

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
December 19, 2017**

Joseph Southern
Donald Kasper
Scott Winkelman
Douglas Hamlin
Anne Redmond-Absent
Scott Molnar, Legal Counsel
John Camp, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk

Chairman Southern opened the meeting at 6:30 p.m. The meeting minutes of November 21, 2017 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Winkelman 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	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Anne Redmond	Absent	

The meeting minutes of November 28, 2017 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Kasper and seconded by Member Hamlin to approve the minutes as corrected. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Anne Redmond	Absent	

Continuance –Subdivision

Applicant:	Kenneth Karlik	Property:
	1341 West Lake Road	1837 West Lake Rd
	Skaneateles, NY 13152	Skaneateles, NY 13152
		Tax Map #061.-01-16.1

Present: Gail Brewer, Representative, Williams Realty; Tom Piascik, Professional Engineer

Mr. Piascik submitted to the board copies of the drainage study prepared for the Karlik subdivision dated December 6, 2017, a copy of which had recently been given to Mr. Camp to review prior to the meeting. The property is located inside of the Skaneateles Lake Watershed and the property has a tributary to Dymock Brook that eventually drains to the lake just south of the intersection in Mandana, where NYSDOT had placed a new 7ft diameter HDPE culvert.

An analysis was completed for drainage of the four acres designated to become two lots. They had looked at the maximum allowable density of 10% impervious coverage, determined the co-efficient runoff rates for various storm events for vacant land, and developed lots. The vacant land was analyzed with various potential crops and the differing runoff. Analysis was also completed for stormwater drainage systems for a combined system for both lots, and for each lot individually. Lot 3's bio-retention areas would be at the northeast or northwest corner of the lot, and lot 4's bio-retention area would be at the northwest corner of the lot. The basins would be approximately 33ft by 33ft in area at a one foot depth and a six-inch average water depth. If a single facility were used for both lots, it would be 46ft x 92ft and located at the northeast corner of lot 4. A single facility would have a central point discharge that can cause erosion issues. The two severe storms this year caused 15 years of silt to run into the lake at the southern end that affected the lake this year. He recommended that the installation of a bio-retention area or rain gardens be the responsibility of each homeowner unless it is a large subdivision then the responsibility should be the developer of the subdivision.

Member Kasper inquired on the cost of the stormwater facilities. Mr. Piascik stated that for a commercial facility it would be \$20,000-\$50,000 to construct, and with an individual residential facility, the cost would be \$5,000-\$10,000. Member Kasper commented that the Weaver property in Hidden Estates has a nice facility. Mr. Camp said the Weaver property has a bio retention area at the bottom near the road. Member Winkelman said that it has an underdrain and that the water filters through before it exits.

Member Winkelman inquired if the 33ft x 33ft facility was for drainage of the entire two acres and what size would it need to be for the maximum impermeable surface coverage of 10%. Member Kasper commented that if that size is treating the entire lot it would be filtering the weed and feed people would be putting on their lawns. Mr. Piascik stated it would be about two-thirds the size. Member Winkelman commented that the property is at the top of the hill and a long distance to the watercourse. Mr. Piascik stated that the property is at the farthest edge of the watershed and far from the lake.

Mr. Camp commented that Mr. Piascik is very knowledgeable and that the last point discussed here regarding a point discharge is something of which to be concerned. You can create a broader crest of an overflow weir, often called a level spreader, which would encourage the water to go over the berm rather than a discharge pipe. The problem is that it would need to be built flat; otherwise, a notch in the berm would cause water to focus in that area and create its own erosion. To reduce the occurrence of that, the facility could be made a little deeper or a little bigger. As Mr. Piascik has pointed out, for water quality volumes there are two sets of standards. There are the basic standards and there are the enhanced phosphorus standard. The enhanced phosphorus standard comes into play when the runoff in a watershed that has been designated as sensitive to phosphorus. He had made a suggestion a couple of meetings ago that with these new requirements, he recommended that it would be good for the board to require these new enhanced phosphorus standards. There are of couple of theories as to what caused the algae blooms; excess nutrient loading is almost certainly one of them. Mr. Piascik stated that from studies he has read they usually have to do with the aquatic zebra mussel infestations. Mr. Camp reiterated that the board should consider the requirement for the enhanced phosphorus standards that tend to be larger and have fewer overflows. There are some products that you can put on the berms that are rolled erosion control

matting that are plastic based that take a long time to break down. He continued recommending that with this subdivision the drainage facilities should be located in the lower corners of the lots to capture everything and to best maintain the surfaces downstream.

Chairman Southern commented that the water sheets on the lots in their current status and there is not any more water that will be going on the lots as there is right now, with the velocity of the water leaving the site as the only point. He inquired what the degree of need is necessary for this area for a lot going up to set up a facility to handle phosphorus; and reviewing as a residential lot, what is going up, the distance the water sheets to the nearest tributary, which is going to take care of everything that would happen on that particular lot. Mr. Camp stated that it depends on how the land is going to be managed and maintained in the future. They may be very conscious of how their lawn will look and dumping a lot of fertilizer on it and it would generate a lot more runoff. If they mow it and that is just it, then there is a big difference.

Chairman Southern commented that the lot is surrounded by cornfields, soybeans or whatever he is putting in, and a lot of fertilizer, a lot more than what is going to go on a residential lawn. It is probably more important that that be dealt with than the lawn. I can see some retention without expelling it to a point source, or bio-swale to slow it down and let it soak. Mr. Camp commented that it could be an option and better than letting it go. Member Kasper commented that we need to address the newly created lots now even one at a time because they do accumulate. Chairman Southern commented that in this instance a bio retention area could work but not necessarily a 33ft x 33ft system. Member Winkelman said that a bio retention area, especially for the impermeable surface coverage, and a good healthy lawn provides a 50% reduction in runoff compared to agricultural or bare soil. He continued saying that it would almost be better with stormwater sheeting across the lawn as it will not be moving fast or taking water uphill the way this is situated. He continued saying that the land is relatively flat and the land is not being washed uphill through the property; with the distance to the lake, we could do the more economical approach that Joe had suggested. Member Hamlin said that he agreed with that and the only assumption that the board has is the lot may not be a full two acres of grass forever. Chairman Southern commented that if was growth other than grass that would be even better than all lawn. Member Winkelman said that it will be lawn because they will not want to block their view. Member Kasper said that they may have a lawn care company to come in to maintain and treat the lawns. Ms. Brewer said that there are trees that will be used between the neighbors' properties.

Mr. Camp stated that there are some relatively simple techniques that the board could consider. There is a difference in water quality between agriculture, which is essentially unregulated, versus lawn, which is somewhat regulated but not enforced in the way it is fertilized. Member Winkelman said there is no phosphorus in commercial fertilizers anymore. Mr. Camp stated that in a discussion like this it can get a little more complicated; if this were a wooded lot then it becomes a different conversation. The simple method that estimates the water quality of runoff based on the land use with an assumed co-efficient. To Mr. Piascik's point the proposed is better than the existing, it is certainly defensible to not consider a substantial requirement.

Counsel Molnar stated that the public hearing was opened on November 21, 2017 and closed the same date, with the board having 62 days to render their decision from the close date. Member Kasper suggested that the new lots have a requirement for site plan review. Member Winkelman commented that at the time of development of the property would be the time for the proposed drainage facilities to be reviewed by the board as part of the site plan review. Counsel Molnar commented that the site plan review requirement can be in lieu of the design and layout of the water quality management as presented this evening for either the single or the individual lots. Member Kasper said that he did not feel the lots need the enhanced phosphorus designs, only the basic stormwater facility design. Member Winkelman

said that the 33ft x 33ft incorporates the runoff from all of the two acres. Member Kasper said that the chemicals in the lawn make a difference. Chairman Southern recommended that site plan approval requirement be noted on the map.

Mr. Brodsky commented that the only other concern he has is that at some point the board should take a broader look at the entire property, which we will confront most likely at the next lot subdivision. Depending on the timing of it, it may or may not trigger a major review. Member Kasper commented that Mr. Piascik did submit a report that we will have on file that reviews the drainage conditions. The driveway permit approvals have been received. The OCDOH approvals have not yet been received on the two proposed lots.

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

1. The Subdivision map dated October 3, 2017 prepared by John Damano (“Map”) be updated with notes placed conspicuously on the map to clearly state that: a) Lot 3 is subject to site plan review by the Town of Skaneateles Planning Board for intended construction of any improvements, so that storm water drainage will be addressed; and b) Lot 4 is subject to site plan review by the Town of Skaneateles Planning Board for intended construction of any improvements, so that storm water drainage will be addressed; and
2. That the Map, modified as required herein, be submitted for the Planning Board Chairman’s review and signature within 180 days from the signing of this resolution; and
3. That the Applicant shall obtain all necessary permits and approvals from the Onondaga County Department of Health, and any other agency or authority having jurisdiction over the Property or Application; and
4. The Subdivision Map and deed transferring the property must be filed in the Onondaga County Clerk’s Office within sixty-two (62) days of the signing of said Map, or the Subdivision 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	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Anne Redmond	Absent	

Member Winkelman commented that this type of subdivision is not the desired subdivision method for the town and contributes to suburban sprawl.

Sketch Plan – Special Permit

Applicant: John Menapace
Skaneateles Brewery LLC
4022 Mill Road
Skaneateles, NY 13152

Tax Map #027.-01-47.1

Present: John Menapace, Applicant;

The applicant is proposing a microbrewery at the site. Three months ago, the state provided the distillery a license to sell wine and beer at the facility. The brewery requires a separate space for the production of the beer. Member Winkelman inquired when a tasting room becomes a bar. Mr. Menapace clarified that they are limited on how much they can serve in the distillery tasting room. Although there is no limit on the beer, the applicant does not want a bar, just a brewery and tasting room.

Chairman Southern inquired about the parking needs for the proposed brewery. Mr. Menapace stated that the distillery had increased the need for parking but much less, than they had expected. He provided an analysis of the proposed increase in parking need for the brewery.

The property is on public water and the last discussion Mr. Menapace had with Alan Wellington, he indicated that there is a need for more water usage in that area as there is not enough water usage on the line to flush the lines properly. Member Kasper inquired about the waste from the brewery. Mr. Menapace commented that anything that cannot be given back to the farmers, there is a 2000 gallon holding tank that can be utilized and pumped periodically by Brillo, although there will be very little that the farmers would not take back for animal feed. Everything from the distillery goes back to the farmers with virtually no waste as all.

Member Winkelman inquired about the availability of rest rooms for the guests. Mr. Menapace stated that there are two rest rooms, one women's and one men's; generally when the distillery and the proposed brewery would be open there are no factory workers on the premises.

Mr. Brodsky inquired on the number of parking spaces on the site. Mr. Menapace stated that are 19 spaces with up to a total of 44 potential spaces available. Mr. Menapace commented that if they get too busy to accommodate the parking they would buy the property across the street so that there would be additional parking available.

Mr. Brodsky inquired how much more space is available to develop. Mr. Menapace commented that there is approximately 15,000sf of space that is not in use. Mr. Brodsky commented that his concern is if the applicant is successful then parking will become a challenge to stay within the limits of what can be supported on the site. Member Winkelman commented that 44 spots are viable for the existing businesses. Mr. Menapace said that the businesses that exist today may not stay and that he is removing most of the boat storage from the property with the exception of the milfoil boats and a couple of wood boats.

Member Winkelman commented that it is exciting to re-purpose this old building, and it goes with the comprehensive plan. He inquired about the leach field. Mr. Menapace stated that they have not reached the capacity of the field use yet based on the people in the building. Originally, it was a 2,000-gallon holding tank in the basement and he had put in the leach field that is only about 8 years old.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Hamlin to schedule a public hearing on *Tuesday, January 16, 2018 at 6:30 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Discussion –

Property: West Lake Road

Skaneateles, New York
Tax parcel: 054.-01-12.0

Present: Martin Hubbard, Applicant; Robert Eggleston, Architect;

An updated site plan dated December 8, 2017 was submitted that also includes the DEC stream buffer delineation and planting plan dated November 28, 2017. The applicant has been ahead of schedule of the DEC remediation plan. The streambank will have additional trees bushes and plantings and is still awaiting formal approval of the plan. Member Winkelman clarified that the DEC concerns are with the stream bank and the 50ft buffer. Mr. Eggleston commented that the notice of violation is regarding the streambank remediation.

The revised site plan will update the prior approved site plan from July 18, 2017. The area of disturbance has been defined and the area in the right of way was not included in the disturbance calculations as the trees that were cut down had the stumps left with the only disturbance for the seven trees planted in the area. Member Winkelman inquired what was the ground cover when the willow trees were located in the right of way. Mr. Eggleston confirmed that grass was under the willow trees, which has grown back under the newly planted trees in the right of way since the roots were not disturbed during the removal of the trees. During the process, the grass was knocked down a little bit but the root system was not disturbed.

Member Winkelman inquired if the existing NYSDOT ditch in the red hatch area was extended. Mr. Eggleston commented that there was a ditch that they had enhanced. Member Winkelman commented that the applicant made it better to bring water directly to the creek and inquired where the water was going to before. Mr. Eggleston stated that the water was going to the creek. Member Winkelman asked if it was not spilling out onto the lawn to the east. Mr. Camp commented that that the ditch is a State ditch that drains the road and they try to keep the drainage within the road right of way. Mr. Eggleston stated that the DEC had requested that a stone spillway be installed, and it has been completed. Chairman Southern inquired if the pipe that was installed drains into the creek. Mr. Eggleston stated that it does not and that the pipe was cut back 45 feet from the streambed and capped. The work that has been completed is stabilization work with minimal equipment disturbance. Now that the ground is becoming frozen, the time period for backfill of the wall is becoming ideal. Chairman Southern asked that once the wall has been backfilled, will the pipe be capped. Mr. Eggleston stated that they will probably need to drain the water and pump it through filter fabric, with a possible filter fabric pond along Slate Cove to dump the water into to let the water filter through, and then into the ditch behind the wall once it has been completed with the rock. Larger rock needs to be placed to the east and with the ground frozen, the equipment can get in to accomplish the task.

Member Kasper inquired where the dirty water is that Mr. Eggleston has commented that will be pumped. Mr. Eggleston stated that the water has been settling out and they will pump that water to a filter fabric area that it will pass through, to the lawn, into the stone lined ditch, and then it will drain through the stone area to the creek. Once the foundation drain is completed, it will have minimal water. The water coming down the hill will drain into the stone drain that will also manage the drainage from the permeable surface for the basketball court that was required by the ZBA.

Member Kasper said that once the ground freezes, the wall will be back filled. Mr. Eggleston affirmed and continued saying that the first step will be to add rock to the trench, then back fill the wall; it is ideal to do it when the ground is frozen to control the fill. This would be accomplished in lifts, with filter fabric placed, then stone, then ground behind it, then additional stone and soil. Member Kasper inquired about the status of construction of the basketball court. Mr. Eggleston stated that they will place the granular

base for the court in the winter with the final pavement completed in the spring. Member Kasper inquired if the rest of the land still is in need of grading in the red crosscheck area. Mr. Eggleston stated that the area has had seed and mulch put on it, and there will be a wildflower mix that will be placed in the 50-foot area. There will also be a grassy area put in. Member Kasper asked if that will require a lot of dirt work. Mr. Eggleston stated that there will be some rock hounding and that type of thing. Member Winkelman asked if the grass area will be a ball field. Mr. Eggleston stated that the 50-foot area will have the riparian area, with tall plantings within 25 feet, and then wild grasses and flowers within the next 25 feet. Member Winkelman asked if the area will be mowed once a year. Mr. Eggleston confirmed and said that the lawn area will be from the 50 feet area back to the base of the steep bank.

Member Kasper commented that there was more disturbed than what was approved by the board. Mr. Eggleston said that the updated plan that was submitted shows the current conditions. He continued saying that it may be a question of disturbance, excavation or just disturbance from vehicles. Counsel Molnar commented that the Planning Board previously reviewed and approved the site plan and made that part of the site plan approval for the overall project. Now there are various changes to the site plan, which are before the board again for review and approval. In so doing the board, can articulate special conditions of the site plan approval so that all of the board's concerns and DEC concerns are managed. Member Kasper inquired if the application will require re-approval from the ZBA. Counsel Molnar stated that in the normal course of review and determination of approval for variance requests, the ZBA has standard conditions of Planning Board approval on their resolution. The Planning Board is looking at this on what could be an approved site plan and thereby fulfilling the condition set forth by the ZBA. Mr. Eggleston stated that there are no changes or amendments to the variances that were granted by the ZBA in July, with the variances that were approved were for the 86.7ft setback to the watercourse from the court and the construction of a portion of the court in steep slopes.

Member Kasper inquired if it would be best to wait until spring after the land dries out for seeding since the area is so wet. Mr. Camp commented that the property is stabilized but it is not the best time to plant now due to weather. Mr. Eggleston stated that they will wait until spring to plant. What they are looking to do is the rough grading of the site, the back filling around the structure, and then in the spring plant. Chairman Southern requested an updated construction sequence. Mr. Eggleston stated that it would be revised and sent to Mr. Camp for review.

Member Winkelman asked that during the wicked storm, where did the water and mud come from. Mr. Eggleston explained that there was stormwater that came from the McCarthy/Bruni property, across the two fire lanes and onto the applicant's lawn. The retention pond on the McCarthy property was not completed and would have captured the water before it crossed the fire lanes. The diversion ditch on the applicant's property will take any stormwater and divert it around the site. Member Winkelman suggested that the retention ponds should have been made bigger to handle the McCarthy stormwater. Mr. Camp commented that the retention pond was enlarged and the volume increased as part of their site plan approval. Mr. Eggleston added that once that site is stabilized they will be able to see how it performs. He continued saying that every time there is an event there is erosion and you can see the bank on the other side of the project erode. That occurs the entire length of the creek so it is unlikely that there will never be turbidity. Member Winkelman said that the purpose of the 100-foot buffers is so that if the stream path changes, structures are still enough of a distance away from the creek and the stormwater gets filtered by the trees and plants. Mr. Eggleston commented that hopefully it will get filtered better on this side with all of the proposed plantings for the area. The city did note that there was as much turbidity on site by the culvert across the road as there was leaving the site. This side of the site will be stabilized with the other side all-natural.

Chairman Southern inquired if the conditions placed on the property by the DEC have been met. Mr. Camp stated that he has not been verifying if the DEC conditions have been met, as it is not the purview of the town. Member Winkelman said that the planting plan is very good with the three layers of big trees, small shrubs, and wild flowers. Mr. Brodsky commented that the submission for the revised site plan includes all four of the pages. Mr. Eggleston said that two pages are the two site plans and two pages are the DEC plans. Mr. Brodsky recommended that the site plan be clarified to include all four of the drawings.

WHEREAS, a motion was made by Chairman Southern and seconded by Member Kasper, 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 action, not subject to further SEQRA review. The Board having been polled resulted in the unanimous affirmation of said motion.

Member Winkelman commented that the board had discussed at length about the Karlik farm about stormwater retention, and here we are within a 100-foot buffer. Mr. Eggleston had talked about some sort of retention control to the south of the basketball court up on a hill. The 100-foot buffer is to provide a flood zone and an area to slow the water before it gets to the lake. He inquired if there could be a water control structure for the ditch that comes off the road that is spilling directly into the creek, and formalizing the water coming from the McCarthy property. Member Winkelman continued saying that the conservation values have been compromised in the 100-foot zone where the willow trees were removed. The willow trees were providing a function and it was compromised when the property was cleared before permits were obtained.

Chairman Southern commented that the board has been shown where the water will be expelled. Member Kasper said that the water from the McCarthy property is supposed to be going to the retention pond that should be filtering before it crosses the road. Mr. Eggleston said that the intent of that was that during a normal storm 80% of the time the stormwater is held on site and absorbed. During the large storm events, it would overflow and go across the Hubbard property and caught by the ditch. The ditch has some check dams rock that helps to slow the velocity and keep it clean.

Member Kasper inquired if the plantings along the stream will filter the water from the land above. Mr. Eggleston stated that the intent was for the natural water to continue to flow to the east and to the stream. Member Winkelman said the before the structure and before the ditch was improved at the roadside, the stormwater spilled onto the applicant's property. Now it is being directed into pipes and we have lost the infiltration and the conservation value of the 100-foot buffer.

Member Winkelman inquired how much area the ditch up at the road accommodates. Mr. Eggleston commented that it takes the stormwater from Pietropaoli and McCarthy where the land crests and then it comes down across a couple of the properties south of McCarthy and then the two fire lanes. Member Winkelman commented that most of that stormwater goes through the McCarthy retention structure, and the one on the ditch goes from the fire lanes. He inquired if there was a culvert underneath the fire lane. Mr. Eggleston confirmed that there is and said that the concrete ditch goes along a partial section of the McCarthy property so that it is taking the road water just beyond the McCarthy property down. Member Winkelman said that he would like to see an enhancement to the water control while the project is under review. Mr. Eggleston stated that the right of way ditch is very flat especially beyond the concrete section. Member Winkelman said that when it was neglected it spilled and infiltrated through the grass, but now it is being directed.

Member Winkelman inquired if there were any violations given to the applicant for the clearing before the permit was given or for the second violation for doing stuff outside of the approvals. Mr. Eggleston stated that the only violation is from the DEC for the 50-foot buffer disturbance near the streambed. The town has put a stop work order, which required John Camp to look at the site to get it stabilized, and the stop work order is still in place. The site is stabilized and as the ground freezes with minimal snowfall, the back fill operation can commence.

Member Winkelman inquired if the stormwater enhancement was done on the property and where would he recommend placement of it. Mr. Eggleston commented that the big improvement is that the diversion ditch will be armored to eliminate the existing erosion that is occurring on the property. The stormwater will be controlled in an appropriate manner and the ditch will control and slow down the velocity of the water. Mr. Camp commented that 80% of the storms are going over fire lane 23 and anything going over that fire lane should be caught by that ditch. Mr. Eggleston continued saying that everything not caught will go across the grass area of 50-75 feet. Once the grass is reestablished and the planting plan on the steep slopes is complete with the vegetation and the stabilization of the steep bank, the rock lined diversion ditch will handle the water and stop the erosion will be enhanced. Mr. Camp commented that the proposed drainage plans are an improvement of what was there previously. It should be adequate with the new cut off ditch at the top of the slope and if any water goes over top of that it will be captured and go down into the gravel medium and into the foundation drain. Chairman Southern inquired if there was a need for a detention area on the grassy area. Mr. Camp commented that it could be done but that you would be putting the burden upon the applicant for treating water from all of the upstream properties.

Chairman Southern inquired about the neighbor's retention pond. Mr. Eggleston stated that he has a combination of rain gardens and the retention pond that enlarged the existing grass depression to manage the stormwater.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Donald Kasper, seconded by Member Douglas Hamlin, and upon an affirmative vote thereon as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application, and amends the Approving Resolution, with the Approving Resolutions remaining in full force and effect except as amended hereby, with the following additional conditions:

1. That the Site Plan 1 of 2 through 2 of 2, with the revised date of December 8, 2017, with NYSDEC Stream Buffer and Planting Plan 1 of 2 through 2 of 2, dated November 28, 2017, all as prepared by Robert O. Eggleston, licensed architect, be followed in all respects; and
2. A construction sequence shall be provided to the Town and approved by the Town Engineer prior to any additional construction to commence at the Project, and that the construction sequence be followed in all respects; and
3. That the Town Engineer shall conduct engineering field review of the Project through completion; and
4. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$2,000; and
5. That the Applicant obtain the approval of any agency or authority having jurisdiction of any aspect of the Property or Project prior to commencement of any additional construction activity at the Project; and

6. That all DEC requirements be fulfilled and copies of the DEC inspection reports be provided to the Planning Board.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Member	Don Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Anne Redmond	Absent	

Mr. Eggleston commented that Doug Wickman had recommended to the town board the establishment of drainage districts on the east and west side of the lake to collect funds so that the town could take on some of these projects. It would be a perfect side of West Lake Road on Harold Brook to build a facility that would be managed and controlled by the town to help stop this. The watercourses left natural erode over time. We should be encouraging the town to establish drainage districts, as we are looking at the comprehensive plan and revised zoning.

Attorney Advice Session

WHEREFORE a motion was made by Member Hamlin and seconded by Chairman Southern to enter an attorney advice session. The Board having been polled resulted in favor of said motion.

WHEREFORE a motion was made by Chairman Southern and seconded by Member Hamlin to return from attorney advice session. The Board having been polled resulted in favor of said motion.

The Board returned at 8:15 pm.

Discussion

Applicant:	Richard Moscarito 120 Madison Street Chittenango, NY 13037	Property: 2699 East Lake Road Skaneateles, NY 13152 Tax Map #037.-01-04.0
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An email was received from neighbors, Gary and Lisa Ford, demanding that the Planning Board rescind its November 21, 2017 approvals for the project, and upon re-review modify and supplement the conditions as required by the Ford's, in return for which the Ford's agreed not to pursue an article 78 proceeding.

Chairman Southern stated that after the board's thorough review of the request, the board declined the proposal and requested the Town Planning Board Attorney to send a reply to Mr. and Mrs. Ford on behalf of the board.

Discussion – Escrow

Applicant	Jonathan Cohan Louisa Cohan 241 Kenlyn Rd Palm Beach, FL 33480	Property: 3007 East Lake Rd Skaneateles, NY 13152 Tax Map #039.-01-15.0
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reviewed as it could cause an undue hardship for property owners wishing to renovate their property. The topic will be discussed further at the next Planning Board meeting.

Discussion

It was recommended that Mr. Camp develop basic stormwater guidelines, a more intricate stormwater guideline, and a phosphorus stormwater system guideline that could aid the board when reviewing properties.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Kasper to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 9:01 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Clerk