

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
March 20, 2018**

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

Chairman Southern opened the meeting at 6:30 p.m. The meeting minutes of February 13, 2018 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Kasper and seconded by Chairman Southern 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

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

The meeting minutes of February 20, 2018 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. Members Kasper and Winkelman abstained from the vote.

RECORD OF VOTE

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

The meeting minutes of February 27, 2018 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Winkelman to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion. Members Kasper and Winkelman abstained from the vote.

RECORD OF VOTE

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

Public Hearing – Special Permit

Applicant: 1938 West Lake Rd, LLC
Skaneateles, New York
Tax parcel#058.-01-10.0

Present: Tom Trytek, TDK Engineering; Terry Kirwan, Legal Representative; Debi Remaley, Marina Manager; Debbie Williams, Representative

A revised site plan was submitted dated March 16, 2018 that reflects modifications to the parking lot and the proposed docks. The proposed boat slips to the south have been relocated to the northeast to remove potential boat traffic in swim areas in front of the southerly neighbors. The number of slips will remain the same. There will be three buoys indicating the restricted area for swimming to the south of the marina. The parking lot has been modified to remove parking of vehicles in the grass sloped area, while still maintaining the parking, with available parking for 89 vehicles. Statistically, the required marina-parking ratio is .6 to .8 of the total number of boat slips, which would make the requirement 57 to 76 spaces needed. The proposed parking is 89% of peak capacity, and the Town zoning code requires parking sufficient to satisfy 85% of the anticipated peak demand.

There are two entrances to the site. There will be a sliding gate that will be for use by the marina only, with all traffic going to the eastern entrance for valet parking. There will be a fence on the west side of the parking lot with grass in the right of way to dissuade parking in the right of way across from the Mandana Inn.

WHEREAS, a motion was made by Member Kasper and seconded by Member Winkelman, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(26) and not subject by SEQR for further review. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chairman Southern opened the Public Hearing and asked if there was anyone in favor of the project.

Kevin Daly, 3532 Lost Hollow Road, has been a customer at the Marina for 23 consecutive years, and is in favor of the brilliant plan.

Jeff Groves, 4717 West Lake Road, has been a Marina member for five years, stated that the proposal is a great idea, it cleans up the clutter, and he is in support of the proposal.

Tom McKeown, 57 Lake Vista Drive, has been a customer for 27 years, He and his wife are delighted with the proposal and think it will be a safer situation for boaters.

Mike Kelly, 2017 West Lake Road, lives across the road and has been a member for 6 years. The difference between having slips and moorings will be a great addition to the utilization of the marina. They enjoy being there and hope the proposal will be passed.

Debbie Williams, 3168 Rickard Road, has been a marina customer for 30+ years. She said that this would be a great improvement; it will reduce all of the congestion and the emotion, making it a lot better.

John Ederer, 121 Jordan Street. Is new to the area with a young family and new boat. He stated that it is a great thing for the area and everyone will appreciate it.

Scott DeWolf, 4628 West Lake Road, has been a customer for 6 years. It will be a positive influence in the area and the proposal will cut down on a lot of traffic and noise.

Mike Hamilton, Norwich, has been a marina member for 4 years. His firsthand experience with getting boats in and out and the traffic, from a safety perspective, this proposal will be best for all parties, as well as congestion and overall enjoyment for the residents using the boat launch and those of us using the marina. Being from out of town, he spends more time and social money in Skaneateles if this were to go through, as it would be a better experience encouraging them to be here more.

Ed Heinrich, 2007 Woodland Lane, has been a marina customer for over 25 years, it is a great plan and he would hate the thought of there being no marina on this lake. There was a time he could remember when there were three places where you could get gas and now it is only the marina. If that goes away and everyone is bringing there jerry cans to fuel their boats, it could be a problem. It is a great plan and he hopes it goes through.

Brian Elwell, 114 Raspberry Lane, said that he has nothing to do with the marina other than getting gas there. He launches a bass boat at the launch and found that with the pontoon boats and other boats being launched, the launch is very crowded when the public comes to launch. The proposal will help to open that up and be a big improvement.

Bruce Holstein, Manlius, has been a marina customer 13-14 years, noted that it has been getting busier there with the public using the boat launch and the marina. There is really a safety issue with people trying to put in their boats and they are coming to use the public launch simultaneously with the marina with two boats in a very narrow area. With bad weather, it is a very dangerous situation trying to put two boats in or take out two boats simultaneously. He is shocked that no one has been hurt over the years. There is a great crew at the marina keeping everybody safe. The proposal will alleviate a lot of congestion.

Chairman Southern asked if there was anyone wishing to speak in opposition, or had any other comments.

Dessa Bergan, 1448 Old Seneca Tpke, inquired how boats would go in for gas. Mr. Trytek explained that the boats would approach from the east and then the north to get gas. Seven boat slips were removed so there will be more room to access the gas. Dessa Bergen stated that she fuels there and wanted to know where the fuel will be. Mr. Trytek stated that the fuel station is not changing and will be in the same place.

Holly Gregg, Jordan Road, inquired about the number of boat slips compare to the number of moorings. Mr. Trytek commented that there are 40 moorings in the designated floating object permit limits, and there are proposed 105 boat slips within the same limits. There are 90 boat slips for customers, 10 public use for temporary launching, and 5 slips dedicated for the sheriff and the milfoil boats. Holly commented that there are two and a half times more boats sitting in the lake.

Kevin Daly, 3532 Lost Hollow Road, asked what is the difference between the boats sitting here and the boats sitting at the Country Club for decades. Mr. Trytek commented that it is a very similar quantity to the Country Club.

Dan Heinrich stated that he is working with the Marina on this project, the dock section to the north, those slips are also designated as gas slips. The marina can extend their hoses so that the customers can pull up and gas up at that dock. The dock is for getting gas, for Marina Inn customers getting dinner at night, and for temporary docking from the boat launch as people go to park their cars.

Gary Ford, 2690 East Lake Road, commented that the application was determined to be a Type II action with no further SEQRA review. He inquired what environmental review has been done and what assurances do we have that it will not negatively affect the environment. Counsel Molnar stated that the jurisdiction of the Planning Board is for everything upward of the mean high water, so the Planning Board is reviewing whether or not there are any alterations or changes to the upland structures. The change in use is also partially in front of the Planning Board as a preexisting use, operating as if it had a special permit although the use pre-dated the code. It is a re-permitting by special permit for its intended use. The applicant is proposing an alteration of their operation by having the 40 boats moored and 40+ on land that area constantly going in and out, replaced with all of the boats off shore with the boat slips. It meets up with the code under the regulations as a Type II action. Dan Heinrich commented that he has handled the permitting process with the DEC and ACOE. The ACOE has signed off on the project, and the DEC did their review and determined that there would be no adverse effect to the lake. They have turned their jurisdiction over to the Office of General Services who has the jurisdiction of the project.

Holly Gregg, Jordan Road, inquired about whether all of the parking will be contained in the parking lot. Mr. Trytek commented that if you are a marina customer then your boat is in one of the slips and when you come to use it, a marina employee will valet park the car. The public use of the town boat launch would not be parking in the marina lot, but in the town lot.

Gary Ford, 2690 East Lake Road inquired about the impact of impermeable surface coverage now that cars will be parking on the lot. Chairman Southern commented that there will be no change as it is at 90%+ existing impermeable surface coverage. Member Winkelman stated that the existing coverage is at 94% impermeable surface coverage. Mr. Ford stated that he thought once a car was parked the area was permeable since water cannot readily drain through.

Ed Blum, 1884 West Lake Road, inquired how far out into the lake will the docking system go in comparison to the mooring field. Mr. Trytek stated that it stays within the same footprint as the mooring; however, it is not as far into the lake as the moorings.

Holly Gregg, Jordan Road, inquired is there is no change in the land use. Chairman Southern affirmed that the use is the same.

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

Member Winkelman commented that it seems that there is an escalation in use and the parking is tight. He inquired on the ratio of parking spaces to boats on the water. Mr. Trytek reiterated that there are 89 parking spaces and 105 boat slips. Based on the town code that requires 85% of peak demand and the proposal is at 89% of peak demand. Member Winkelman inquired on the availability of bathrooms and if they would need to be increased. Ms. Remaley commented that nothing is changing, there are two port-

pottys there all season with the same amount of customers. She continued saying that the public comes to use the facility all of the time, and the facility is pumped two to three times a week. Member Winkelman commented that that is a huge public service to the community, and inquired about the dumpsters. Ms. Remaley commented that there is one dumpster behind the building.

WHEREAS, the Board in reviewing the Application under the special permit and site plan review criteria, adopted the following findings (“Findings”) for proceeding with a determination on the Application:

- (1) That the Application is consistent with the purposes of the land use district in which it is located and with all applicable provisions of Chapter 148; and
- (2) That based on the narrative provided, the proposal will not adversely affect the surrounding land uses by creating excessive traffic, noise, dust, odors, glare, pollution or other nuisances; and
- (3) The Application is consistent with the Comprehensive Plan; and
- (4) That all relevant site plan criteria as required in 148-18D have been satisfied.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Chairman Joseph Southern, and seconded by Member Donald Kasper, 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, with standard conditions and the following additional 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 SP1 of 4 through SP4 of 4 dated March 16, 2018, and Narrative dated March 16, 2018 prepared by Tom Trytek, Licensed Architect (collectively “Site Plan”), be strictly followed and adhered; and
- 3. That the Applicant shall obtain all necessary permits and approvals from NYS Office of General Services, and any agency or authority having jurisdiction over the Property or Application, and
- 4. An as-built survey be submitted to the Codes Enforcement Officer with verification of conformance after installation of the fence and of completed Project within (60) days of completion of the Project.

RECORD OF VOTE

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

Public Hearing –Site Plan Review

Applicant Kyle Murphy
 4384 County Line Rd

Skaneateles, NY 13152
Tax Map #023.-05-01.3

Present: Robert Eggleston, Design Professional

Revised drawings 1 and 2 of 4 dated March 15, 2018 were submitted to reflect modifications made to the driveway based on a discussion with the Town of Sennett. The new site plan reflects a shared driveway that leads to the proposed storage barn and second primary dwelling, with the elimination of the proposed northern driveway cut, and there was insufficient sight distance to allow the northern driveway cut. There are de minimis changes to the site plan and the proposed impermeable surface coverage. A rational plan for subdivision was prepared if in the future the property were subdivided. A shared driveway agreement would be put in place in the event of a subdivision, however it is not needed now as the property is under one ownership.

Member Kasper inquired on the width of the proposed driveway. Mr. Eggleston commented that the width of the proposed driveway is approximately twelve feet, with the existing driveway between ten and twelve feet in width. He continued stating that the main living is on the first floor and parking spaces have been provided with the garage located in the basement. The proposed impermeable surface coverage would be 4.7%.

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

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.

WHEREFORE, a motion was made by Member Kasper 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, BE IT RESOLVED, upon a motion made Member Donald Kasper and seconded by Member Scott Winkelman, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor site plan, with standard conditions and the following additional 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 4 through 2 of 4 dated March 15, 2018; Site Plan 3 of 4 through 4 of 4 January 31, 2018, and Revised Narrative with construction sequence dated March 15, 2018 prepared by Robert Eggleston, Licensed Architect (collectively "Site Plan"), be strictly followed; and
3. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or Application, and

4. An as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project.

RECORD OF VOTE

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

Public Hearing- Special Permit

Applicant Keith Dart:
 917 Stump Road
 Skaneateles, NY 13152
 Tax Map #019.-02-06.0

Present: Keith Dart, Applicant; Robert Eggleston, Design Professional;

The Onondaga County Planning Board, in their resolution dated February 27, 2018, commented that the applicant obtain an OCDOT commercial driveway permit to improve the driveway to commercial standards used for the tree service business. The applicant will be obtaining a driveway permit and improve the driveway located in the County right of way.

WHEREAS, a motion was made by Member Kasper and seconded by Member Winkelman, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(26) and not subject by SEQR for further review. The Board having been polled resulted in the unanimous affirmance of said motion.

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.

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

WHEREAS, the Board in reviewing the Application under the special permit and site plan review criteria, adopted the following findings (“Findings”) for proceeding with a determination on the Application:

- (1) That the Application is consistent with the purposes of the land use district in which it is located and with all applicable provisions of Chapter 148; and
- (2) That based on the narrative provided, the proposal will not adversely affect the surrounding land uses by creating excessive traffic, noise, dust, odors, glare, pollution or other nuisances; and
- (3) The application is consistent with the Comprehensive Plan; and
- (4) That all relevant site plan criteria as required in 148-18D have been satisfied.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Scott Winkelman and seconded by Member Donald Kasper, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor site plan, with standard conditions and the following additional 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 1 dated January 24, 2018 and Narrative dated January 24, 2018 prepared by Robert Eggleston, Licensed Architect (collectively "Site Plan"), be strictly followed; and
3. That the Applicant shall obtain all necessary permits and approvals from OCDOT and any agency or authority having jurisdiction over the Property or Application.

RECORD OF VOTE

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

Sketch Plan- Special Permit

Applicant:	Daniel Murphy 4616 Amerman Rd Skaneateles, NY 13152	Property: Jewett Road Skaneateles, NY 13152 Tax Map #029.-03-06.1
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Present: Daniel Murphy, Applicant;

The property is a two-acre property on Jewett Road and the applicant would like to place two storage sheds on the property for storage of lawn and garden care equipment. One shed is 200 square feet and the second shed is 180 square feet. The lot is currently mowed by a farmer twice a year and he would like to maintain it more frequently. Member Kasper inquired why the applicant is not requesting a pole barn instead of the two sheds. Mr. Murphy explained that he is only using it for garden care and does not want to install a driveway onto the property. If a dwelling is constructed on the lot at a later date, then the sheds could be easily moved.

WHEREFORE, a motion was made by Member Kasper and seconded by Member Hamlin to schedule a public hearing on **Tuesday, March 20, 2018 at 6:30 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan- Site Plan Review

Applicant:	Kenneth Karlik 1341 Heifer St Skaneateles, NY	Property: 1457 Heifer Road Skaneateles, NY 13152 Tax Map #061.-01-16.4
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Present: Guy Donahoe, Design Professional; Tom Piascik, P.E. Piascik Engineering;

The recent subdivision of the Karlik land created two lots the each required site plan review to evaluate drainage plans as the lots area developed. This application is for lot 3 at 1457 Heifer Road that will have a single-family dwelling. The drainage improvements proposed will be for the maximum buildout of the lot at 10% impermeable surface coverage, in the event the homeowner wants to add an additional improvement.

Member Winkelman inquired if the design utilized a rain garden. Mr. Piascik commented that it will be a bio-retention area. There will be imported sand and topsoil mix in the elevated planting bed where water goes in and filters through the ground. It is based on .95 inches of rainfall in runoff volume, however, it is not designed for a 25 years, 50-year or 100 years stormwater event. It is designed to accommodate up to 10% impermeable surface coverage and the bio retention system is designed to NYSDEC guidelines. The design can be modified for aesthetics however, it will need to be maintained at 560SF at an elevation of 1007.8 feet. It is similar to a raised bed septic system

Member Kasper inquired if the perc tests indicated that the septic system would need to be a raised bed system. Mr. Piascik stated that although he is not the designer of the septic system, the system will not have to be pumped, and continued saying the there will be supplemental soil added as the lower two feet of soil does not perc well. There will be two feet of soil added to the existing top two feet to make it an adequate septic system. Chuck Chernoff is designed the system.

The bio-retention drainage systems will be an overland outlet with a broad crested discharge rather than a single point discharge that could encourage erosion. Mr. Camp commented that he had consulted with Mr. Piascik on the plan and had no additional comments on the system. Member Kasper recommended that the town engineer review the drainage system prior to the certificate of occupancy being issued. Member Winkelman commented that the design is well thought out and should be an example for others to follow.

WHEREAS, a motion was made by Chairman Southern and seconded by Member Winkelman, the Planning Board classified this application a Type II single family residential action pursuant to 6 NYCRR617.5(c)(9) and not subject to further review under SEQRA. The board having been polled resulted in the unanimous affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Donald Kasper and seconded by Chairman Joseph Southern, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor site plan, with standard conditions and the following additional 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 SD-1 dated March 5, 2018 prepared by Guy Donahoe, Licensed Architect; and Lot 3 Water quality Plans SC100, SC600 and SC601 prepared by Thomas Piascik, Licensed Engineer (collectively "Site Plan"), be updated to reflect that the drainage plan is designed to accommodate 10% impermeable surface coverage on the lot, and then be strictly followed; and

3. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$500; and
4. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or Application, and
5. The Town Engineer inspect and approve the bio-retention installation prior to issuance of a Certificate of Occupancy; and
6. An as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project.

RECORD OF VOTE

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

Sketch Plan- Site Plan Review

Applicant Hobbit Hollow Farm. LLC
 2984 Benson Rd
 Skaneateles, NY 13152
 Tax Map #051.-01-09.1

Present: Mike Lazar, Representative;

In 2014, discussions with FAA occurred regarding safety criteria that must be met for the western part of the runway. As the airport is a public use airport, the FAA has jurisdiction and they pointed out safety concerns with the runway because of the location of Benson Road, two power poles and location of trees. A mitigation plan was submitted to the FAA last year that satisfies the requirements of the FAA. The runway will move 240 feet to the east along Benson Road to provide a minimum clear obstruction area for the end of the runway. The second part of the plan is the clearing of trees in front of the runway that need to be cleared at a 20:1 ratio visibility. For every 20 feet you go to the west, you go up 1 foot, and there cannot be anything above that line.

The areas of trees that will need to be cleared are a couple of isolated trees and a large two-acre area of trees. There will be no disturbance of land with the clearing of the trees, as the trees will be cleared to the ground. They had met with the City of Syracuse Department of Water regarding their plan and the Department of Water had suggested replanting trees where the trees would be removed. Plantings that will not need to be cleared in the future need to be determined and they are working with the NYSDEC to establish what would be replanted. Once the NYSDEC has approved the replanting plan, they will submit the plan to the Department of Water for their approval, then the applicant will present it to the Planning Board to review.

There are no wetlands in the area and there is a streambed that is an outlet from the existing pond. The clearing of the trees will occur in August when it is dry or in November when the ground is frozen. The Board determined that any site visits will occur independently for each member.

Amendment Request-Major Special Permit Site Plan Review

Applicant Pat Carberry
Sinclair LLC
4357 Jordan Road
Skaneateles, NY 13152
Tax Map #023.-01-13.1

Present: Pat Carberry & Kelly Engle, Applicants; Robert Eggleston, Architect

In 2016 the Planning Board issued a special permit for the event center at the prior Sinclair Chair Factory that is now the Sinclair LLC event center. The business has been opened and is relatively successful. The applicants had received approval for a second patio area as part of the original approval, which they did not install.

The amendment request is for a 10'x30' patio located on the northeast side of the building, expand the usage of the building by allowing a portion of the third floor for use as a bridal area as brides prepare for the ceremony, and to allow the building occupancy to increase from a maximum of 155 people to a maximum occupancy of 198 people. The building code approved an occupancy of 126 on the first floor, and 72 on the second floor. The approval maximum based on 85% of the parking needs that could fit on site. An agreement with the neighbor across the street, John Dudden, allows overflow parking of up to 16 parking spaces. There are four on site staff members that assist with the parking of vehicles during events directing traffic and assisting pedestrians crossing Jordan Road. Once the event is underway, the staff is usually reduced to two for the entire night. There have not been any issues with overflow parking or pedestrians crossing the road. They would like to extend the sidewalk to connect with the sidewalk that existing south of the stone office building.

Member Kasper inquired if the applicant has contacted the County for crosswalk markings on the road. Ms. Carberry commented that she did talk with the County and that they will need to submit a form requesting it. Mr. Brodsky inquired how they manage the offsite parking and if there is an agreement in place from the owner to use the lot. Ms. Carberry stated that there is an agreement in place. Mr. Eggleston commented that they use the parking lot across the street more in the winter because of the snow and hesitancy to plow the grass parking area.

Member Kasper inquired if all of the required permits have been obtained from the various agencies that would regulate event centers. Mr. Eggleston commented all permits have been obtained and they have met the fire codes. Member Kasper inquired about the fire code requirements for the third floor and if they meet the fire code for the proposed modification to the use. Mr. Eggleston stated that if you have less than 50 people on the third floor, only one exit is required. Ms. Engle stated that there are 15 people at one time at the most usually. Member Winkelman commented that he appreciated the historical restoration and reuse of the building.

WHEREAS, a motion was made by Chairman southern and seconded by Member Winkelman, the Planning Board adopted and ratified the prior SEQRA determination, last reviewed July 16, 2016 for the Application, which was a determination that the Application constituted an Unlisted Action with a negative declaration after review of the SEQRA forms submitted by the Applicant. The Board having been polled resulted in the unanimous affirmation of said motion.

WHEREAS, the Board in reviewing the Application under the special permit and site plan review criteria, adopted the following findings (“Findings”) for proceeding with a determination on the Application:

(1) That the Application is consistent with the purposes of the land use district in which it is located and with all applicable provisions of Chapter 148; and

(2) That based on the narrative provided, the proposal will not adversely affect the surrounding land uses by creating excessive traffic, noise, dust, odors, glare, pollution or other nuisances; and

(3) The application is consistent with the Comprehensive Plan; and

(4) That all relevant site plan criteria as required in 148-18D have been satisfied.

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

1. That the Site Plan 1 of 3 through 3 of 3, with the revised date of March 1, 2018, revised narrative dated March 1, 2018, all as prepared by Robert O. Eggleston, licensed architect; be followed in all respects; and
2. That the Applicant provide to the Town documents that demonstrate the legal right to the shared use of the parking lot owned by Excavation Plus, LLC across the street; and
3. The Applicant contact OCDOT for potential high visibility crosswalk markings for the walkway between the Applicant's Property and the property across the street owned by Excavation Plus, LLC; and
4. That the Applicant continues the process of having staff direct traffic to the additional parking area across the street during events.

RECORD OF VOTE

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

Discussion

Applicant: Richard Moscarito
120 Madison Street
Chittenango, NY 13037

Property:
2699 East Lake Road
Skaneateles, NY 13152
Tax Map #037.-01-04.0

Chairman Southern stated that the discussion topic will be moved to a different meeting date with the full board present for the discussion. Counsel Molnar summarized that he article 78 proceeding commenced by the Fords and Babbles against the Applicant and the Town Planning Board resulted in a determination by the court that the petition was dismissed with prejudice except that an issue was remanded to the Planning Board for further clarification for the board to approve a single parking space on the lot versus two as otherwise required by the code. As the full board is not present, it would be most appropriate to

schedule a meeting when all board members are present. Counsel Molnar commented that there is no requirement from the court of a timeframe. Mr. Davis, representative for the applicant, inquired if the April 10, 2018 meeting will be a public hearing or a discussion. Chairman Southern stated that it will be board discussion only. Mr. Eggleston inquired if the special permit approvals would have a longer approval time, as there may have been a stay on the approvals during the article 78 proceedings. Counsel Molnar stated that there was no stay or other injunction on the applicant or its approvals.

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Kasper to schedule a special meeting on *Tuesday, April 10, 2018, beginning at 6:30 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Continued Review - 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: Robert Eggleston, Architect;

The applicant is working with the fire department and their hope is that by the March 27th meeting to have formal comments from them so they can proceed with any details or modifications requested by the fire department. The request for lead agency designation letters were sent out today with the requirement for the responses to be returned by April 29, 2018.

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Winkelman to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:17 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Clerk