

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
January 17, 2017**

Joseph Southern
Donald Kasper
Scott Winkelman
Douglas Hamlin
Anne Redmond
Scott Molnar, Legal Counsel
John Camp, P.E. (C&S Engineers)
Karen Barkdull, Clerk/Secretary

Member Southern opened the meeting at 7:30 p.m. Member Southern initiated the discussion that the Board consider appointing a temporary Planning Board Chair to handle the administrative duties of the Board until such time the Town Board has appointed the Chair for the Planning Board.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Hamlin to appoint Member Southern as temporary Planning Board Chair. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Douglas Hamlin	[Yes]
Member	Anne Redmond	[Yes]

The meeting minutes of December 20, 2016 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 submitted. The Board having been polled resulted in the affirmance of said motion. Member Redmond abstained from the vote.

RECORD OF VOTE

Chairman	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Douglas Hamlin	[Yes]
Member	Anne Redmond	[Abstain]

At this time, the Board discussed the reappointment of John Camp of C&S Engineering as Planning Board Engineer and Scott Molnar, Esq. as Attorney for the Planning Board for 2017.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Kasper to re-appoint John Camp as Planning Board Engineer and Scott Molnar as Attorney for the Planning Board. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

Chairman	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Douglas Hamlin	[Yes]
Member	Anne Redmond	[Yes]

Public Hearing Continuance-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: Russel Zechman, Applicant; Robert Eggleston, Architect; Dave Loftus, Attorney

At last month's meeting a revised stormwater plan was submitted to direct the stormwater to the south and then west, away from the northern neighboring properties. On January 10, 2017 Dave Loftus, attorney for the applicant, submitted a petition to the Town Board requesting extension of the water line on the property. Last month Mr. Camp stated that there would be a water pressure test conducted and a follow up of the Village planned water improvements in the area.

Member Kasper requested clarification regarding the water pressure tests recently completed by C&S Engineers, and how the results affect the everyday usage at peak times. Mr. Camp stated that the weakness of the system at that part of town is the fire flows. A couple of fire flow tests were completed on the eastern part of town, that involved opening one hydrant all of the way, record the pressure and flow at the hydrant, and at the same time record the pressure at other parts of the system, usually at higher elevations. The reason the tests are conducted this way is that the Health Department standards for fire flow conditions to have a minimum pressure in the line no lower than 20 psi everywhere in the system. At high spots in the system, the pressure tends to be lower. The two high spots tested were at Manor Heights and on Route 20 near the driving range. The results show that the residual pressure are acceptable at Manor Heights (25psi) and unacceptable on Route 20 near the driving range (12psi). The reason the Department of Health sets the minimum pressure at 20 psi is that it protects the safety and the water quality of the system ensuring that no contaminants get into the water supply. The existing system does not pass the test and C&S has re-calibrated the computer water model of the system and have simulated part of an improvement the Village intends to do this summer (they will have the bid process this spring) on East Street. The lines in this area are four to six inch lines in bad shape. With the waterlines improved to 8 to 12 inch lines, the computer model brought the system into compliance. A formal memo will be prepared with the additional information.

Member Kasper inquired if the OCDOH would approve the subdivision. Mr. Camp commented that he could not speculate on the parameters of the DOH decision. Member Hamlin inquired on the location of the hydrants. Mr. Eggleston stated that there is one on the corner of Fisher and Seneca Turnpike with one proposed at the hammerhead of the proposed driveway. Mr. Zechman

stated that there are four on Fisher Road. Member Hamlin queried if the pressure of the new hydrant will be the same as the existing hydrant on New Seneca Turnpike. Mr. Camp stated that it will be at the same elevation as the existing hydrant and would anticipate that it would be fine. Member Kasper inquired if the three additional houses would make a difference in the water pressure. Mr. Camp stated that they would not make a difference on the day-to-day use of the water. Chairman Southern inquired if the OCDOH would grant approval for the three lots if there were no improvements to the water lines. Mr. Camp stated that the County would have to approve the extension of the water line and test it. Member Winkelman inquired if the Board can approve the subdivision without County approval. Mr. Eggleston stated that they have six months to file the maps after Planning Board approval and the maps cannot be filed without OCDOH approval. He continued stating that they also need to obtain Town approval of the extension. Mr. Lanning stated that as this is an existing waterline within an existing water district, it is unlikely that the Town Board would not support it as long as the OCDOH gives their approval. The water extension process will require a public hearing before the Town Board can make their determination. The Planning Board cannot render their decision until the Town Board has approved the extension.

At this time, Chairman Southern opened the Public Hearing and asked if there was anyone in favor of the project. No one spoke in favor of the project. Chairman Southern 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 Chairman Southern and seconded by Member Winkelman to continue the public hearing on February 21, 2017. The Board having been polled resulted in the unanimous affirmance of said motion.

Public Information Meeting-Major Special Permit/Site Plan Review/Lot Line Adjustment

Applicant	Skaneateles Springs Corporation	
	Rick & Debbie Moscarito	Property:
	120 Madison St	1601 East Genesee St
	Chittenango, NY 13037	Skaneateles, NY 13152
		Tax Map #032.-03-17.1 & 032.-03-17.2

Present: Rick & Debbie Moscarito, Applicants; Robert Eggleston, Architect;

The properties involved in the application are the existing 43+/- acre parcel with the Bird's Nest Motel and the two-acre parcel to the west that has a single-family four-bedroom dwelling. The existing motel has 31 rooms and an apartment and is a permitted use for the district. Both lots are located in the IRO district and include a pond, wetlands, and conservation buffer around the wetlands.

There are two driveway entrances to the property and proposed is the removal of the eastern driveway. The remaining driveway cut will be made perpendicular to the road for safety. The existing motel, annex building, pool, and parking area will be removed. A two story main lodge will be constructed that will include an 80-seat restaurant, fitness center, and pool for the guests, A spa may be installed in the basement at a future time. An annex two-story building will be constructed with 21 bedroom suites with a center core connection to the main building.

A driveway with rotary will be installed to provide access for 13 cottages (one to three bedrooms) that will all have their own parking areas. The cottages will be tucked into the

wooded area further back and east of the main lodge and next to the wetlands buffer. A small three-car garage/maintenance building will also be on the west side of the property near the single family dwelling.

The proposal requires 100 parking spaces and the submission has 112 parking spaces, providing an opportunity for families with small children to drive from their rented cottage and park at the main lodge. The goal is to provide a family destination for Skaneateles, where currently Skaneateles provides traditional hotel lodging and Mirbeau that caters to couples. There will also be walking trails from the main lodge, annex building and the cottages that meander through the wetlands buffer, including a trail that will lead to a small dock on the pond.

All of the drainage on the site will be controlled on site, with the proposal providing improvement from the existing conditions that has no DEC qualified drainage. A small pond at the front of the property will collect water from the parking lot into a storm sewer line that will be directed to a larger pond (behind Skan-Ellus), that will treat the water before it is release to the main pond. All of the buildings and cottages will be sprinklered, and dry hydrants off the pond will be used to augment the fire protection. A 50-psi pump will be located in the main lodge to maintain the necessary fire flows for the sprinkler system.

There will be a central septic system managing the sewage from the main lodge, annex building and the cottages, directing the effluent to a septic tank that will disperse the effluent to the fields that are located in the front of the property, where the percolation tests were best. The advantage of one system is that it allows the system to be used all of the time.

An updated lighting plan has been submitted with no more than a half foot candle spill leaving the location. with the fixtures being night sky compliant. The trails from the cottages will have path lighting with the outer trails not lit. The comprehensive plan encourages sidewalks, and proposed is a 5ft wide concrete sidewalk along the road frontage that will go from property line to property line, and that will interconnect back to the main building in two locations. In front of the septic system, lower vegetation is proposed due to the power lines. As the area veers away from the power lines taller vegetation can be placed and there will large trees around the building itself.

Chair Southern inquired if there were any questions or comments from the audience. Dave Loftus, 1583 East Genesee Street, commented that there is a three-foot drop from his building to the west to the east side of the applicant's property and that it is not shown on the site plan. Mr. Eggleston stated that the plan is based on the actual contours of the land as measured by the surveyor. There may be a three-foot change in elevation; however, it is a gradual change over the topography. Member Winkelman stated that the whole areas drain to the north. Mr. Eggleston stated that there is a high section by the road that drops down by Lee Mulroy Road, and that all of the drainage will be picked up by the proposed pond and drainage plans. Mr. Camp commented that a three-foot change in elevation over 700 feet would appear flat. He continued explaining that the crown of a road is about 2-3% and the change in three foot grade is flatter than that.

Jim Lanning inquired if the parking will be screened on both sides by vegetation with the septic fields being in front of the property. Mr. Eggleston stated that the septic field will be grassed and that 20ft high bushes could be placed there that would not interfere the street lighting. There is a landscaping plan with 4-5ft high landscaping between the septic fields and the parking to screen the parking. Member Winkelman stated that he wondered about having the parking lot out front

and inquired if there could be a way to remove the first row of 18 parking spaces, which would give more room for the leach fields. Visually from the road, there would be more room to do big tree landscaping. The landscaping plans do not have many big trees. Mr. Eggleston stated that by the time you get to where the parking is planned, you get to where the existing parking is and that the land would not be suitable for leach fields.

Mark Tucker stated that the shrubs that would be placed in the front of the property for screening need to be substantial initially, as in other applications such as the old Bombard property, the landscaping does not provide adequate screening due to the size of the landscaping. Dave Loftus stated that the visual impact of the parking can be substantial and remembers when Pirro Ford came in and how substantial the visibility of the cars was. He stated that at Hilton Head Island they had cut outs on their curbs that dramatically softened the visual impact. Mr. Eggleston stated that one of the challenges that the property has is that the front yard setback required is 150ft, that the building cannot move forward without not complying with the setback, and the zoning does allow parking in the front of the building in the IRO district.

Molly Elliot stated that as you drive east on route 20 there is a lot of Tarvia with Pirro Ford, Kennedy Car Wash, and Byrne Dairy. The area is mostly commercial with parking in the front of the property and agrees to soften it up and improve it. Working with the Moscaritos for the past eight years, they have and will make it look beautiful.

Chairman Southern thanked the audience for the comments and closed the public information meeting. Member Hamlin requested clarification on how the parking need was determined. Mr. Eggleston stated that it is based on the zoning code centered on the uses, with one car per bedroom, 1 car for 3 seats in the restaurant, 1 space for two employees, the single-family dwelling requires two spaces, and there will be two parking spaces for the two company vehicles. There are 100 spaces required and 112 will be provided, to allow for some families with small children that will choose to drive to the amenities building from the cottages.

Member Kasper stated that the Town is in the process of re-doing the entranceway into the village and that this will probably be the first building that will be seen coming into the Village. Member Kasper inquired if there was a way to mound the landscape area then add landscaping to provide better screening, or re-arrange the parking possible to the west. Mr. Eggleston stated that they can enhance the landscaping plan and maybe give a better visual. Chairman Southern suggested that a streetscape view could be provided to the Board. Member Kasper inquired on the distance from the road to the blacktop of the parking area. Mr. Eggleston stated that it is approximately 90 feet, with a green space between the parking and the septic field. He continued stating that they cannot get large rooted trees because the roots would extend into the septic fields; however, they can get bushes and smaller landscaping with the need of something approximately six feet high to provide screening of the cars. Member Winkelman commented that he knows that the new facility will be aesthetically pleasing, however it would be nice to have street trees, but the way to do it would be to shift the septic fields north. He continued stating that although the codes allow for parking up front it would be nice to have parking spaces and not a parking lot. Mr. Eggleston stated that he disagrees as the existing parking is a parking lot of one row of continuous parking, with no vegetation except grass between the parking and the street. Member Kasper added that there is also a chain link fence around the pool.

Mr. Eggleston stated that they are still waiting for an answer from the OCDOH regarding the water. Next week the Planning Board will be doing a preliminary review of the SEQR on

January 24, 2017. Mr. Eggleston stated that he has a meeting in Auburn that night and requested that he be scheduled later on the agenda.

Sketch Plan-Lot Line Adjustment

Applicant Mark Ditch
2762/2752 Rickard Road
Skaneateles, NY 13152
Tax Map #036.-02-04.2 & 036.-02-04.3

Present: Thomas Flanagan, Co-Applicant;

Mr. Flanagan began stating the Mr. Ditch was unavailable this evening for the meeting and that he would be representing the application for the lot adjustment between Mr. Ditch’s property and his. The Onondaga County Planning Board had determined that there would be no impact from the proposed lot line adjustment in their resolution dated January 4, 2017. The lot line adjustment will make the Flanagan lot a conforming lot of 2+ acres and retain the impermeable surface overage on the Ditch lot under 10%. Chairman Southern commented that the lot should be pinned in the front and rear of the property by the surveyor.

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

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

1. The plat plan survey prepared by Mark Ditch, licensed land surveyors dated December 1, 2016 reflecting the re-aligned two lots, be submitted to the Chairman for review, approval and signature prior to filing with the Onondaga County Clerk’s Office; and
2. The lot line adjustment map and deed must be filed in the Onondaga County Clerk’s Office within sixty-two (62) days of the signing of said map or the lot line adjustment approval shall be null and void. Proof of said filing shall be immediately forwarded to the Secretary of the Planning Board upon receipt by the Applicant and/or Applicant’s representative.

RECORD OF VOTE

Chairman	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Abstain]
Member	Douglas Hamlin	Present	[Yes]
Member	Anne Redmond	Present	[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: Rick & Debbie Moscarito, Applicants; Robert Eggleston, Architect

The prior proposal for a proposed dwelling with walk out basement required variances from the Zoning Board of Appeals that was denied last month. The setback to the watercourse has increased from 41.0 to 41.4'; the lake line setback has increased from 61.5ft to 66.5ft to the dwelling. The prior approval had 572sf of disturbed area within the steep slopes and the new proposal has 35sf of disturbed area within the steep slope area. The dwelling could be located to 30ft from the north property line; however, shifting the dwelling further away from the watercourse would cause more disturbances in steep slope areas. The proposed deck is 120sf and 78ft from the watercourse. The setback to the watercourse is much less significant, as the steep slope area tends to drain towards the lake and not naturally flow to the watercourse.

The water that runs off the neighbor's driveway to the north will be directed to the 200sf rain garden that will filter the water and then be collected by an 8 inch pipe. The water would be traveling horizontally in the flat area. The pipe would be laid two feet down with a secondary perforated pipe collecting stormwater from the French drain that will go on top of the two pipes to pick up any ground water. The drainage would be directed to the watercourse.

The watercourse would be lined with filter fabric and rock with larger boulders in the center that will function as check dams to slow the water. The watercourse is managing a large stormwater pond drainage that was installed for the farm field located to the west, that has worn the watercourse down to the bedrock in the center and eroding the sides of the watercourse. If the lot were not developed, there would be no compelling reason to fix the watercourse erosion.

Tree removal will only occur within 10 feet of the foundation and no trees greater than 8 inches at breast height will be removed. The dwelling will remain three bedrooms; however, instead of the one story dwelling with walk out basement, the dwelling will be a two story dwelling built on piers, increasing the height of the dwelling from 22ft to 27.4ft. Mr. Eggleston stated that the area around the piers will be lined with filter fabric and washed stone, and then vegetation, if it will grow. There will be lattice around the perimeter of the dwelling to improve the aesthetics, as suggested by the Tackleys.

The proposed timber and pea stone steps will be placed into the slope to provide access to the lake from the dwelling. The proposed stairs from the dwelling to the lake are the same as the prior proposal and allowed by right, requiring site plan review. There will be a deck located at the top of the cliff with a short bridge that will connect to the stair tower and dock, with the stair tower and dock are located in the DEC jurisdiction.

The walk out basement was eliminated and the dwelling will be a two-story dwelling ten feet off the electrical conductor (wire), as required. 35sf of disturbance in the steep slope areas will occur for the installation of the piers. Chairman Southern inquired on the voltage of the electrical lines. Mr. Eggleston commented that it is not a transmission line level of power. Member Kasper inquired if the telephone wires are underground. Mr. Eggleston stated no, and that the site plan reflects the electrical line, access easement for the telephone company and an abandoned road right of way. The ten foot telephone access easement is located through the

parking area and turns towards the southeast of the property line. The original subdivision had the lots with a narrow road coming through that was changed so that the road was placed further west as it is today. The septic fields are more than 100ft from the lake and watercourse that will have a split rail fence to deter vehicles from the fields. The parking area is for two to three cars and the proposed shed is conforming to code.

Member Kasper inquired what variances are being requested. Mr. Eggleston stated that the variances are for a lake yard setback, watercourse setback and construction in an area greater than 30% slopes. The existing slopes in the area of construction are as steep as 36%. The Zoning Board will be conducting a public hearing in February.

Member Winkelman commented that he likes that fact that the water is being taken off the neighbor's driveway and will be treated and directed to the watercourse, and the proposed improvements to the watercourse.

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Winkelman to schedule a public hearing on February 21, 2017 at 7:40 pm. The Board having been polled resulted in the unanimous affirmance of said motion.

Sketch Plan-Minor Site Plan Review

Applicant: Lawrence Ruston
Lakelawn LLC
3237 East Lake Road
Skaneateles, New York 13152
Tax parcel #063.-03-13.0

Present: Robert Eggleston, Architect

Mr. Ruston acquired the property from the Bisgroves who had received variance for a single family dwelling that included a side yard setback of 16.1ft to the south, 15.1ft to the north side, 10ft for the driveway and 13.5% impermeable surface coverage. There was an amendment that had been approved by the Zoning Board for modifications to the setbacks.

The applicant is requesting construction of a 48sf addition on the south side of the dwelling to be located 16.9ft to the property line. The addition is for an elevator that will traverse between the basement, first floor and second floor. Impermeable surface coverage will increase from the existing 12.4% to 12.5%. There is an existing one story bump out for the range and an existing dormer that goes to the second floor. The existing dormer will be removed and replaced with a two story bump out to accommodate the proposed elevator. Silt fencing will be utilized during construction with access to the area along the south side of the garage. There will be minor excavation for the basement level. The septic field is located over 250ft from the proposed addition. The Onondaga County Planning Board had no comment in their resolution dated January 4, 2017, and the City of Syracuse Department of Water had no comment in their correspondence.

Mr. Camp inquired what type of equipment will be used for the installation of the elevator. Member Kasper stated that home elevators come in pieces, so large equipment will not be necessary.

Mr. Brodsky commented that in 2001 there was a statement that the Planning Board had wanted Doug to work on the drainage. He inquired if there would be any drainage facilities that were approved in 2001 that would be affected by the proposal. Mr. Eggleston stated that the stormwater areas are north and south of the parking area, with the drainage flowing northerly.

Mr. Brodsky inquired about the maintenance of the elevator. Mr. Eggleston commented that the elevator will run on tracks with the equipment located inside of the dwelling. Member Kasper commented that the household elevators typically hold 1-2 people. Member Hamlin noted that the AC unit will need to be moved as it is in the location of the proposed elevator. He inquired if the projected height of the addition will be sufficient to accommodate the elevator. Mr. Eggleston stated that the proposed elevator is a simpler system than a hydraulic elevator.

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

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

1. That the Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. That the Site Plan 1 of 3 through 3 or 3 dated November 28, 2016, and Narrative with construction sequence dated November 29, 2016, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and
3. That verification of Site Plan conformance of complete project be certified by Robert O. Eggleston, Licenses Architect, within (60) days of completion of the project, with verification submitted to the Town.

RECORD OF VOTE

Chairman	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Anne Redmond	Present	[Yes]

Sketch Plan-Minor Special Permit/Site Plan Review

Applicant:	Gerard Byrne	Property:	3101 East Lake Rd-lake access
	3084 Rose Hill Dr		Skaneateles, New York 13152
	Skaneateles, NY 13152		Tax parcel #039.-01-01.1

Present: Robert Eggleston, Architect

The applicant's property with dwelling is located across the street, and he has easement rights to the 30ft easement access to the lake on the Barrett's lakefront property. The Barretts have a concrete seawall that ends right at the easement, with the easement area with a set of failing

stairs and the remainder in a natural state. The existing concrete steps located in the 30ft easement are failing and unsafe, and the applicant has attempted to get the Barretts to sign as the owner for the application for approval for the replacement of the steps and installation of a seawall. The applicant has a right to improve the easement area, and as a result of no communication from the property owner, the applicant's attorney wrote an opinion letter to demonstrate that the deed and will entitled Mr. Byrne to have the right to maintain the easement. The Planning Board will only be reviewing the easement area of the property for purposes of this application.

Proposed is the replacement of the concrete stairs with timber stairs and a 15ft seawall for erosion control, leaving rock for the remainder of the easement to the north. There will be one row of one ton boulders embedded into the lake bottom to secure the area, and then additional rocks laid on filter fabric, working with plant materials to assist with stormwater filtration. The 15ft seawall will tie into the Barrett seawall up to the new proposed lake stairs. There will no change in the shoreline structures in the easement area.

The permit from the DEC expired and a new application is being submitted to reflect the 15ft seawall instead of the prior 34ft seawall proposed. Construction cannot occur until after July 15, 2017. The footings for the seawall will go down approximately three feet. The Onondaga County Planning Board had no comment in their resolution dated January 4, 2017. The City of Syracuse Department of Water had no comments in their correspondence dated December 16, 2016. Member Winkelman commented that he likes that the area will include the rock area and the seawall instead of a solid seawall for the area, and that the rocks will help with the attenuation of the waves. Mr. Brodsky inquired about the boulders that will be utilized. Mr. Eggleston stated that the boulders will be from a quarry and quite often, they will be shaped, with the existing stones placed on top. Mr. Camp inquired if the stones will be hand placed and what the thickness of the seawall will be. The existing stones will be hand placed to fit in and the wall thickness is approximately ten inches.

Member Hamlin requested clarification on the easement owner's rights. Counsel Molnar stated that the easement owner has the right to use the easement area for picnics and the like, and has the right to maintain and construct even a boathouse on the easement. The easement owner has all of the authority they need to construct on the easement property they have rights over. Chair Southern inquired if the Byrnes is the only easement owner. Mr. Eggleston confirmed that they are the only easement owners. A site visit will be conducted on Saturday, January 21, 2017.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Kasper to continue the public hearing on February 21, 2017 at 7:30 pm. The Board having been polled resulted in the unanimous affirmance of said motion.

Merger Request

Applicant: Joseph Wiley
4159 Jordan Road/4150 Frost
Skaneateles, New York
Tax Map #027.-02-05.1 & 027.-02-04.0

The applicant is request the merger of his two adjoining properties with one of the lots consisting of vacant land.

WHEREFORE, a motion was made by Member Hamlin and seconded by Member

Winkelman 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.

WHEREFORE, a motion by Member Kasper and seconded by Member Winkelman to notify the Town of Skaneateles Tax Assessor that this Board has no objection to the request to merge the two parcels. The Board having been polled resulted in the unanimous affirmance of said motion.

Executive Session

WHEREFORE a motion was made by Member Kasper and seconded by Member Redmond to enter an Executive Session to discuss a potential appointment. The Board having been polled resulted in favor of said motion.

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

The Planning Board discussed candidates for position of Planning Board Chair. After careful consideration, the Planning Board recommended the following:

WHEREFORE a motion was made by Member Scott Winkelman and seconded by Member Anne Redmond, that the Town of Skaneateles Planning Board, endorses Joseph Southern as first choice and Donald Kasper as second choice for the position of Planning Board Chair based on their experience on the Board, willingness to serve, in depth knowledge of the code, and understanding of the time commitment of the role. The Board having been polled resulted in the unanimous affirmance of said motion.

RECORD OF VOTE

Chairman	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Douglas Hamlin	[Yes]
Member	Anne Redmond	[Yes]

Escrow Request

Applicant	Skaneateles Springs Corporation	
	Rick & Debbie Moscarito	Property:
	120 Madison St	1601 East Genesee St
	Chittenango, NY 13037	Skaneateles, NY 13152
		Tax Map #032.-03-17.1 & 032.-03-17.2

There is an outstanding invoice for engineering services rendered that will required additional funds from the applicant to process.

WHEREFORE a motion was made by Member Winkelman and seconded by Member Kasper that the applicant increases the escrow account in the amount of \$6,000. The Board having been polled resulted in the unanimous affirmance of said motion.

The Planning Board Meeting adjourned at 9:40 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Secretary/Clerk