

TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
January 19, 2016

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

Chairman Tucker opened the meeting at 7:30 p.m. The meeting minutes of December 15, 2015 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 Estes to approve the minutes as corrected. The Board having been polled resulted in the unanimous affirmance of said motion.

RECORD OF VOTE

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

Amendment –Site Plan Review

Applicant	Paul Garrett	
	Jane Garrett	Property:
	8155 West Ivy Trail	2160 West Lake Rd
	Baldwinsville, NY	Skaneateles, NY 13152
		Tax Map #057.-04-18.0

Present: Paul Garrett, Applicant; Robert Eggleston, Architect

The property had received variance approval and site plan approval in March 2015 for the shifting of the dwelling and a porch located on the north side of the dwelling 69' from the lake line. The prior approval included reduction in the existing circular driveway to bring the impermeable surface coverage from 15% to 10%. The Garrett family has owned the property since the 1970s with the cottage built in the 1950s. The applicant would like to amend the site plan approval, proposing to push the cottage back and raise it up 8' for a full walkout basement. A 358SF deck with stairs will be built in the southeast corner, 69' from the lake line. A second set of exterior stairs will be on the north side of the cottage.

The location of the dry wells has been determined. The cottage will be rolled into position and jacked up in place, with the basement constructed underneath and then the dwelling set down on

the foundation. The Zoning Board of Appeals has conducted a site visit and will be holding a public hearing on the application in March. The temporary driveway will be located on the north side of the property instead of the south side of the property and an updated site plan will be provided.

Mr. Camp inquired on the sequence of events to relocate the cottage and construct the basement. Mr. Eggleston stated that they would excavate the area behind the existing cottage for a level pad. Steel beams will be put in place where the dwelling will be located. The existing dwelling will be lifted onto the beams and jacked up 8 feet so that the foundation wall can be constructed. Mr. Camp inquired on the existing grade and bottom grade of the proposed basement floor. Mr. Eggleston stated that the basement would be a 13-course basement, 8-foot high block wall. Mr. Camp inquired if there would be digging of 7-9' in the back area of the foundation location. Mr. Eggleston stated that they will be digging 4-5' in the back and then they will be putting fill in where it needs to be raised to direct any stormwater away from the structure. The prior proposed basement was to be 4' from the ground and this basement will be designed as a walk out basement with an 8' ceiling height. Mr. Camp requested that the site plan reflect the proposed swales and the location of the pile of materials during construction. Chairman Tucker recommended that a cross-section be provided to show the construction of the foundation. Member Estes inquired on the slope in the area. Mr. Camp commented that the existing location for the dwelling is relatively flat and the new location will be cut with the basement built into the hill.

Member Estes stated that the existing dwelling is located in a steep bank. Mr. Eggleston commented that the location also has over 12% slopes. Mr. Eggleston stated that right now, the existing grade comes down sharp on the south side and dwelling will be raised up and put into the grade. The existing dwelling sits in a "bowl". Member Estes inquired on what trees would remain. Mr. Garret stated that the basswood tree located close to the dwelling is in questionable health. Mr. Eggleston stated that a tree to the south was taken down. Member Winkelman inquired on the dry wells. Mr. Eggleston stated that the Onondaga County Department of Health and the City of Syracuse Department of Water had no objections to the proposal to maintain the two bedroom seasonal cottage.

Member Estes stated that the proposal is for a new deck on the southeast side of the dwelling with steps and walkway on the north side of the dwelling. Mr. Eggleston stated that the other change is the roof as the existing low pitch roof has been problematic; rafters will be placed to create a pitched roof while using the original roof. Member Estes commented that stormwater would run off the roof to the back of the house and into the swales. She continued commenting that the changes are the change in the pitch of the roof, the deck and stairs additions, and a change in location.

Chairman Tucker stated that the Onondaga County Planning Board had comments on their review stating that the shared driveway should have an access agreement in place and that the property and adjacent properties should be required to connect to fire lane 39. Mr. Garrett stated that the properties access fire lane 39 now.

Member Estes inquired on the visual impact from the lake would be and what the height change is from the existing to proposed dwelling. Mr. Eggleston stated that the existing height of the dwelling is 11'6" and the proposed height will be 21'. Member Winkelman commented that he likes that it is an old camp that is being improved and keeping the character. Member Estes inquired if the change in height will impact any of the neighbors. Mr. Eggleston stated that the

neighbor to the north signed a letter of support. Member Winkelman stated that the neighbor to the south has a heavily wooded lot and you would not be able to see it. Chairman Tucker commented that the neighbor to the west would not be able to see it since the lot is heavily wooded. Member Estes inquired what they would see from across the lake. Chairman Tucker commented they would see trees as the lot is up on a bank. Mr. Garrett stated that would not see much.

Member Winkelman commented that the impermeable surface is being reduced to 10%. Member Estes commented that it is proposed at 10% so the applicant will have to make sure it is at 10%. Mr. Eggleston stated that it would be surveyed as part of the as built required. Member Winkelman commented that the proposed sidewalk falls short of the driveway. Mr. Eggleston stated that the area is flat there. Member Winkelman commented that he just did not want to see the applicant get their feet wet. Member Estes commented that something should not be thrown in there and get into trouble later when you have 10.8 or 11% impermeable surface. Mr. Eggleston stated that the walkway is permeable. Chairman Tucker commented that there is plenty of open space available if the applicant wants to do it.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Winkelman to continue the site plan amendment request, on ***Tuesday, February 16, 2016 at 7:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Public Hearing -Special Permit/ Site Plan Review

Applicant	Emily Porter	Property:
	601 13 th St Suite 230	3171 East Lake Road
	N. Washington, DC 20005	Skaneateles, NY 13152
		Tax Map #040.-01-22.0

Present: Andy Ramsgard, Architect

The public notice was read to the audience. The Onondaga County Planning Board, in their resolution dated December 2, 2015, determined that the proposal would have no adverse implications. The City of Syracuse Department of Water had no comments on the proposal in their correspondence dated November 4, 2015. The Zoning Board of Appeals had granted variance approval for this application on January 5, 2016.

Proposed are a 568SF permeable patio and an additional 25SF permeable walkway located to the east of the existing deck . A small corner of the deck will be modified and extended to allow access to the permeable patio. 311SF of the proposed patio will be located within 50FT of the lake line and will increase shoreline structures from 0SF to 311SF whereas 600SF is allowed for this lot. Impermeable surface coverage will be maintained at 10%. Open space will be reduced from 89.1% to 87.7%, over the 80% minimum required. The grass strip down the driveway will be maintained.

Member Estes inquired if there are any other shoreline structures proposed. Mr. Ramsgard stated that there are no other shoreline structures planned for the project. He continued stating that the applicant is willing to forego future shoreline structures for the patio to be attached to the dwelling. Member Estes inquired if an additional restriction could be placed on the property. Counsel Molnar commented that any additional shoreline structures would require site plan approval, which would place the applicant in front of the Board again. He continued stating that

each and every property owner has a right to request a variance for improvements. It would be a question of whether or not the Zoning Board of Appeals would approve a variance and the Planning Board would approve the site plan. Member Estes inquired if the restriction could be included in the resolution. Counsel Molnar recommended that if the applicant is voluntarily wishing to put that restriction then we could so note it, but not have the Board make it compulsory. Member Estes commented that we are trying to protect the long-term look of the lake and we are giving a variance and an exception on something that is already a nonconforming structure on a nonconforming lot. Member Winkelman commented that the Board can state their intent on the restriction and inquired if the Board can create a deed restriction. Counsel Molnar stated that the Board would not be able to create a deed restriction for this.

Member Winkelman commented that the patio has a nice low profile and the proposed plan looks nice. He inquired on how well the grass strip in the driveway is functioning. Mr. Ramsgard stated that it works well and that he feels that it is important to use especially on a curvilinear driveway, because stormwater washing on the paved strips is tipped into the grass strip for drainage. It has been easy to plow and looks like a country lane. The dwelling is a year round structure although the applicant uses it seasonally. Chairman Tucker commented that the grass strip on the Scutari property does show some scrapes in it as they use the property year round.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Winkelman to consider the proposed action as a Type II SEQR action pursuant to 6 NYCRR617.5(c)(7) and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chairman Tucker opened the Public Hearing and asked if there was anyone in favor of the project. No one spoke in support of the proposal. . Chairman Tucker asked if there was anyone wishing to speak in opposition, or had any other comments. Joseph Southern, Jordan Road, inquired what the ZBA had for conditions on their approval. Chairman Tucker noted that the ZBA conditions references the site plan dated October 30, 2015, that the applicant comply with conditions imposed by the Planning Board, and a verification of lake yard setback be submitted to the Codes Officer on completion of the project.

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

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Scott Winkelman and seconded by Member Beth Estes, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor special permit and 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 Z-1.1 through Z-1.2 dated October 30, 2015 with the Narrative dated October 29, 2015 prepared by Andrew Ramsgard, Architect, be followed; and

3. The applicant shall comply with all conditions imposed by the Town of Skaneateles Zoning Board of Appeals in connection with issuance of the variance approval.

RECORD OF VOTE

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

Escrow Request

Applicant:	Emerald Estates Properties, LP	Property:
	3394 East Lake Rd	2894 East Lake Rd
	Skaneateles, New York	Skaneateles, New York
		Tax Map #036.-01-37.1

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

WHEREFORE a motion was made by Chairman Tucker and seconded by Member Estes to re-request additional escrow in the amount of \$4000 for project engineering and legal review. The Board having been polled resulted in the unanimous affirmance of said motion.

Escrow Request

Applicant:	Tim Green/owner Loveless Farm Development	Property:
	1194 Greenfield Lane	2783 West Lake Rd
	Skaneateles, New York 13152	West side 051.-02-18.1
		Vacant land:
		East side 053.-01-39.1

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

WHEREFORE a motion was made by Chairman Tucker and seconded by Member Estes that the applicant increases the escrow account in the amount of \$3,000. The Board having been polled resulted in the unanimous affirmance of said motion.

Discussion

The Board discussed the interview session for the open Planning Board position. The general discussion also included having a seven-member board and an alternate member of the board.

Discussion

Supervisor Lanning expressed his grateful appreciation for the hours the Board puts in and the due diligence the Board gives to all applicants. He continued stating that in his experience a larger board membership. The challenge that you have when an applicant comes before the board you may not have the same group of people that attended in the

prior month. That can cause delays and confusion. It is more difficult as the group gets bigger to have a consistent viewpoint for the applicant.

The time, effort and energy that Board puts into it are very much appreciated by my administration. Moving forward with the comprehensive plan and the zoning changes that we will be making, I will rely heavily on the input of the Planning Board and the ZBA. You are the people in the trenches that live and breathe this stuff every day and I will take great weight on your thought and opinions and look forward to working with you in the next years.

As there was no further business, a motion was made by Chairman Tucker and seconded by Member Winkelman to adjourn the meeting. The Board was in unanimous affirmance of said motion and the meeting was adjourned at 8:45 pm.

Respectfully Submitted,

Karen Barkdull, Secretary/Clerk