

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

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

Chairman Tucker opened the meeting at 7:30 p.m. Joseph Southern was re-appointed as Vice Chairman for 2014. The Planning Board will be conducting site visits on February 15, 2014 for current applications. The meeting minutes of December 17, 2013 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 Southern to approve the minutes with minor corrections. 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	Absent
Member	Scott Winkelman	[Yes]
Member	Elizabeth Estes	Absent

**Public Hearing- Special Permit**

Applicant: Neal Houser  
403 NW Briarcliff  
Kansas City, MO 64114

Property:  
2520 Wave Way  
Skaneateles, NY 13152  
**Tax Map #054.-04-05.0 & 054.-05-08.2**

At the request of the applicant, the public hearing was cancelled based on the denial of the variance request related to this project.

**Informal Discussion- Subdivision**

Applicant: Sigmund Rogalia  
2430 Shamrock Road  
Skaneateles, New York  
**Tax Map #035.-03-05.1 & 036.-02-01.0**

Present: Sigmund Rogalia, Applicant

Chairman Tucker disclosed the he rents land from Mr. Rogalia and he actively farms the larger lot (035.-03-05.1) up to the hedgerow. The applicant would like to give the 1.9-acre lot located to the south to his nephew. The lot is wooded and Mr. Rogalia is proposing a lot line adjustment with the lot to the north to provide an acre of additional land to the smaller lot so that his nephew can build a house on the property without removing all of the trees. The lot line adjustment would make the smaller lot conforming to lot size. Since the proposal is for a lot line adjustment, 300' of road frontage is not required. The proposal will remove an acre of land from active farm production. There is an existing driveway on the 1.9-acre lot, and the development of the lot is still pending, as it will require \$15,000 to get power to any future dwelling to the west side of the road.

**Sketch Plan –Subdivision**

Applicant: Twin Birch Dairy LLC  
2234 Benson Road  
Skaneateles, New York 13152  
**Tax Map # 059.-01-01.1**

Present: Greg Young, Applicant

The applicant is proposing a two-lot subdivision of the 21+/- acre farm lot with an existing residence on the property. Proposed lot 4 would be 2.1 acres and include the residence. The remaining lot 1 would consist of 19 +/- acres of farmland. Lot 4 is the third lot proposed within the last ten years for this property, the applicant lives in the residence and intends to purchase the subdivided lot 4.

Chairman Tucker requested that the subdivision map be updated to include location map, Hencoop Road labeled on map, and open space and impermeable surface coverage calculations for proposed lot 4. Mr. Brodsky inquired on the future subdivision plans for lot 1. Mr. Young stated that lot 1 will remain agricultural. Mr. Brodsky commented that lot 1 may not have sufficient road frontage for additional lot creation.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Chairman Tucker to schedule the public hearing conditional on submittal of the updated subdivision map by February 6, 2014, for ***Tuesday, February 18, 2014 at 7:30 pm.*** The Board having been polled resulted in the unanimous affirmation of said motion.

**Public Hearing- Special Permit**

Applicant: John Scott  
1423 Thornton Heights Road  
Skaneateles, New York 13152  
**Tax Map # 057.-01-28.0**

Present: Robert Eggleston, Architect

No one requested to have the public notice read. The City of Syracuse Department of Water deferred comment pending Onondaga County DOH approval of a replacement onsite wastewater treatment system in their correspondence dated November 27, 2013. The Onondaga County DOH issued conceptual approval for a replacement onsite wastewater treatment system on

December 31, 2013. The Zoning Board of Appeals approved the variance for development of a nonconforming lot under 20,000SF in the lake watershed overlay district on January 14, 2014. Members from the Board have visited the site on December 7, 2013.

The applicant recently acquired the seasonal two-bedroom cottage on an 8644SF lot with 50' width on Thornton Heights Road. The applicant is proposing removal of the two porches, reconfiguring the interior layout; the bathroom moved to the north in a nook area where the shed roof would be raised, and installation of a lakeside porch. The existing dwelling is located 69.4' from the lake line with the proposed porch located 61.8' with steps 59.8' from the lake line. The building footprint will increase from 13.6% to 13.65% of the lot area.

. The cottage is built on piers and will remain as a season use structure. Impermeable surface coverage will be reduced to 13.7% from 17.1%, requiring a special permit for redevelopment from the Planning Board. The applicant is prepared to contribute to the Town's Land Development Rights Acquisition Fund in the amount of \$725.38 maintain the proposed 13.7% impermeable surface coverage.

**WHEREFORE**, a motion was made by Member Southern and seconded by Member Winkelman to declare this application to be a Type II action not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chairman Tucker opened the Public Hearing. 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. Letters of support from two neighbors were submitted.

**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**, Upon a motion made by Scott Winkelman and seconded by Mark Tucker and **BE IT RESOLVED that** the Skaneateles Planning Board **APPROVES** the special permit and minor site plan review, with the following conditions:

**A. Before** issuance of a building permit the following conditions shall apply:

1. That 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.
2. That \$725.38 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and

**B. After** issuance of a building permit the following conditions shall apply:

1. That the Site Plan 1 of 3 through 3 of 3 dated November 14, 2013, and the Narrative with Construction Sequence pages 1 through 2 of 2 dated November 21, 2013 prepared by Robert O. Eggleston, be followed in all respects; and
2. That all conditions of the Zoning Board of Appeals resolution of January 14, 2014 be followed; and

3. That the Applicant shall obtain all necessary permits and approvals from the, City of Syracuse Department of Water, and any other approval needed for the Application; and
4. That an as-built survey be submitted to the Codes Enforcement Officer as there will be no change in the footprint nor will the proposed addition encroach into required setbacks.

**RECORD OF VOTE**

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

**Sketch Plan –Special Permit**

Applicant: Joseph & Renee Lane  
 2605 East Lake Road  
 Skaneateles, New York 13152  
**Tax Map # 037.-01-22.1**

Present: Joseph Lane, Applicant; Fouad Dietz, Architect

In 1998, the prior owners, the Rothenbergs, constructed an addition to the 1918 dwelling, which doubled the size of the dwelling on the property. Included in the modification were various patios and walkways surrounding the residence. In 2001 area variance and site plan approvals were issued for a proposed two-story detached garage on the 83,200SF lot with a proposed 9.92% impermeable surface coverage with the proposed garage constructed in 2001.

The applicant is proposing the demolition of the 1918 dwelling wing, construction of a new addition with basement, modifications to the exterior patios and walkways, addition of an exterior terrace on the eastern side of the 1998 addition, proposed shoreline stabilization, permanent dock, and decks with stairs. The ACOE has given their approval of the project and the DEC should be issuing their permit shortly. No changes are proposed for the detached garage. The 1918 portion of the dwelling was built with floors on grade and did not have proper ventilation for the indoor pool and spa.

The June 6, 2013 survey completed by Ianuzi & Romans is an update to the 1997 survey completed by Ianuzi and Romans. Lot size and coverage calculations completed by Appel Osborne Landscape Architects reflect a lot size of 79,297SF with existing impermeable coverage of 15.4%. Proposed reductions to impermeable surface will reduce impermeable surface coverage to 14.9%., with a 2000SF patio removed.

Chairman Tucker inquired on the shoreline structures. Mr. Dietz stated that 600SF permanent dock is not connected to the shoreline and the deck is 300SF. Mr. Brodsky stated that the lake line should be reflected on the survey to determine the location of the dock. Mr. Dietz stated that the lake line is located on the vertical slope of the bank. The stairs will be located above the dock running up the slope. Proposed shoreline stabilization will consist of a block retaining wall with jute mesh anchored plants on the slope above. Mr. Brodsky stated that a calculation of what

the shoreline structures that are above the mean high water line and attached to the land is needed for the Board to review. Chairman Tucker clarified that if the stairs are attached to the dock then the dock should be included in the shoreline calculations.

The footprint of the dwelling will increase from 3,100SF to 3,700SF, as the proposed terrace is calculation is included in the square footage of the dwelling. There is a shared driveway on the property that is part of a loop used by all of the residents of the Colony with the driveway access part of the Colony's property owner's covenants. Reconciliation of the discrepancies in the prior survey and the recent survey need to be resolved. A site visit will be scheduled to view the property and look for potential areas for reduction in impermeable surface coverage.

Mr. Dietz stated that the applicant would like to start demolition and construction in March and inquired what other items need to be addressed in anticipation of the Board's approval. Member Winkelman stated that the septic system would need to be updated and approved by the OCDOH. Mr. Dietz stated that the septic work has been completed. City of Syracuse comments are needed and the public hearing will need to be held as part of the review and approval process. Continued review of the application will occur next month.

**WHEREFORE** a motion was made by Member Winkelman and seconded by Member Winkelman schedule a site visit on January 25, 2014. The Board having been polled resulted in favor of said motion.

**Discussion- Special Permit**

Applicant: 1808 West Lake Road LLC  
1808 West Lake Road  
Skaneateles, New York  
**Tax Map #062.-01-09.2**

An as-built survey was submitted reflecting the impermeable coverage of 10.9% with the applicant requesting a temporary certificate of occupancy. After reviewing the as-built survey and the request of the applicant, the Planning Board determined that the applicant needs to reduce the impermeable coverage to comply with the 10% maximum impermeable surface coverage allowed.

**Discussion- Major Special Permit**

Applicant:	Marc Pietropaoli	Property:
	791 W. Genesee Street	Route 20 East
	Skaneateles, New York	Skaneateles, NY 13152
		<b>Tax Map #042.-01-13.1</b>

At the March 19, 2013 Planning Board meeting, it was discussed that a scoping meeting could occur in May 2013 to assist with development of the draft EIS. There have been no updates submitted to the Town and the Town has not received any correspondence from the applicant regarding any updates.

**WHEREFORE**, a motion was made by Member Southern and seconded by Member Winkelman to authorize Counsel to send a letter to the applicant requesting an appearance with the Planning Board at the February meeting or their application would

be considered withdrawn. The Board having been polled resulted in the unanimous affirmation of said motion.

**Executive Session**

**WHEREFORE** a motion was made by Member Southern and seconded by Member Winkelman to enter an executive session to discuss potential litigation. The Board having been polled resulted in favor of said motion.

The Board returned at 9:30 pm.

**WHEREFORE** a motion was made by Chairman Tucker and seconded by Member Southern to adjourn the Planning Board Meeting as there being no further business. The Board having been polled resulted in favor of said motion.

Respectfully Submitted,

*Karen Barkdull*

Karen Barkdull, Secretary/Clerk