the land outside of the subdivision need to be studied.

Don Buff, 3749 Fisher Rd: I have been there since 1973, Eddie Roberts's property has water coming directly off the pond onto his property. There is poor drainage behind my house and there is always water. I am worried about it being environmentally okay with the proposed septic system that will drain into the neighbor's lots below. Where is the power line that will be coming in, as I do not want it on my property. I do not know how the land got a perc test even with this summer being dry.

Mr. Eggleston: It will be underground.

Kathy Whipple, 1642 New Seneca Turnpike: Our backyard is wet all summer long and when it rains, it lays on top of the back half of our lawn.

Member Winkelman: Where is the water coming from and where is it going. Are there roadside ditches in front of your house.

Kathy Whipple, 1642 New Seneca Turnpike: There is a ditch between the next property, and us and it drains out. We have drains in the ground that drain out to the ditch shooting out in a steady stream. The back is flat and does not drain out.

Bill Whipple, 1642 New Seneca Turnpike: We have a septic system that filled up this year from ground water and it had to be pumped out. We had it pumped last year. The water sheets off the back of all of those lots. B1 and B2. The people are getting all of the water that comes down to a gully between the Delaney property and ours. It is full, if you get any kind of rain, the pond fills up.

Robin DeLaney, 1638 New Seneca Turnpike: The north pond has caused tremendous problems with the garage flooded four to five times based on the pond. The pond needs to be filled in or drained.

Member Winkelman: Or maybe a control structure to have more retention ability.

Robin DeLaney: No, right now, the water is down and it is nothing more than a mosquito catcher. When there is heavy rain or heavy snow the pond fills up and runs right over the top onto my property.

Member Winkelman: So if it were filled in water would come your way anyways.

Robin DeLaney: Then you could ditch it down the road.

Don Buff, 3749 Fisher Rd: When you talk about water, the southern pond was small when Ned Brown owned the property. When Trabold owned it he created a larger pond for the ducks. We had to tow his tractor out of there because every little bit he took out the water filled in the pond doubled because he was playing.

Tom Hancock, 1651 New Seneca Turnpike: That is why the contours need to be studied outside of the site because the ponds do not contain the water and floods the entire area. It is full of

springs in the entire area. Manor Heights have flooding because of springs in the area that are keeping the yards wet.

Robb Coville, 3750 Fisher Rd: I live across the proposed driveway. There has to be springs all over in the area as when our addition was put in, and we are located downhill, the Town came out to make sure there was no leak in the waterline. Water kept coming out even though it was dry, and we had installed four to five runs out towards the back of my property. The house next to me never passed perc tests for ten years and was able to perc it one dry year to be able to build a house on the tiny lot. My lot extends behind theirs and it is constantly wet there since the house was built. The other issue there is, is that there is an apartment back on the property and the proposed driveway is more like a road. When I bought my property, I did not buy it to have a T-intersection across from me with headlights constantly pointing at my house. It will not be like a driveway with a car coming in and backing out. It will be a road with headlights shining down the whole time the cars are driving down. Now that there will be three more houses there with families and kids, you will wind up with 12-15 cars coming and going on this road. I believe it is a traffic disturbance. For the environmental review, for this area this type of disturbance will increase the traffic with three more homes. You can call it a driveway but it is a road.

Mike Len, 3761 Fisher Rd: I live on the corner. I understand that the subdivision with open space is allowed but we moved here not to have houses right behind us, not to have the high density. The two-acre lot density is a good idea, however, I disagree with all of this and think it is an impact on our quality of life. The conservation area is private land so that I do not have access to it or benefit from it. For me it does no good as being conservation land and open space. I would like the two acre minimums set forth and see no reason to deviate from it. The increase traffic certainly does not excite me either; it all seems negative.

Rich Murdoch, 3735 Fisher Rd: My concern is the water pipe that goes to the back hangar that goes to the apartment. My definition of a hangar is a non-livable structure.. My concern with the existing water line to the apartment, that if the subdivision moves forward and a new waterline is installed, that the existing water line for the apartment be removed from my property with no easement and no right of way. The existing water line was done before Ross bought his property and before I owned the property. My second concern is the hangar with an apartment in it. I do not believe it ever had a certificate of occupancy and I am not sure there is any septic system on it.

David Peese, 1650 New Seneca Turnpike: Again, my question will be whether this will pass a perc test. It could have passed this summer because it did not rain, but it has not been dry like it has this summer in the last 30 years. There is water that literally runs across the property. Anybody down stream of it gets the brunt of it. You have the open space, it is public or private, and does it have public access to it.

Chairman Tucker: That is privately owned, that is the way it is done in an open space subdivision where it could be owned collectively by the property owners or by one property owner.

Peter Nicolson, 3755 Fisher Rd: Could you review the details on the sufficiency of the water supply. What is the pressure and how have they determined sufficient water. I do know the pressure at the fire hydrant and it is only 40 psi. When it goes from the main supply to my house, I got down to 41 psi, and if you tap in with another line what are we going to do. When the fire

department has done drills and they pump in those fire hydrants, we cannot get water out of our pipes. I would like to review those requirements of what the water department has said.

Chairman Tucker: We asked for the Water department input on any subdivisions where public water is available. If they say yes, then we follow their word.

Peter Nicholson: Based on what fact.

John Camp: I have two letters here, one dated July 21, 2014 from C&S Engineers that conducted a fire flow test

Mary Jo Nicholson, 3755 Fisher Rd: What was the number

John Camp: 53-psi static pressure, fire flow 750 gallons per minute.

Mary Jo Nicholson, 3755 Fisher Rd: We have had that tested on our line because we had an addition on our house and it is nowhere near that number. Where they are getting that number I am not quite sure.

John Camp: This was a result of a fire flow test conducted by a licensed professional engineer representing the Town.

Mary Jo Nicholson, 3755 Fisher Rd: We also had a professional engineer do our as well.

John Camp: If you have documentation we would be happy to look at it.

Member Winkelman: C&S numbers are 53 psi

John Camp: Static pressure 53 psi, fire flow 750 gallons per minute. Sorry that was for Windward Estates. Manor Heights 38 psi, fire flow 365 gallons per minute. Does that align more with the results you have.

Peter. Nicholson, 3755 Fisher Rd: Yes, which is extremely low.

Mary Jo Nicholson: If there is another line on that then you will have major issues. Sunday, if the fire department is doing drill, you virtually have no pressure.

John Camp: If you have any documentation, please provide it to us to review.

Member Winkelman: What year was it done.

Peter Nicholson: 2010

John Camp: Since that time there have been improvements made to the Village distribution system on East Street. This letter has a photo of a pipe that was in the ground that was replaced. This was an eight-inch pipe that was replaced with a cement lined twelve-inch pipe that will not tuberculate in the future. These results were taken after those improvements were made.

Mary Jo Nicholson: Our pressure has not changed since the improvements.

Peter Nicholson: How can you call a hammerhead driveway like this not a road. Can you show us where there are others.

Chairman Tucker: There are definitions in the zoning. There are others around in the Town.

Member Winkelman: If it is over four residences then it is a road.

Chairman Tucker: You have to make it to road standards.

Peter Nicholson: Wouldn't that apartment make it the fourth residence.

Mr. Eggleston: Yes, that is why there is a proposed three-lot subdivision instead of a four-lot subdivision.

Robb Coville, 3750 Fisher Rd: There are five using that shared driveway. He comes in and will pull in to lot A using the shared driveway.

Mr. Eggleston: Russ has his own separate entrance off Fisher Road.

Robb Coville: It shows on the plan that there is an entrance off of the shared driveway. Is the lot requirement two acres and the plan suggests these smaller lots with conservation areas. Is there zoning and a suggestion.

Chairman Tucker; It is encouraged to do these open space subdivisions, and all of the planners coming into the Town when the zoning is being changed, that is what they want. That's what the people want so that you get more open space areas instead of everything spread out.

Robb Coville: What is zoning there now.

Howard Brodsky: It is half acre with public water.

Robb Coville: So across the road where I have almost three acres, I asked about building next to mine a smaller house for my kids to take the bigger house, and I was told that I couldn't.

Chairman Tucker; You still have to have the four acres for where you are. So that you could develop it with one third and have an open space subdivision.

Mr. Eggleston: We are following the zoning law that is in place today. The open space subdivision is encouraged over a conventional subdivision and why waste a part of the lot. He has more land than any of you. We are required to have two-acre density, and we have two and a half acre density, if you take the eight acres divided by three lots. It is a more conservative way of not wasting land but putting land into permanent open space that no one can develop in the future.

Mike Len: It doesn't do us any good. It hurts our quality of life.

Don Buff, 3749 Fisher Rd: What are the Town required dimensions of a road.

Mr. Eggleston: 66 foot right of way with a 20-foot drive path. This is not required here as there are four or less dwellings using the shared driveway.

Carla Callahan, 1644 New Seneca Turnpike, wrote a letter stating that she would like to register her concern over the drainage for the homes planned at the back of my property. I know the homes that abut the back of New Seneca Turnpike homes require raise bed septic systems and I am concerned about any runoff that will drain onto my property, which is already very damp. Obviously, I am not thrilled to hear about this development and I trust this will not have a negative impact on my property or those of the existing neighbors.

Mary Jo Nicholson: Could you explain how the leach fields and drainage system will work out.

Mr. Eggleston: According to the contours the general flow is this way. The very end hooks back and most of the areas drain into the north pond. There is a natural ditch that drains into the pond then flows west. northwest. The perc tests were not done this summer but was done in the fall. He received percs and these are shallow systems with the perc in the top twelve inches, with an additional twelve inches put on top. There is an intercept drains that runs around this to take any water that comes down the hill. There will be a ditch that would be put alongside of the driveway to keep it dry and bring it down with the ditch coming around and towards the pond. Listening to the comments it is also possible to take this ditch and add a culvert to extend the drainage further and avoid the pond. The septic plan for lot B3 also is a built up system with an intercept drain around it.

Janet DeLaney, 1638 New Seneca Turnpike: That pond does not have an outlet. It overflows on top of our yard and is very wet. There are ditches dug that actually bring water to it that Trabold did. That pond is as deep as a bulldozer. Its four to five feet deep. The other ponds are shallow.

Don Buff, 3749 Fisher Rd: On the drainage of this pond, and I have mowed this land, and I don't know of any drainage that goes this way. My assumption is that it drains underneath the runway.

Chairman Tucker: I would like to suggest that we keep the public hearing open.

Mr. Eggleston: Relative to this waterline location, one of the benefits to this line is that it will be very easy to pull a proper waterline off it and the existing waterline could be abandoned. Based on the comments relative to the drainage from the neighbors, I would like to take some time to do a drainage study in this area to come up with a solution that might improve the drainage situation or not make it any worse. Our requirement is to not make it any worse and what is there is there.

Chairman Tucker: We have walked this property and I would like to go out again.

Peter Nicholson, 3755 Fisher Rd: When you do your study can you go out to the Nicholson and Buff area because that is where it is wet. You sink down.

Mary Jo Nicholson, 3755 Fisher Rd: That back lot is wet year around. There is a ditch that is there since I was a kid and it has never changed.

Member Winkelman: Which way is that water flowing, northward, so that is the top of the hill. The other side of Fisher Road drains to the east and the west side.

Peter Nicholson, 3755 Fisher Rd: No, right where are property is, it crowns so our driveway takes a deep drop off towards Fisher Road, with the back yard flowing to the northwest.

Tom Hancock, 1651 New Seneca Turnpike: It flows to the northwest, that's why I say that you have to study the contours outside the scope of the site.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Kasper to continue the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

The Board determined that an additional site visit was warranted and will be conducted on Saturday, November 19, 2016.

Continued Review-Major Special Permit/Site Plan Review/Lot Line Adjustment

Applicant	Finger Lakes Luxury Homes, Inc. Rick & Debbie Moscarito 120 Madison St Chittenango, NY 13037	Property: 1601 East Genesee St Skaneateles, NY 13152 Tax Map #032.-03-17.1 & 032.-03-17.2
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Present: Robert Eggleston, Architect; Peter Simpson, RZ Engineering;

The archeological study has been completed and SHPPO has found no evidence requiring further investigation of the site in their memorandum dated November 14, 2016. Engineering plans dated November 4, 2016 have been submitted. Page C2 reflects the drainage plan pre and post construction. There were areas determined where standing water occurred and they were chosen as the bio-retention areas for stormwater management. The bio retention facility is in the southwest corner of the property. The existing two entrances have been reduced to one entrance located to the west.

The septic field is located in the front of the property with the 100% expansion area located in the northwest of the property. OCDOH is reviewing the proposed septic plan for the property. The drainage from the front of the lodge is being directed with roof leaders into a storm system that comes along the front area. There are some dry wells incorporated into the structures within the pavement area to provide additional storage and treatment prior to getting into the bio-retention area. The bio-retention area will be directed to a swale that is cut along the eastern end of the property. There is an existing general drainage way that would have cut through Skan-Ellus property that has been redirected to keep the drainage on the property that will spill into the pocket pond for additional treatment.

The project will be phased to keep disturbance under five acres. The determination of each phase is still under review. The pocket pond has a connection for the back half of the annex and lodge buildings. All of this drainage will go into a drainage pipe that will be extended under the gravel driveways to the back property and go into the pocket pond's four bay which has been sized appropriately for DEC standards. Due to the nature of the drainage at the rear of the property there was some challenge to incorporate green infrastructure which works best with A and B soils that are not at this site. There will be roof areas that will be disconnected, a green practice, where they will sheet drain and be picked up by a pea gravel strip that runs along the gravel driveway that will be directed at positive pitch drainage to get into the four bays and then outlet to the major pond.

Also provided to augment the fire flows is a dry hydrant connection in addition to the hydrant located at the roadside of the property. With both sources we have met the radius flow for fire protection of less than 400 LF. The dry hydrant will utilize the pocket pond for fire protection. Member Winkelman inquired how a pocket pond is defined. Mr. Simpson stated that a pocket pond has two parts to it, bottom portion below the aquatic bench that is always full of water, and the upper portion which will rise and fall based on rainfall. It is designed to manage a 100-year rain event. There is an outlet that is provided at the water quality level to manage the water levels. Mr. Camp commented that the elevations of the larger pond and the pocket pond are about the same. Mr. Simpson stated that a dry hydrant functions by pulling water from a level point which the pocket pond will have.

Disturbance within the 100FT wetlands buffer has been limited, although there is a little portion of the driveway that cuts through there which provides access to the final thirteenth cottage. Chairman Tucker commented that a substantial amount of trees will be removed. Mr. Simpson stated that the trees that will be removed are not necessarily healthy or mature. Most of the healthy trees are around the boundary. Mr. Eggleston stated that the buffer area will be virtually untouched, and with the development of the cottages and roads they will be able to plant back trees in the area.

Member Winkelman inquired about the proposed septic system for the project. Mr. Simpson stated that they are Elgin units that consist of a mat of interwoven geo-textile fabric that provides additional surface area. Member Winkelman inquired if the system will be above ground or at grade. Mr. Simpson stated that the perc tests were good in the area that the system will be in-ground as the deep testing proved good sandy/gravel mixture. Member Winkelman inquired if the original plan had the expansion area up front as well. Mr. Eggleston stated yes, but now it is located towards the back. Member Winkelman commented regarding the view from the road and would love to have street trees. Mr. Eggleston stated that street trees are not possible due to the overhead wires, however, they could put lower landscape materials that wouldn't interfere with the wires. Mr. Simpson stated that the C4 plan is conceptual at this point and will have further development. Member Winkelman stated that little trees and big landscaping doesn't cut it. Mr. Simpson stated that there is space for a buffer between the proposed parking and the septic field, and space to buffer between the sidewalk and the property line. Mr. Eggleston commented that the street trees have to be beyond the overhead wires and away from the leach field, but they are looking to do trees where they can. Member Winkelman stated that it is pretty common for street trees and that's why there is a 150FT setback so you can screen and put trees. That is the entrance to the Village on Route 20 and it would be nice to have big trees. It is called for in all of our plans. He continued inquiring if the leach fields could be moved back. Mr. Eggleston commented that the fields could not be placed in the former driveway location. Member Winkelman inquired if the leach fields have to be that big. Mr. Simpson commented that the fields are actually small.

The pond that is provided is larger than it needs to be and will be a water feature for the property. Chairman Tucker commented that the area for the pond is wet and wet behind Skan-Ellus. Mr. Simpson stated that they will not cut off access to the area for Skan-Ellus and will be probably improving their drainage in the area.

Member Winkelman inquired on the total acreage of the property. Mr. Simpson stated that it is 43 acres for the main parcel. Member Winkelman stated that it is almost like there is a clustered development on the property and inquired what the plans are for the north end of the property.

Mr. Eggleston stated that from a zoning standpoint it is disconnected, which could be a big benefit because you wouldn't be able to go back there. Member Winkelman stated that he sees that as an extension of the existing conservation easement since there is so much going on down here. He continued stating that he would like to see the woodlands and wetlands put into conservation. Mr. Brodsky inquired if the 5.19% impermeable surface coverage is still correct and commented that the property is allowed up to 30% due to its location in the IRO district. Mr. Eggleston confirmed that the number is still correct.

Member Hamlin confirms that there is only one access point to the property. Mr. Eggleston confirmed that there is one driveway to the property. The property line along the west of the property is close to the wetlands and a driveway would have to cross the 100FT buffer to gain access to the northern portion of the property. Mr. Camp inquired if additional feedback has been received from NYSDOT. Mr. Simpson stated that he did submit a proposed stop sign request. Mr. Eggleston stated that they have filled out the first request and they gave an affirmative nod, the second request has been submitted. Mr. Brodsky commented that they generally like a single access that is further from the intersection. Mr. Simpson stated that they adjusted the entrance to the driveway so that there is a straight approach rather than at the existing angle.

Mr. Eggleston stated that at the December meeting they will have the prepared lighting plan with photometric analysis. The lighting will utilize LED and will be night sky compliant. There will be low bollards for the active walk paths, and light packs on the wall for patio areas and walkway. The paths on the outer rings would not be lit. There may be a boardwalk across the wetlands. Mr. Eggleston inquired if the eastern gateway committee has considered who would be responsible for the maintenance of the street sidewalks. Mr. Camp inquired who clears the snow on the western gateway sidewalks. Member Southern commented that no one does. Mr. Eggleston stated that the individual property owners are clearing it.

Member Hamlin inquired about the proposed restaurant as once it is operating, will it serve just the guests of the property or will it serve the public. Mr. Eggleston stated that they are not looking for commuter breakfast traffic, and it will probably be a moderate level restaurant. Member Hamlin commented that the restaurant could generate more traffic and parking.

Mr. Camp stated that the water pressure needs to be addressed further, especially since the OCDOH has gotten involved. C&S did an existing to proposed condition analysis where we looked at the service now and the fire flow conditions post project, and did not find any appreciable difference. The OCDOH is asking a much different question. The OCDOH is asking if the existing system is up to standard. I have a request into the Village for additional information so that we can verify. He continued stating that he does not know what the results will be. He recommended that a public hearing not be scheduled until it is resolved. Member Kasper recommended consideration for a public information meeting. Counsel Molnar stated that a public hearing cannot be conducted until SEQR is completed.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to schedule a public information meeting conditioned on information regarding the water pressure, on *Tuesday, January 17, 2017*. The Board having been polled resulted in the unanimous affirmation of said motion.

Discussion

The Planning Board discussed the draft Open Space lead agency request of the Town Board.

WHEREAS, the Planning Board reviewed the Lead Agency SEQR Review –Open Space Plan; and

AND WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to endorse the designation of the Town Board of the Town of Skaneateles as lead agency for SEQR determination. 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	Douglas Hamlin	[Yes]

Discussion

The Planning Board discussed the OCIDA lead agency request for the Welch Allyn/Hill-Rom expansion.

WHEREAS, the Planning Board reviewed the Lead Agency SEQR Review –Welch Allyn proposed expansion; and

AND WHEREFORE, a motion was made by Member Winkelman and seconded by Chairman Tucker to endorse the designation of OCIDA as lead agency for SEQR determination on the proposed Welch Allyn expansion. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

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

The Planning Board Meeting adjourned at 10:30 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Secretary/Clerk