

TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
February 17, 2015

Mark J. Tucker, Chairman
Elizabeth Estes
Donald Kasper -absent
Joseph Southern
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 January 20, 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 Southern to approve the minutes as submitted. Without a quorum of the Board members present from the last meeting, the motion could not move forward. The minutes will be held for approval at next month's meeting.

Member Winkelman recused himself, as he is a member of the Skaneateles Country Club.

Public Hearing-Site Plan Amendment

Applicant: Skaneateles Country Club
3344 West Lake Street
Skaneateles, NY 13152
Tax Map #041.-01-21.0

Present: Jim Fields, Skaneateles Country Club; Steve Breitzka, EDR

No one requested to have the public notice read. The Board has visited the site on January 3, 2015. The Onondaga County Planning Board had no comment in their resolution dated February 12, 2015.

Mr. Breitzka stated that the proposal is for the east side of the clubhouse approximately 400LF located between the clubhouse and the lake. The Skaneateles Country Club was incorporated in 1915 with a 9-hole golf course developed in 1916 with an additional 9-hole course added in 1963. Golf has been declining for some years and in early 2014, the National Golfing Association reported numbers indicating that one new golf course is added for every eleven courses that close. This shift has caused country clubs to offer different amenities to their members. Tennis courts were added in 2008 at the Skaneateles Country Club and there is more demand from its members for waterfront usage.

The total waterfront area is 2500LF with the proposed project affecting 400LF of the total, encompassing from the north side of the mole to the existing beach area. The existing condition reflects an open grass area sloping away from the clubhouse to the lake. There is an existing sidewalk adjacent to the bulkhead wall and a small sidewalk leading to the clubhouse. Even with the minimal development in this area, the Club uses this area for multiple events throughout the year. It is also used for picnicking and various camps during the summer. One of the design goals for this project is how to make the space safer as there is a 20% slope from the building on the south side and 10-12% slopes on the north side.

There are two parking lots, the southern parking lot that had received Planning Board approval in 2008, and a northern parking lot that is smaller; both lots do not have stair access to the waterfront grass area. Ramps will not be possible for access due to the required amount of space necessary. Proposed are stairs from the north and south parking lots. The southern stairs begin with a large viewing platform encircled with planting beds that leads to a set of stairs going north to the patio area. The walk along the bulkhead will be renovated to employ the use of pavers. Staircases will also be coming down from the clubhouse with terracing retaining walls throughout the patio area designed at 18-24" and providing an edge to the planters allowing additional seating.

The existing beach area will be enlarged slightly on the north side, and new staircases to access the water will be added. To the north will be more grass area for a children's play area. In regards to the mole, the wall has been damaged and repair is included as part of the application. Mr. Camp inquired on the rendering showing a notched area by the beach. Mr. Breitzka stated that the area has been modified slightly from the original plans submitted so that there is no work being done in the lake in the area.

Chairman Tucker inquired on the proposed replacement of the walkway. Mr. Breitzka stated that it would be made a consistent 5' wide permeable walk making it narrower in some areas from the existing walkway. There will be some repair on the break wall from damage inflicted from past storms.

Member Estes inquired about the reconciliation of the shoreline structure calculations. Mr. Breitzka stated that it is pending in front of the Zoning Board of Appeals.

Counsel Molnar recommended that the Board adopt the prior SEQR determination of a negative declaration for the Unlisted action after review of the long form.

WHEREFORE, a motion was made by Member Southern and seconded by Member Estes to adopt the prior Negative Declaration SEQR determination. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chairman Tucker opened the Public Hearing and asked if there was anyone in favor of the project. No one spoke in favor of the project. Chairman Tucker asked if there was anyone wishing to speak in opposition, or had any other comments. No one spoke in opposition or had any other comments.

WHEREFORE, a motion was made by Member Southern and seconded by Chairman Tucker to continue the public hearing at next month's meeting. The Board having been polled resulted in the unanimous affirmation of said motion.

Member Winkelman rejoined the Board.

Public Hearing Continuance-Special Permit/Site Plan Review/Merger

Applicant: Barbara Delmonico
2430/2432 Wave Way
Skaneateles, NY 13152
Tax Map #056.-02-40.2; 056.-02-47.0; & 054.-04-41.1

Present: Barbara Delmonico, Applicant; Robert Eggleston, Architect

The applicant has received variance approval on the application. The applicant has three separate lots that will be merged into one, with the removal of a 3,500SF dwelling, construct a 600SF-detached garage with studio above, and reduce impervious coverage on the lot. By joining the three lots, the newly created lot will be in excess of 35,000SF and more typical of the lots in the area. Impervious coverage will be reduced by 2100SF or 7.9%; open space will be increased by 2460SF or 6.9%. The total living space will be reduced by 2260SF or 6.4%; building footprint will be reduce by 1320SF or 3.7%; six bedrooms will be reduced to four bedrooms. A new four bedroom septic system is being designed that will be located more than 200' from the lake line that will replace the three bedroom septic system located 50' from the lake line. The impermeable surface coverage is being reduced from 24.8% to 18.7% and the applicant is willing to contribute \$7122.64 to the Town's LDRAF fund

With the reduction from two separate dwellings and septic systems, the applicant is requesting to keep one existing single family dwelling with a 168SF addition and proposed detached garage. The proposed detached garage meets all the setback regulations and the net disturbance will be an additional 1000SF for the new garage location. Letters of support from the neighbor's Wilson and the Winding Way Association have been submitted. The neighbors to the north, the Daubenspecks have given verbal approval. There will be a swale directing any stormwater runoff away from the Daubenspecks property.

Member Winkelman inquired about the OCDOH septic approval for the new four-bedroom system. Ms. Delmonico stated that had received approval for the proposed system for the four-bedroom dwelling located 200FT from the lake line. Member Estes inquired if the studio above the garage will be connected to the system. Mr. Eggleston stated that the half bath and utility sink for soaking canvases will be connected to the system.

At this time, Chairman Tucker continued the Public Hearing and asked if there was anyone in favor of the project. No one spoke in favor of the project. Chairman Tucker asked if there was anyone wishing to speak in opposition, or had any other comments. No one spoke in opposition or had any other comments.

WHEREFORE, a motion was made by Member Southern and seconded by Member 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 Chairman Mark Tucker and seconded by Member Joseph Southern and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the special permit, 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 \$7,122.64 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
3. That the three lots be merged into one tax parcel; and
4. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$500; and
5. That the Applicant shall obtain all necessary permits and approvals from the DOH, and any other approval needed for the Application; and
6. That all conditions of the Zoning Board of Appeals decision of February 3, 2015 be followed; and

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

1. That the Site Plan 1 of 5 dated January 6, 2015, site plan 2 of 5 through 4 of 5 dated November 18, 2014, site plan 5 of 5 dated December 3, 2014 and Narrative with construction sequence dated December 3, 2014, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and
2. That an as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of the completed project within (60) days of completion of the project.

RECORD OF VOTE

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

Sketch Plan –Special Permit/Site Plan Review

Applicant:	Mark Congel	Property:
	Five Fires LLC	
	4584 Bamerick Lane	3395 East Lake Rd
	Jamesville, NY 13078	Skaneateles, NY 13152
		Tax Map #041.-01-21.0

Present: Mark Congel, Applicant; Janice Miller, Architect

The Planning Board had begun review of the proposal of this application in December 2014. The applicant decided that he could excavate to achieve the height needed for the foundation and not raise the height of the shoreline structure and thus avoid the need for site plan review and a

variance. After the due diligence of the contractor, it was determined that the foundation could not be excavated deeper without avoiding the water table. The applicant has returned to request a variance for the height of the proposed structure for the ZBA and special permit by this board. The applicant would like to repair the foundation and raise the structure by adding a support beam at 866' elevation with the foundation height at 6'8" making it non-habitable space. The existing structure would be lifted to install a proper foundation, with the proposed modification increasing the height to 18.3' above the lake line. The shoreline structure will be four feet shorter than the neighbor's structure located to the north. The increase in height will allow headroom to hang kayaks. There will be no change in the footprint of the structure.

Chairman Tuckers requested an updated narrative as the current narrative states that the structure is being raised by four feet. Ms. Miller stated that they have recalculated the height and the increase would only be 2.8'. The existing structure is just under 16'. Mr. Brodsky stated that although the structure is over the 12' height maximum, the applicant is allowed to do repairs without increasing the height of the structure and without the need of a variance. The applicant is requesting to increase the height by 2.8'. Member Estes inquired why the need to raise the height of the structure. Ms. Miller stated that the additional height would provide the proper headroom for storage.

Member Estes inquired if the applicant in only needing approval for the height increase. Ms. Miller stated that the foundation is also in need of repair as about one-third of the foundation wall is missing. Member Winkelman inquired on where the applicant stands with the ZBA. Ms. Miller stated that the ZBA application would be going to public hearing on March 3, 2015.

Chairman Tucker stated that the narrative and plans need to be updated to reflect the proposed height of the structure at 18.8'. Chairman Tucker stated that there would be grading done within 50' of the lake line that requires a special permit. Mr. Brodsky stated that the site plan should reflect contours and a developed grading plan. Mr. Camp stated that the applicant should demonstrate how they will handle a dewater trench. Mr. Brodsky stated that information needs to be provided on how much disturbance will occur outside of the structure. Ms. Miller stated that the intent is to lift the building and set it aside to work within the same footprint.

Chairman Tucker inquired on whether there has been any correspondence with the OCDOH for septic approval. Ms. Miller stated that it has been approved.

Counsel Molnar stated that as per 148-36B3, a special permit is required for any land disturbance within 50' of the lake line. Chair Tucker inquired if the applicant should be classified as redevelopment, as in the past, other applications with similar changes has been classified redevelopment. He continued stating that the board usually does a site visit to determine if any of the existing impermeable surface coverage can be removed, and that it would be difficult to determine that based on the amount of snow.

Mr. Camp requested that the plans reflect any outlets of the foundation drains with the elevations indicated. Chairman Tucker inquired if there is any clear access to the building after it has been raised. Ms. Miller stated that it will be re-graded and step pavers used. Chairman Tucker also inquired on what the total of shoreline structures are. Mr. Brodsky stated that the revised plans should show the shoreline calculations and the property is allowed up to 600SF of shoreline structures. .

Mr. Brodsky inquired on the use of the structure other than storage underneath. Ms. Miller stated that it is used as a sitting room. Member Estes stated that she is concerned with the continual requests for raising shoreline structures above what is allowed and it is not advantageous for the lake. Member Winkelman stated that the ZBA will determine that based on their criteria.

WHEREFORE, a motion was made by Member Winkelman and seconded by Chairman Tucker to schedule a public hearing on ***Tuesday, March 17, 2015 at 7:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan -Subdivision

Applicant: Michael O'Brien
4000 State Street Rd
Skaneateles, NY 13152
Tax Map # 029.-03-07.0

Present: Michael O'Brien, Applicant

The property had been subdivided last year to create a five-acre lot. Proposed is to subdivide a 12.8-acre lot into lot four of 2.2 acres, lot three of 4.5 acres and the remaining lot with dwelling at 6.1 acres. Septic approval has been submitted for the two proposed lots, and driveway cuts have been approved for NYSDOT for lot three and the Town highway department for lot four. Chairman Tucker inquired on the design proposed for the septic systems. Mr. O'Brien stated that the system recommended was a raised bed mound system. Member Winkelman inquired on how many total lots will be part of the subdivision. Mr. O'Brien stated that there will be four lots with this proposal and the prior approval.

Chairman Tucker inquired if the applicant is considering subdividing additional lots in the future. Mr. O'Brien stated he would like to do one more but that would not be for ten years. Chairman Tucker inquired if the applicant had considered a common driveway off Jewett to access lots three and four that could also be used for the future lot. Mr. O'Brien stated that the proposed driveway cut aligns with the neighbor's driveway across the street for lot three. Chairman Tucker commented that it is difficult for driveways to be located over gas lines and there is a gas line running through both lots.

Member Winkelman stated that he thought a buyer had purchased lot two. Mr. O'Brien stated that he has buyers ready to purchase all three of the lots once they have been subdivided.

Member Winkelman stated that he does not need to do a site visit as they have seen the property recently. Mr. O'Brien stated that he will have it stipulated that each property owner will be responsible for maintaining the intermittent stream. Chairman Tucker stated that each lot will be subject to site plan approval when they are developed. He continued stating that Mr. Chertoff could make a recommendation for the driveway culvert. Chair Tucker commented that the stream is not deep and raised driveways will work for the lots. He recommended that the corners of the lots be pinned on the map.

Member Winkelman inquired if the applicant has considered making lot four larger and doing away with any future lots. He continued asking if the woodlands are wet in the area. Mr.

O'Brien stated that the land has been over-farmed.as the top soil is a foot and a half deep and deeply compacted. This causes the water to slowly percolate through the soil.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Estes to schedule a public hearing on *Tuesday, March 17, 2015 at 8:15 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Continue Review – Hidden Estates Subdivision

Applicant: Emerald Estates Properties, LP
3394 East Lake Rd
Skaneateles, New York

Property:
2894 East Lake Rd
Skaneateles, New York
Tax Map #036.-01-37.1

Present: Donald Spear, Representative; Robert Eggleston, Architect; Alex Belding, Appel & Osborne

An updated series of conservation maps were submitted to the board on February 6, 2015. Mr. Belding stated that the new plans reflect the as-built road topography that has been incorporated into the maps. There is a portion of land along the road that has 30% slopes and that has been indicated in red. In addition, the numbered bubbles of potential building lots have been superimposed on the conservation analysis, and the 50' buffer along the north, east and south sides of the property. Map number eight reflects the conservation analysis, which is a compilation of all of the variance analyses for the conservation findings determination.

Member Winkelman stated that steep slopes should be considered high conservation value. Mr. Eggleston stated that slopes that are 30% or greater are marked in red and considered high conservation. The yellow zones are split between two grades – dark yellow for 20-30% slopes and light yellow for 12-20% slopes that can be suitable for dwellings with walkout basements that would help to keep the house elevations lower. Member Winkelman inquired if a map was completed showing unbuildable land such as wetlands and steep slopes. Mr. Belding acknowledged that maps various maps have been created for each of the categories. Member Winkelman inquired what the total acreage of unbuildable land is for this property. Mr. Eggleston stated there are wetland areas, to the north and an intermediate stream area to the south. He continued stating that the steep slope that is unbuildable is in the road right of way that is partially located on lot one. He reiterated that the findings must be completed first before determination of unbuildable lands.

Mr. Brodsky stated that any lot that has 12% or greater slopes will required site plan review. Mr. Camp stated that the prior subdivided lots required site plan review for storm water control. Member Estes inquired what the bubbles on the analysis indicate. Mr. Belding stated that the bubbles are about 100FT across and indicate potential building areas for lots. Mr. Eggleston reminded that board that the Randall Arendt method directs you to establish the conservation findings first before lot determination. The bubbles areas were determined for best views of the lake. Member Estes stated that her concern with views is the comment of using slopes for walkout basements to keep the houses low. The dwellings that are already under construction are extremely tall buildings that can be seen from across the lake. Mr. Spear stated that the houses built are not blocking anyone's view. Member Estes stated that blocking a view versus being view from across the lake are different things. Mr. Eggleston stated that lot one has form-based architecture that looks like a barn and is appropriate for the rural setting.

Member Winkelman stated that the slopes are in the lake watershed and are important. Mr. Eggleston stated that he agrees and they are shown properly in the conservation findings analysis. Member Winkelman stated that the vegetation will probably have to be mowed down to preserve the views and that you could not let it go back to woods. Mr. Eggleston stated that in the 33% slope area, the intention is to get it planted with appropriate vegetation. Mr. Spear stated that there are three bubbles that could be moved away from the yellow slope areas and into the green areas. Member Winkelman inquired what type of vegetation is being considered for the conservation areas. Chairman Tucker stated that you cannot see the area from the road as there is plant growth and the plans for the vegetation can be reviewed as the application progresses. Mr. Spear stated that there are 20-30' trees there that no one can see from up top.

Counsel Molnar inquired what the preferred method for preserving the conservation value of the steep slopes. Member Winkelman stated that it has not been determined if it should be woody vegetation. Mr. Eggleston stated that you can mow up to 30% slopes, and over 30% becomes problematic. Mr. Spear stated that the red area is south of the road that puts it on lot one with a good brush line along the back of Goldman's house that is difficult to mow. Member Winkelman stated that in a conservation subdivision, there are certain areas that need to be kept in a natural state. Everything to the east is naturally wet and flat, and provides percolation for any water. Mr. Belding stated that there is a retention pond at the bottom of the hill that catches the rainwater. Mr. Brodsky inquired if the applicant has begun developing a planting plan along the road and beyond. Mr. Eggleston stated it has been noted for a future consideration as a next step in the process. He reminded the board that the focus needs to be on the conservation findings determination. Member Winkelman stated that the water retention is not working for the site, as it is a very challenging site. Mr. Spear inquired if the 22% slopes should be marked as high conservation value. Member Winkelman replied yes. Mr. Eggleston stated that the conservation findings map eight will have the dark yellow areas changed to red for high conservation areas. Member Southern commented that the applicant is not proposing to build there anyway. Mr. Eggleston stated that the road will be passing through but will not have greater than 12% slopes.

Counsel Molnar inquired if the buffer of trees should extend to the ease border between the Pajak property and the applicants. Mr. Spear stated that he is in approval of extending the buffer. Mr. Brodsky stated that a planting strategy will need to be developed for the buffer zones and steep slopes to provide the views desired and at the same time protect these areas. Member Winkelman stated that there should be a transition zone from the lawns, to meadows and then forest.

Counsel Molnar inquired where the Goldman property lines are. Mr. Eggleston stated that the conservation findings cannot be imposed on surrounding properties not owned by the applicant. Mr. Spear stated that the conservation analysis requires the analysis to extend beyond the property. Counsel Molnar stated that findings of fact, restrictions and controls that are agreed to will not be applied to any of the surrounding properties. Mr. Eggleston stated that map eight should only have the conservation values shown on the applicant's property.

Mr. Camp inquired if the road is located on this parcel. Mr. Eggleston stated that the road is located on lot 1 with the access available to all of the parcel holders. Mr. Spear stated that Rudy Zona has determined that they will be able to cut and fill using the existing footprint of the road. Mr. Eggleston stated that it will be designed as a conservation subdivision driveway with a maximum of 12% slope.

Member Southern inquired if the intention is to pave the final driveway. Mr. Spear stated that it has not yet been determined; however, there is a reluctance to pave it, as a paved road does not provide traction in winter. He continued stating that the road has been impacted by the construction and it has caused ruts. The surface has had a crusher run on top and increased the tilt with the intention of observing the conditions in the spring to see if it reduced the amount of runoff coming straight down the road. Alternatively, transverse heavy rubber pieces similar to a conveyor belt would be set in to catch the water and re-direct it. The transverse pieces are apparently pretty durable. Chairman Tucker stated that they do fail after a period of time and require a lot of maintenance. Mr. Spear stated that another option would be to put down a binder course and rolled in crusher run to provide traction. Mr. Camp inquired how it would be plowed. Mr. Spear stated that apparently it is durable enough to plow. Member Winkelman stated that this conversation indicates how challenging the road is. Mr. Spear stated that Butters Farm has the same 12% slope and it works. Member Southern stated that the Butters Farm Road are a Town road and built to Town specifications. Member Estes stated that it is difficult at the curve in the road. Mr. Spear stated that a big shoulder or berm was installed by the curve. Mr. Camp stated that the berm was installed instead of a guardrail.

Mr. Brodsky recommended another site visit when the updated graphics are provided to look at the property conditions. Counsel Molnar stated that it would be good to look at after the conservation findings. He continued stated that the board needs to develop the conservation findings that are fact based with observations and preferences that the applicant would agree with in terms of the finding of fact. Subsequently, the controls to go with the determinations of conservation values to protect the conservation areas and how to protect the areas, determine how steep slopes should be managed. Once the draft is prepared it can be circulated and when satisfactory for everyone can be used as the conservation analysis. The draft can be in hand for a site visit and the feedback can be used to modify it where necessary.

Mr. Eggleston stated that they would like to develop map eight to correlate with the draft of findings. Listed is a 50' buffer from the east side of the Pajak property; all slopes 20% or greater classified as high conservation value; and that the map will encompass the applicant's lot only for the findings although the general conservation analysis map will reflect the required 300' beyond the applicant's property.

Member Estes inquire why there is a separation of determination of slopes of 12 to 20% and 20% or greater. Mr. Belding stated that initially they looked at 12 to 30% slopes and 30% and above. Since the initial map did not have any slopes over 30%, they volunteered the break out of slopes to provide more detail to the board. Member Estes inquire why 20% was arbitrarily chosen. Mr. Eggleston stated that walk out basements are great on slopes of 12 to 15%. Mr. Belding stated that sometimes houses built within 12 to 15% slopes are more energy efficient. Member Estes inquired why 20% was chosen as the line of demarcation. Mr. Camp stated that it is logical that between 12% and 30% you should draw a line in there somewhere. Member Estes inquire if there is different impact at 20% and it appears that it was chosen randomly. Mr. Spear stated that they were not required to choose to provide the detailed breakout.

Counsel Molnar recapped that the draft findings of fact in tandem with the draft minutes and revise map eight will be prepared to develop some controls based on the findings. Mr. Eggleston stated that some of the controls will continue as the application continues to move forward. Mr. Brodsky reiterated that the applicant begin thinking about planting strategies indicating wooded areas, meadows, etc. Counsel Molnar stated that it would be helpful to have this information as he prepares the draft findings. The revised map will be provided at the beginning of next week.

Member Winkelman stated that there appears to a creek at the top of the wetlands at the southeast end of the property is not following the contours that appear on the map. Mr. Eggleston stated that he is not sure that it is a running watercourse. Chairman Tucker stated that it runs after it rains, part of the year. Mr. Spear stated that the creek shown in the area south of the Nangle property is not very wide or deep as you can step over it. Mr. Eggleston stated that all of these areas are shown in the high conservation values on the final map and are protected.

Sketch Plan –Special Permit

Applicant Skaneateles Storage LLC
Jeremy Kimball
PO Box 690
Skaneateles, NY

Property:
1351 Cherry Valley Tpke
Skaneateles, NY 13152
Tax Map #032.-03-30.1

Present: Jeremy Kimball, April Ward, Applicants; Robert Eggleston, Architect

The applicants have recently acquired the 13-acre property and would like to redevelop the property by re-establishing the boat storage and U-Haul businesses, and convert the prior auto dealership to a health club and office use. Behind the health club will be a fenced area outside for fitness and a seventeen-car parking lot with overflow for eleven cars located in the gravel area to the west.

The impervious surface coverage will be reduced from 29.4% to 23.3% with open space increased from 70.7% to 76.7%. The 24' wide driveway proposed by the prior owner will be completed to provide access to the storage units, boat storage, health club and parking lots, with the existing DOT permit application under review by the NSYDOT.

The paved area in front of the dealership building will be converted to lawn and a sidewalk around the building for pedestrian access. Area has been set aside for future connection to sidewalks adjacent to the road line to be consistent with potential eastern gateway plans. The water quality pond to the south will be completed and will leave area aside for the future sidewalk.

Trees will be placed in front and along the side of the health club with a landscape area developed west of the building for screening of the overflow parking and U-Hauls. There will be river birch trees planted between the U-Haul area and the storage units. The boat storage area will be screened by a 3' high berm with evergreen trees planted at 6FT in height. The existing connection drive between the Kennedy property to the east will be maintained.

The septic system is in the final approval stages with OCDOH. The water usage will not burden the existing Town Water District along Cherry Valley Turnpike. The applicant is looking for a long-term investment and also intends to occupy the Jerva dwelling when it becomes vacant. Long-range plans may include expansion of the services to work with the comprehensive plan and Notre Dame study.

Tom Piazzick is redesigned the water quality pond in the existing location making it deeper to provide area for a future sidewalk. There is an existing open SPDES permit for this work. Member Winkelman inquired on the water flow. Mr. Eggleston stated that the water collects upstream to the north pond and feeds into an open area that the front pond also feeds to, and then

it flows to the ditch, and then south behind Pirro Ford. Mr. Camp stated that there was an extensive stormwater analysis completed with the prior owner with most of the project completed.

Mr. Eggleston stated that the boat and RV storage area consists of three rows 300FT long, with boats winterized off site prior to storage and trailers stored in the summer on site. The U-Haul rental office will have accessory packing supplies available for sale. All maintenance of the vehicles will occur off site.

Salt Fit Gym will occupy the health club in the former dealership building. The center will consist of a 43'x40' gym and 20x24' yoga studio. Access will be available from the south sidewalk or north parking area. The gym will be open from 6 am to 8 pm up to seven days a week with class's size ranging from 10-16 members. There are three staff people at any time and the proposed 17-car parking lot will accommodate 85% of peak demand with overflow parking also available. The 15'x16' office will be used by April Ward who is the co-owner of the property. No more than two parking spaces will be required for the one on one session she conducts.

The Salt Fit Gym is anxious to occupy the building as they have lost their lease and the OCDOH is almost completed with the review and approval of the septic design. The NYSDOT is pending with much of the work slated for spring as well as the landscaping and pond completion.

Member Winkelman stated that the Notre Dame plan discussed placement of a 66' wide road in the driveway location that would connect with Onondaga Street through the LAB parking lot. Mr. Eggleston stated that the driveway is 24' wide in the paved area and the Town would have to look to see if it should be a service road. Chairman Tucker stated that the Notre Dame report would be looking for narrower roads. Mr. Eggleston stated that the applicant is proposing a 24' wide commercial driveway to support the businesses on the property and that may not be that far off from what could be done in the future. Member Winkelman stated that with a little bit of future planning we could be ready.

Member Estes inquired on the location of the sidewalk. Mr. Eggleston stated that the proposed sidewalk is around the existing dealership building and that area is left available to connect this sidewalk going east and west as the eastern gateway is developed. Member Estes commented that the Salt Fit members sometimes begin their runs at the building and go down the sidewalks and streets; this may be problematic with the proposed location not providing connected sidewalks to the village at this point. Mr. Camp inquired on the ownership of the proposed sidewalk. Mr. Eggleston stated that the proposed sidewalk would be private until the eastern gateway plan is developed with connectivity to the Village.

Member Winkelman inquire if there is an existing septic system. Chairman Tucker commented that there is an existing holding tank. Mr. Eggleston stated that the OCDOH has approved the use of the holding tank until the raised mound septic system can be installed in the spring.

Chairman Tucker inquired on the stormwater system design and drains. Mr. Piazzick stated that the topo survey from 2008 was compared with his 2005 design. There are ten items to be completed to meet the SPDES permit. The pond needs to be enlarged and the front pond needs to be configured. A couple of storm pipes need to be installed along Route 20 to stabilize the existing system. Mr. Eggleston stated that there will be catch basins added to collect runoff and sent to the NYSDOT ditch. Mr. Camp inquired if the work will be done inside the state right of

way. Mr. Eggleston stated that it is part of the NYSDOT permit. Mr. Camp inquired if the intent is to reuse the calculations that were done in 2007. Mr. Piazzick stated that the calculations were based on 3.4 acres of impervious surface coverage with the design prepared on the conservative side. The facility is design for the maximum build out allowed for the property. Mr. Camp stated that it would leave a slightly oversized system for the property; thought should be given for future build out to re-access that the stormwater system is providing protection. The applicant may be limiting himself or herself for future growth.

Mr. Brodsky stated that more clarity should be provided on the sequence of construction and completion of the various projects. Chairman Tucker inquired how many drains are being installed. Mr. Camps stated that the lighter finger grades indicate the location of the temporary pipes that have been installed. Mr. Eggleston stated that most of the stormwater drains have been put in place and they have strategically placed the edges of roads that they are keeping so they are still useful. Mr. Piazzick stated that there are slight modifications that will need to be made. A site visit may be conducted on March 14, 2015.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Southern to schedule a public hearing on ***Tuesday, March 17, 2015 at 8:00 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan –Site Plan Review

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

Present: Paul Garrett, Applicant; Robert Eggleston, Architect

The Garrett family has owned the property since the 1970s with the cottage built in the 1950s. The existing 880SF seasonal cottage is located 55' from the lake line. The proposal is to lift the cottage and relocate it 69' from the lake line, add a 192SF porch located 73' from the lake line and add a basement. The proposed location will place the dwelling parallel with the bank of the property. The existing circular driveway will be reduced to bring the impermeable surface coverage from 15% to 10%.

Member Winkelman inquired if the driveway is a common driveway. Mr. Eggleston stated that it is not; however it is the existing area where the applicants park now that will be removed. The Burkes, neighbors to the north, had done a similar project a few years ago. There will be a temporary access road created to dig for the basement and the excess gravel from this access road will be used as fill around the basement foundation. They will also be installing a permeable walkway from the porch to the driveway. Member Estes inquired why the permeable walkway is not connected to the driveway. Mr. Eggleston stated that it is flat ground around the driveway and the walkway aids in traversing the ground as it slopes. Mr. Garrett stated that there are three existing steps already that they intend to expand from. Mr. Eggleston stated that it could be continued to the parking area.

Chairman Tucker inquired how the dwelling will be moved. Mr. Eggleston stated that it will be lifted, repositioned and jacket up four feet. Chairman Tucker inquired if the applicants are planning living space underneath. Mr. Eggleston stated that it is not going to be living space

underneath but that it could be, and 80% of the basement is included in the floor space calculations. He continued stating that no interior stairs are planned.

Mr. Brodsky inquired about a grading plan. Mr. Camp stated that he would reserve comment until after the site visit since no grading plan was submitted. A tentative site visit will be conducted on March 14, 2015 based on snow conditions.

Chairman Tucker inquired on the use of the drywells instead of a septic system. Mr. Eggleston stated that the drywells work well with a site like this and the City of Syracuse had requested that a test be done on the existing drywell system. The test will not occur until late spring and could be a condition of approval. The application will continue next month.

Sketch Plan –Special Permit/Site Plan Review

Applicant

John & Catherine Kane
137 Park Way
Camillus, NY

Property:
2524 Lakefront Lane
Skaneateles, NY 13152
Tax Map #054.-03-06.1

Present: Robert Eggleston, Architect

The seasonal cottage located on fire lane 27 is constructed of cedar planks without stud walls and insulation. The applicant would like to convert the seasonal residence to a year round residence and add a 24'x32' addition on the south side of the dwelling that will conform to the side yard setbacks. Due to the existing construction of the dwelling, the dwelling cannot support a second addition, and they would like to keep it single story so as not to block the views for the neighbors behind them.

The existing cottage is 60.4FT from the lake line and 12.9FT from the north property line. The proposed addition will be 77.5FT from the lake line with a 12'x22' deck located 72.6FT from the lake line. The prior owners had received a variance for impervious surface coverage of 12.3% in 2002 because of the shared driveway and the applicant intends to maintain the 12.3%. If the shared driveway portion of coverage was excluded from the total impervious calculation, then the property would be at 9.5%.

To winterize the existing dwelling, insulation will be placed on the outside of the dwelling to preserve the cedar on the inside of the dwelling. The applicant is seeking a special permit to convert the seasonal dwelling to a year round dwelling. The existing septic system approved for four bedrooms is located in the back of the property with the tank and vents located directly behind the house. The construction sequence has been provided with the narrative.

Member Estes inquired on the location of the shared drive and Member Winkelman inquired on the number of properties using the shared drive. Mr. Eggleston stated that the applicant is the last house but then there is a lake access property. There are five cottages of which two are year round cottages on it, and then the road connects to Oak Bluff.

Member Estes commented that part of the gravel driveway is being removed. Mr. Eggleston commented that the parking area is being reduced and the permeable walkway is being extended to it. Member Winkelman commented that the proposed dwelling is quite a bit larger. Mr. Eggleston stated that the existing spiral staircase in the interior of the dwelling will be replaced

with traditional interior stairs as part of the expansion with the master bedroom and bath. A tentative site visit will be conducted on March 14, 2015.

Member Estes inquired about the gravel area to the northeast corner of the lot. Mr. Eggleston commented that it is probably landscaping gravel.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Estes to schedule a public hearing on *Tuesday, March 17, 2015 at 8:15 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan –Special Permit/Site Plan Review

Applicant	J&A Properties	Property:
	John Pennisi	1250 Minnow Cove
	4435 Dolomite Drive	Skaneateles, NY 13152
	Syracuse, NY	Tax Map #054.-01-14.0

Present: Robert Eggleston, Architect

The City of Syracuse had done an experimental septic system for the existing dwelling on the property. The septic system utilizes a drip line system that has been successful. Proposed is the demolition of the existing dwelling and construction of a new three bedroom year round dwelling that will require variances for setbacks to the lake and watercourse. If the proposal were to comply with the setbacks it would only allow 200SF to build in and maintain the setback from the septic system. Also proposed is a 400SF deck that is level with the lawn that will require a special permit and site plan review required for the project. The proposed dwelling will be built two feet above the floodplain to comply with FEMA regulations. The 100-year floodplain level for this area is 867' and the first floor of the proposed dwelling will be two feet above that.

The septic system employs the use of peat moss that is changed out five to seven years. The neighbor to the north, Mr. Reifenstein, also has the experimental system.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Estes to schedule a public hearing on *Tuesday, March 17, 2015 at 8:15 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan –Special Permit/Site Plan Review

Applicant	Mary Kendrick-Gaffney	Property:
	37 Academy St	2442 Wave Way
	Skaneateles, NY	Skaneateles, NY 13152
		Tax Map #056.-02-43.0

Present: Mary Gaffney, Applicant; Robert Eggleston, Architect

The applicant has a purchase offer on the property that is 35,948SF with 103LF of lake frontage. The existing dwelling is located one foot from the property line and 64' from the lake. The proposal is to demolish the existing dwelling and construct a 2142SF four bedrooms dwelling that complies with all zoning setbacks and footprint regulations. The new septic system will be located 250' from the lake and the existing turnaround driveway will be reduced to the south side of the driveway only. The existing dilapidated boathouse and steps will be rebuilt in the same

footprint with a pending DEC permit. There is only 32SF of the boathouse that rests above the mean high water mark.

The application is requesting a special permit for redevelopment of the lot. The existing impervious surface coverage is 22.4% with a proposed coverage of 12.9%. A 10FT wide berm landscaped bed will be placed at the top of the steep bank to absorb any stormwater from uphill and stabilize the top of the bank. A French drain will be utilized to control any excess stormwater and carry it to the bottom of the bank. The applicant is prepared to make a contribution to the Town's Land and Development Rights Acquisition Fund of \$2,399.36.

Member Winkelman stated that the filtration of stormwater through the soil is beneficial. Mr. Camp requested detail plan on how the stormwater will be directed to the lake. Mr. Eggleston stated that the water will be directed to the bottom of the bank, as the bank is exposed shale with little vegetation.

Member Winkelman inquired if the applicant will be keeping the trees. Mr. Brodsky stated that the applicant would need to reduce impervious coverage by 1100SF to attain the 10% level. Mr. Eggleston stated that there is no proposed removal of trees on the bank. Mr. Eggleston stated that the driveway could be straightened out to reduce impermeable surface coverage; however, it would cause stormwater to run directly down the driveway and offer less of a chance of stormwater to percolate through the soil. Member Winkelman stated that the applicant has proposed a reduction of impervious coverage of almost half.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Estes to schedule a public hearing on *Tuesday, March 17, 2015 at 8:15 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Attorney Advise Session

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

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

The Board returned at 10:20 pm.

As there was no further business, a motion was made by Chairman Tucker and seconded by Member Southern to adjourn the meeting. The Board was in unanimous affirmance of said motion and the meeting was adjourned at 10:20 pm.

Respectfully Submitted,

Karen Barkdull

Karen Barkdull, Secretary/Clerk