

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
May 12, 2015**

Mark J. Tucker, Chairman
Elizabeth Estes
Donald Kasper
Joseph Southern
Scott Winkelman (absent)
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 April 9,, 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 corrected. 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	[Yes]
Member	Scott Winkelman	absent
Member	Elizabeth Estes	[Yes]

Amendment Request-Special Permit

Applicant: Bruce Pollock
Self-Storage Route 321
4586 Nixon Park Drive
Syracuse, New York

Property:
4463 State Route 321
Skaneateles, New York
Tax Map #022.-01-12.3

Present: Bruce Pollock, Applicant

The applicant was approached by the Sailboat Shop to provide temporary boat storage until the Sailboat Shop can locate an appropriate location for boat storage. The proposal is for outdoor storage of boats to be located in the area of the approved but not built storage units that is covered in existing stone. There will be no increase in impervious surface or impact to drainage for the boat storage.

The Sailboat Shop had to remove the existing boat storage located on the Kimball property by the end of April, so the boats have already been placed on the property. The applicant

communicated with the Sailboat Shop that the boats would need to be removed if approval is not obtained. Boats will be winterized prior to storage on the property and boats are the only vehicles to be stored in the area for a period of two years.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Estes, the Planning Board adopted and ratified its prior SEQRA determination of July 18, 2006 for the Major Site Plan Application, with a Full Environmental Assessment Form and a negative declaration was determined at that time, which prior determination was adopted by the Planning Board in consideration of this Amendment. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** the Amendment Application with the following conditions:

1. That the Site Plan dated May 12, 2015 approved for the Project shall be followed in all respects; and
2. That the Outdoor storage of boat and trailers is granted for a period of two years from the date of the approval; and
3. Except as modified hereby, the conditions set forth in the prior Approvals remain in full force and effect.

Upon a motion made by Member Joseph Southern and seconded by Member Donald Kasper, the Town of Skaneateles Planning Board hereby approves the Extension Application for an additional twelve months.

RECORD OF VOTE

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

Continued Review –Site Plan Review

Applicant:	Robert Leiss	Property:
	Mary Sennett	1411 Thornton Heights Road
	19 Goodspeed Place	Skaneateles, NY 13152
	Skaneateles, NY 13152	Tax Map #057.-01-32.0

Present: Robert Eggleston, Architect;

The Zoning Board of Appeals approved the variances requested for the expansion of their porch on May 5, 2015. The proposed porch will be on pier construction and will have minimal disturbance of the property. A construction sequence is included in the narrative. A site visit was conducted on April 18, 2015.

Chairman Tucker inquired if there will be any excavation. Mr. Eggleston stated that the porch would be on a pier construction with minimal disturbance.

Mr. Brodsky inquired if the Zoning Board of Appeals had discussed the vacant property across the road that the applicant owns. Mr. Eggleston stated that it was discussed at length but was not made a condition on their approval. Counsel Molnar stated that the ZBA approved the variances without the imposition of tying the properties together so that the attributes and the excess parking area across the street to add to the primary residence.

Member southern commented that it would make the lot more nonconforming because of the parking. Mr. Eggleston stated that it would make it more conforming as it would have removed the footprint variance. The area for parking on the 12,000SF rear lot would not cause the impervious surface to fall out of conformance. He continued stated that the rear property is assessed very low and there was a concern that tying the lots together would increase the assessment.

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

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Joseph Southern and seconded by Member Elizabeth Estes, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor special permit/site plan approval, with the following conditions:

1. That the Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. That the Site Plan 1 of 2 through 2 of 2 dated March 11, 2015, and Narrative with construction sequence dated March 26, 2015, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and
3. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance, be fulfilled.

AND THEREFORE, a motion was made by Chairman Mark Tucker and seconded by Member Elizabeth Estes, and duly adopted by unanimous vote, the Board approved the Applicant's request to extend the Approving Resolution, subject to all other conditions set forth in the Approving Resolution, which remain in full force and effect

RECORD OF VOTE

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

Continued Review –Site Plan Review

Applicant:	Benedict Tarantino	Property:
	6616 Chevy Chase Avenue	2490 Wave Way
	Dallas, TX 75225	Skaneateles, NY 13152
		Tax Map #056.-02-44.0

Present: Robert Eggleston, Architect

A revised site plan was submitted dated April 20, 2015 reflecting changes to the plan. Based on the feedback received at the site visit, the shoreline deck has been eliminated and the existing deck off the dwelling will be expanded by 422SF. Mr. Eggleston explained that the current proposal encompasses the best lake view and allows for congregating space. . A site visit was conducted on April 18, 2015.

The shoreline structures will be modified by removing an existing 217SF ramp, two sheds, and a fire pit; and then constructing 177SF in timber steps leading to the shoreline. Also proposed is a detached 375SF patio with fire pit located 50.8FT from the lake line. The existing shoreline structures are 1594SF and proposed 1843SF, with 800SF the maximum amount of shoreline structures allowed for this lot. Impermeable surface coverage will be reduced from 11.8% to 9.9%, while open space will increase from 85.4% to 86.3%.

The Zoning Board of Appeals had approved the variance on May 5, 2015. A revised narrative with construction sequence dated April 20, 2015 was submitted.

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

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Chairman Mark Tucker 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 approval, with the following conditions:

1. That the Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. That the Site Plan 1 of 1 dated May 20, 2015, and revised Narrative with construction sequence dated April 20, 2015, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and
3. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance, be fulfilled.

AND THEREFORE, a motion was made by Chairman Mark Tucker and seconded by Member Elizabeth Estes, and duly adopted by unanimous vote, the Board approved the Applicant's request to extend the Approving Resolution, subject to all other conditions set forth in the Approving Resolution, which remain in full force and effect

RECORD OF VOTE

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

Sketch Plan –Site Plan Review

Applicant:

Robert & Kathleen Delventhal
4090 Jordan Road
Skaneateles, NY 13152
Tax Map #027.-03-16.0

Present: Robert Delventhal, Applicant; Robert Eggleston, Architect;

Mr. Eggleston explained that this historic (built pre Civil War) house purchased by his clients, the Delventhals, has been used as a summer home previously. Since their purchase, the home has become a primary year-round residence. The property has a large parking lot to the northwest of the dwelling for a prior approved use as a salon. The proposed 576SF detached garage would be located 20FT from the east property line to provide a place for their vehicles in winter. The garage is not located in the existing parking area as there is no entrance at that side of the house and placing the garage in the parking lot location would put the garage in front of the dwelling. There are two entrances to the dwelling, one to the south that is used daily and the grand front entrance with carriage steps in front.

The applicant is also proposing to have a four-bedroom bed and breakfast with additional parking relocated to the south of the southern entrance and next to the proposed garage. The applicant will reside on site, as this is their permanent residence.

Chairman Tucker inquired about the building in back to the east of the structure. Mr. Eggleston stated that it was the original Sherman carriage house that is located on a separate parcel that is not available for sale. Member Kasper inquired why the proposed garage is not located closer to the dwelling. Mr. Eggleston stated that a detached garage was not most appropriate and the location was chosen to protect the root structure of the large old trees. There is a root cellar on the back of the dwelling that can be adapted for an entrance to the basement or across into the first floor of the dwelling. There is also a back door to the dwelling. He continued stating that the south entrance will be the primary entrance for the bed and breakfast, although the front door could be used.

The impermeable surface coverage will be reduced from 14.8% to 14.5% and under the allowable 15%. Member Estes inquired why the garage could not be located in the existing parking area. Mr. Eggleston stated that it would place the parking in the front yard and that there

is no access to the dwelling on the north side of the dwelling. A handicap ramp to the back entry was removed that was put in place for the prior use as a hair salon.

Mr. Brodsky inquired about the small windows on the upper level of the residence. Mr. Eggleston stated that it is a huge attic with a tall ceiling. Member Estes inquired where the existing parking is located in the photographs. Mr. Eggleston stated that there is a circular driveway in front of the front porch with carriage steps located to the west of the loop driveway. Mr. Brodsky inquired if the dwelling was eligible for historical status. Mr. Eggleston stated that it possibly could be considered for the historical status although not listed on the historic registry. Mr. Delventhal stated that there is a plaque on the side of the house although the state shows no record of it.

The Zoning Board of Appeals will be conducting their public hearing on June 9, 2015. A site visit will be conducted on May 30, 2015 beginning at 10:30 am.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to continue the review of the application on *Tuesday, June 16, 2015 at 7:30 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion

AND THEREFORE, a motion was made by Chairman Mark Tucker and seconded by Member Elizabeth Estes, and duly adopted by unanimous vote, the Board approved the Applicant's request to extend the Approving Resolution, subject to all other conditions set forth in the Approving Resolution, which remain in full force and effect

Extension Request

Applicant: Jason Seiler
790 Sheldon Road
Skaneateles, NY 13152
Tax Map #024.-01-04.2

Present: Robert Eggleston, Architect

The proposal had received a Zoning Board of Appeals and Planning Board approval in 2013 that have now lapsed. Unknown to Mr. Eggleston, the septic ran under the existing addition and the septic design is now being re-configured in an alternative area on the north side of the building and is awaiting septic approval from the OCDOH. The original proposal was for a 736SF office addition to the existing structure, 1,360SF warehouse addition, and a 2,032SF expansion to an existing building to use a portion as office space for Mr. Seiler and his partner and enlarging the rest of the building for storage and garage space. An easement for the Town of Skaneateles right of way has been improved with a 24FT pass through and will allow for any heavy equipment passage. The easement status with the Town is unknown. This application extension request was approved by the Zoning Board of Appeals.

AND THEREFORE, a motion was made by Chairman Mark Tucker and seconded by Member Elizabeth Estes, and duly adopted by unanimous vote, the Board approved the Applicant's request to extend the Approving Resolution, subject to all other conditions set forth in the Approving Resolution, which remain in full force and effect

RECORD OF VOTE

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

Sketch Plan –Special Permit/Site Plan Review

Applicant:

Peter & Renee Teller
1818 West Lake Rd
Skaneateles, NY 13152
Tax Map #062.-01-08.0

Present: Richard Davis, Representative

The proposal is for the replacement of 107LF of sea wall with a Redi-Rock retaining wall to protect the shoreline from further damage. The existing wall was undermined with the stone was out and the bank eroded up to a mature tree that the applicant would like to save and protect. The Redi-Rock system has been used in the neighborhood for shoreline remediation. The application has been submitted to the DEC and ACOE for approval with the DEC coming to do a site visit.

Member Southern inquired if the wall is stepping back from the lake. Mr. Davis stated that it is a vertical wall that curves in towards the west on the ends. Mr. Camp noted that the product steps wall approximately 6 inches in the construction. Member Kasper inquired on how the wall system works. Mr. Davis stated that the concrete blocks are interlocking and pinned together. The wall stops before the dock with access stairs.

Member Estes inquired on the structure to the south of the failing wall. Mr. Davis stated that it is a boathouse used for storage that is located on the property. Mr. Camp commented that there is a foundation drain in the area. Mr. Davis stated that the foundation drain is located to the north of the proposed retaining wall. Mr. Camp requested that the silt curtains in the lake be shown on the site plan. Mr. Camp inquired about the filling in of the lake line. Mr. Molnar stated that it is beyond the high water mark of 865.02' and under the DEC's purview. Mr. Davis commented that he has a meeting with the DEC and that is one of the issues he will be discussing.

Chairman Tucker inquired if the wall will be walkable. Mr. Davis stated that topsoil would be coming up to it as shown in the cross section plan. Mr. Brodsky inquired on the height of the retaining wall. Mr. Davis stated that the height would be six feet. Mr. Brodsky stated that the applicant might want to consider fencing for safety. He continued inquiring about the fill behind the wall. Mr. Davis stated that he will not be digging into the soil to maintain the existing surface for runoff, and that the wall will have drainage behind it with fill on top.

Member Estes inquired how the wall would be constructed to prevent failure of the wall. Mr. Davis stated that the wall would be tied in with draining behind to prevent any water build up that could push the wall into the lake. A site visit will be conducted on May 30, 2015.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Estes to schedule a public hearing on *Tuesday, June 16, 2015 at 7:40 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion

Informal Discussion-Subdivision

Applicant: Russell Zechman
3741/3743 Fisher Road
Skaneateles, NY 13152
Tax Map #033.-04-14.0/12.0

Present: Russell Zechman, Applicant; Robert Eggleston, Representative

Mr. Zechman recently acquired the .87-acre parcel (parcel B) with a dwelling on it on Fisher Road and an 11.51-acre parcel (parcel A) with an accessory apartment, several storage buildings and 15FT of road frontage on Fisher Road. The larger parcel also has an abandoned landing strip with ponds and ditches to control drainage from the landing strip. Both properties have public water and are serviced by separate septic systems.

The owner is considering a conventional four-lot subdivision and a lot line adjustment to increase parcel B to a conforming four-acre parcel that would include the buildings and one of the ponds. Parcel B has an existing driveway off Fisher Road and the proposed four two acre lots on parcel A would have a shared driveway off Fisher Road that would follow the existing drainage ditch contours. Parcel B is located in the RR district and Parcel A is located in the IRO district, which will require the proposed four lots to obtain a special permit to build a residential subdivision.

Mr. Eggleston requested a determination that the ponds are not wetlands or watercourses but rather manmade retention ponds. Mr. Brodsky stated that the environmental resource map did not indicate any watercourses or steep slopes on the properties. There is a pathway from the northwest corner of the property that leads to New Seneca Turnpike that may be a possible connection point for a driveway. The pathway is on a separate lot.

Mr. Camp inquired about future plans for the ponds on the properties. Mr. Eggleston stated that there would need to be some analysis needed on the function of the ponds as their prior use was for drainage on for the airstrip.

Mr. Eggleston stated that another issue would be the development of a plan to get public water to the lots. Mr. Camps stated that it would be a new public line, unless it was possible to obtain four lateral lines on the existing pipes. Member Southern inquired if the water access would be off Fisher Road or off New Seneca Turnpike. Mr. Eggleston stated that they do not have access off New Seneca Turnpike. It would be required the applicant obtaining an easement or purchasing the property and inquired if the line would have to be an 8 inch line or a 4 inch line. Mr. Camp stated that the minimum size required is an 8-inch line.

Mr. Brodsky inquired if the ponds have water in them currently. Mr. Eggleston stated that the pond on proposed lot 2 had mostly vegetation a month ago. Mr. Camp inquired if it has a

surface outlet that used when it fills up. Mr. Eggleston stated that there is no place that the retention pond drains. A site visit will be conducted on May 30, 2015.

Continued Review –Site Plan Review

Applicant

Lakelawn Properties LLC
1 Winthrop Square
Boston, MA 02110

Property:
3384 West Lake Road
Skaneateles, NY 13152
Tax Map #049.-02-03.0

Present: Robert Eggleston, Architect

A revised site plan dated and narrative dated May 8, 2015 was submitted that reflects a relocated tennis court to the northwest corner of the lot, a semi-detached garage and recreational buildings located to the south of the main house and a new tennis court, pavilion and raised paddle court located along the north side of the property. The north drive will remain in its current location and the driveway to the south will remain to the stable barn and then shift north. The driveway to the south and to the waterfront will not have a grass strip in the center and will be a solid driveway.

The north driveway will approach an entry court with small wall and terraces that step up to the house. The drive continues through a porte cochere to a motor court with garage access off it. There is a conservatory and recreation building with office space above. There are no specific plans on the stable building or the boathouse; those will be later projects. The applicant does not plan to have five apartments and nine bedrooms in the stable building. The applicant is getting closer on the decision of whether the property will be continued to be serviced by the sewer system or whether a septic system will need to be designed.

The road has a stone bridge with a culvert that is collapsing and the stone bridge will be replaced with a box cement culvert. There will be some house gardens and a croquet court; and where the flat ground it will be an outdoor swimming pool. The southern driveway has been modified slightly to that, it is located 20' from the south property line and allow vegetative screening.

The sewer line for the Country Club that runs through the property has been located. Mr. Camp inquired if there are any structures that are on the property including manholes. Mr. Eggleston stated that they have the manholes located and that previous surveys had erroneously located the sewer lines and they have now located the lines.

Geo-thermal fields will be placed under the auto-court. The solar arrays will be 200Ft long and range in height from 3FT to 11FT. similar to the Fesko farms. They will be located 42FT off the property line with a vegetative buffer maxed out at 18FT.

Rudy Zona will be providing SWPPP plans and grading plans, and there are preliminary locations shown on the site plan of where the stormwater management will be placed on the property.

Member Kasper inquired if the project will be completed in phases. Mr. Eggleston stated that the plan is to start in the middle of the proposed house and work each way outward to complete the

house. There is discussion regarding using SIP panel construction for continuity of the insulation and quality of the construction. They can be pre-fabricated off site and placed on-site quickly to complete construction before the winter season. There will be a seven-inch stone veneer that will occur next year once spring has arrived. Member Kasper commented that with the re-alignment of the road there will be a lot of disturbance. Mr. Eggleston stated that Rudy Zona will put together a construction sequence. Member Kasper inquired if the road will be constructed of black top or pavers. Mr. Eggleston stated that there will be pavers in the motor court with black top on the rest of the driveways with a tar and stone finish. Chairman Tucker inquired if the driveway will be expanded through the trees. Mr. Eggleston stated that it will be slightly wider at 12' in width, and the trees will be retained.

Mr. Brodsky inquired why the tennis court that will have lighting is now located closer the West Lake Road. Mr. Eggleston stated that it has always been a lighted court and the proposed tennis court will be night sky compliant. Member Estes stated that with a height of 20', it makes it hard to be night sky compliant. Mr. Eggleston commented that 20' is the standard for tennis courts. Mr. Brodsky inquired if the Country Club tennis courts have lights. Mr. Eggleston stated that they do not. Member Estes inquired on the building that is proposed between the two tennis courts. Mr. Eggleston stated that it is a tennis pavilion that will have a bathroom.

Member Estes inquired about the small building in the former tennis court location. Mr. Eggleston stated that it is an architectural pavilion approximately 200SF.

Mr. Eggleston recapped that they are hoping to have an answer on the sewer for next month's meeting, and they will have the grading plan completed in two weeks and make application for a SWPPP permit. Mr. Camp inquired on the overall schedule of the project. Mr. Eggleston stated that the applicant would like to start the grading and erosion control by July 2015, construction of the center courtyard area of the house and completed the SIP panel construction and be weather-tight by the end of the year. The boathouse and gatehouse will be maintained and they are connected to the existing sewer system. The boathouse pumps up the sewage to the sewer system and the gatehouse pumps to West Lake Street.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to establish an escrow account in the amount of \$10,000 for engineering review. The Board having been polled resulted in the unanimous affirmation of said motion.

Mr. Brodsky inquired if the Board has concerns regarding the proposed placement of the tennis courts and proposing lighting. Member Kasper stated that if the tennis courts are to remain in the proposed location then a landscaping plan for screening will need to be submitted.

Member Estes asked for clarification on the stable remaining on the property. Mr. Eggleston stated that the stable building would be converted from a five apartment building to storage, a bathroom, and break room for the servants. A site visit will be conducted on May 30, 2015.

Discussion

The Draft Comprehensive Plan has been referred to the Planning Board for review and comment. The Board will review and it will be discussed at the meeting in June.

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 9:07 pm.

Respectfully Submitted,

Karen Barkdull, Secretary/Clerk