

**TOWN OF SKANEATELES PLANNING BOARD  
MEETING MINUTES  
June 21, 2016**

Mark J. Tucker, Chairman  
Joseph Southern  
Elizabeth Estes- absent  
Donald Kasper  
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 May 17, 2016 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

**WHEREFORE**, a motion was made by Member Southern and seconded by Chairman Tucker 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 | [Yes]    |
| Member | Elizabeth Estes | [Absent] |

**Sketch Plan-Lot Line Adjustment**

Applicant: Geoffrey Pitman  
4476 Vinegar Hill Rd  
Skaneateles, NY 13152

Property:  
4476/4472 Vinegar Hill Road  
Skaneateles, NY 13152  
**Tax Map #023.-03-16.2 & 023.-03-16.1**

Present: Geoffrey Pitman, Applicant

The applicant's property was established in 2005 when the two-acre lot was created and a variance was granted for less than the required road frontage. The applicant is proposing the expansion of the lot from 2+/- acres to 5+/- acres, and reducing the lot to the south from 10+/- acres to 7+/- acres. The proposed new lot lines would not alter the road frontage and allow the new lots to be rectangular in shape. The Onondaga County Planning Board had commented that an Ag statement needed to be provided in their resolution dated May 18, 2016. After contacting the County, it was determined that it was a clerical error as the Ag statement was included in the application submitted.

**WHEREFORE**, a motion was made by Chairman Tucker 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 Donald Kasper, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the Application, with the following conditions:

1. The plat plan survey prepared by Paul Olszewski, licensed land surveyors dated April 11, 2016 reflecting the re-aligned two lots, be submitted to the Chairman for review, approval and signature prior to filing with the Onondaga County Clerk's Office; and
2. The lot line adjustment map and deed must be filed in the Onondaga County Clerk's Office within sixty-two (62) days of the signing of said map or the lot line adjustment approval shall be null and void. Proof of said filing shall be immediately forwarded to the Secretary of the Planning Board upon receipt by the Applicant and/or Applicant's representative.

**RECORD OF VOTE**

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

Chairman Tucker recused himself as he farms a portion of the applicant's property.

**Sketch Plan –Subdivision**

|            |                       |                              |
|------------|-----------------------|------------------------------|
| Applicant: | Nelda Amidon          | Property:                    |
|            | PO Box 502            | 1939 Coon Hill Rd            |
|            | Skaneateles, NY 13152 | Skaneateles, NY 13152        |
|            |                       | <b>Tax Map #035.-02-09.1</b> |

Present: Dale Amidon, Representative; George Teufel, neighbor

The applicant is proposing a two lot subdivision of the 15.7 acre lot with lot 1 being a two acre lot with the existing dwelling and lot 2 being 13.7 acres of vacant land with a 30' access easement. The property is located on Coon Hill Road, a county road that requires 300' of road frontage for a conforming lot. The applicant would like to subdivide with lot 1 having 200' of road frontage and lot 2 having 196.4' of road frontage. The vacant land is actively farmed and would continue to be farmed. Both of the parcels have a purchase offer pending, with lot 2 potential being acquired by Mr. Teufel, neighbor that has access off the existing easement. Mr. Teufel stated that if there were a house that would be built on lot 2, it would be located along the road frontage instead of being located in the rear of the existing dwelling on lot 1.

Lot 2 has the potential to have an additional lot subdivided with a conventional subdivision, as it would be the fourth dwelling off the private driveway. Mr. Teufel stated that it is not his intention to subdivide it further.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Vice Chair Southern to schedule a public hearing, on **Tuesday, July 19, 2016 at 7:30 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

**RECORD OF VOTE**

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

Chairman Tucker returned to the Board.

**Sketch Plan –Special Permit**

|           |                   |                              |
|-----------|-------------------|------------------------------|
| Applicant | Shelly Strang     | Property:                    |
|           | 3143 West Lake Rd | 1410 East Genesee St         |
|           | Skaneateles, NY   | Skaneateles, NY 13152        |
|           |                   | <b>Tax Map #042.-01-11.0</b> |

Present: Shelly Strang, Applicant

The applicant is proposing an art studio, retail to sell furniture, gifts and accessories, and offer pre-package food and coffee to her customers in the front Hood building on Route 20. Member Winkelman inquired about a restaurant that was listed as a proposed used. Mrs. Strang stated that her intention is to have a small bar to sell pre-packaged foods and have a pot of coffee and tea available to her customers. She does not want to prepare or serve food and through her contact with the Department of Health, does not need any additional licenses for selling the pre-packaged food. Mr. Brodsky recommended that the Planning Board be cautious when approving the application as the restaurant use should not be referenced on the resolution if the Board chooses to approve the application.

Mr. Brodsky requested that the applicant provide a more detailed floor plan so that the Board would have a better understanding of the parking needs. Mrs. Strang stated that about a third of the space would have 4'x8' worktables with chairs for classes, a third of the space for retail, and a third of the space for a register and check out area. Member Kasper inquired if the fixtures would be permanent. Mrs. Strang commented that she is not installing any permanent fixtures so that the space could be flexible for display space. Classes would be for 10-15 people, approximately two hours long and would occur mostly on evenings and weekends. Hours of operation will be 10 am to 6 pm with an occasional evening. Chairman Tucker inquired if the proposal is similar to the place she had on Lacy Road. Mrs. Strang stated that the building on Lacy Road was not open to the public and this proposal will be.

Member Winkelman commented that the last tenant, CrossFit gym, had a condition that the State right-of-way would need to be paved and the parking formalized. Part of the stone area was to be re-grassed, that would be the role of the property owner. Mrs. Strang stated that she had conversations with the owner of the building and he is not interested in doing the improvements. He does not want to entertain the paving of the State right-of-way until repairs have been completed on the ditch culvert. He does not want to put grass in the gravel areas at the front of the property, as the grass will be destroyed with the winter plowing. Member Kasper commented that the parking for the building should be behind the building line and the Board

had requested that grass be installed instead of the gravel in the front of the property to deter parking in that area. He suggested that if grass is not being considered, then barriers should be placed there. Mrs. Strang inquired if the parking area was better designated, if that would suffice.

Approval from the Village of Skaneateles for the sewer use and approval from the Town of Skaneateles for the water use has been obtained. Mr. Camp stated that it was the State's requirement to have the entrance to the driveway paved. Chairman Tucker commented that paving the entrance has been a condition for other applications and it needs to be fulfilled. A site visit will be done independently by each of the members.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Chairman Tucker to schedule a public hearing, on *Tuesday, July 19, 2016 at 7:45 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

| <b><u>RECORD OF VOTE</u></b> |                 |          |
|------------------------------|-----------------|----------|
| Chair                        | Mark J. Tucker  | [Yes]    |
| Member                       | Joseph Southern | [Yes]    |
| Member                       | Donald Kasper   | [Yes]    |
| Member                       | Scott Winkelman | [Yes]    |
| Member                       | Elizabeth Estes | [Absent] |

**Public Hearing -Special Permit/Site Plan Review**

Applicant: Mark Congel / 5 Fires LLC  
3395 East Lake Road  
Skaneateles, NY 13152  
**Tax Map #041.-01-21.0**

Present: Wayne LaFrance, Architect;

No one wished to have the public notice read. A site visit was conducted on June 11, 2016. The City of Syracuse Department of Water withheld comment until updated plans were submitted that reflect no change in the bedroom count in their correspondence dated February 25, 2016. The Zoning Board of Appeals granted the variance for the garage and driveway setbacks of 12'9" to the rear property line on May 3, 2016.

The applicant is requesting to remove the existing garage located 4 inches from the north property line and relocate a new attached two-story garage that is 799SF and located 12'9" from the north property line. The second floor of the proposed garage would be for the expansion of the master bedroom. The proposed garage is 200SF+/- larger than the existing garage to accommodate the larger vehicles. The existing driveway on the lakeside of the dwelling will be removed and replaced with a driveway located to the east of the existing dwelling. The impermeable surface coverage will be reduced to 12.9% with the removal of one parking space to the southeast and conversion of the proposed patio by the bunkhouse to permeable surface.

Chairman Tucker inquired on the width of the remaining parking area for the one car. Mr. LaFrance stated that it is fourteen feet, and a little narrower than the prior proposed two car parking area. Chairman Tucker inquired if some of the sidewalk is going to be converted to permeable pavers. Mr. LaFrance stated that the sidewalks are proposed to be permeable surface coverage. Member Southern inquired about the possible removal of the four parking spaces

located to the west. Mr. LaFrance stated that his client is not willing to remove that area. Chairman Tucker commented that there is a substantial amount of impervious coverage left. Member Kasper inquired if there any consideration of having grass strips down the driveway as a method to reduce the impervious coverage of the lot. Mr. LaFrance stated that he had a conversation with the applicant regarding the use of the grass strips and that the client did not want to do that.

Mr. LaFrance stated they have done some investigative work regarding the possibility of a water line or utility line located on the property that provides service to other properties. Mr. Brillo and completed the work and did not locate any utility lines on the property. One of the other concerns of the neighbors is the possible loss of the views of the lake. The additions were designed to be at a lower elevation than allowed in the code. The addition will set down a half story lower than grade. A vehicle would drive down approximately 2.5FT to park in the garage, and this also lowers the second story access to a half story walk up, with the center of the building remaining at the same height, although the applicant could expand with an additional story by right. These are some of the accommodations the applicant is doing on the property.

Member Winkelman commented that the evergreens that have been planted to the east and northeast would provide screening for the new addition. Mr. LaFrance commented that it would provide screening for the first story of the structure.

Counsel Molnar informed that Board that one of the conditions of the ZBA approval was that in the event of any subservice disturbance where they locate a water line or any other utility line, the applicant would be responsible to relocate it without any delay or interruption in use to whomever might be using it. Mr. LaFrance stated that Mr. Brillo had done some research, including some spot digging, regarding the possibility of any water lines that might run on the property and they feel confident that there is no water line running on the property at this time.

Chairman Tucker requested more clarity on the elevation sketches as they look like they may be labeled opposite to what is proposed. Mr. LaFrance commented that the labeling would be corrected. Chairman Tucker commented that the height of the roofline for the proposed addition appears to be at 30' and the existing dwelling at 32'. Mr. LaFrance explained that the from the northeast corner of the property there is a grade change of 2 ½' from this corner to the location of the proposed garage, and the drainage will be caught at the throat of the garage with a slight swale at the pavement and directing the stormwater to sheet across the grass lawn to the west of the dwelling.

The proposed parking area on the south side of the dwelling has been reduced to one parking space. Another proposed reduction is the proposed patio next to the bunkhouse that is now proposed as permeable pavers. Mr. Brodsky inquired if the patio area is an existing patio. Mr. LaFrance stated that it is not an existing patio.

Member Kasper inquired if the existing garage that will be removed is one story. Mr. LaFrance stated that it one story with some attic space for storage above, with the garage in poor shape. In the northeast corner of the property are some tall hardwood trees that have been supplemented with evergreens.

Chairman Tucker inquired if the applicant has considered removing some of the proposed driveway southeast of the garage. Mr. LaFrance commented that they had removed the northeast turnaround, making the area southeast of the garage an area for turnaround. Member Winkelman

commented that there is still a lot of driveway. Member Kasper recommended that the one driveway spot could be removed for a permeable sidewalk while still allowing parking for two cars closer to the driveway. Member Winkelman suggested that the four parking spaces located further west along the access easement could be removed that would reduce the impermeable surface coverage by 913SF, reducing the impervious coverage by 1%. Mr. Brodsky commented that the permeable walkway need to be more clearly labeled on the plan.

Chairman Tucker stated that the impermeable surface coverage is still a concern of the Board and has not been reduced sufficiently. He continued stating that the Board can make a decision based on the site plan submitted or that the public hearing could be left open to provide Mr. LaFrance and opportunity to confer with the applicant on additional reductions.

**WHEREFORE**, a motion was made by Member Southern 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.

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. Sheila Weldon, neighbor to the northeast, inquired what a type II action is. Counsel Molnar explained what a type II action is under SEQR and the most residential proposals are a type II action and not subject to further environmental review. Ms. Weldon stated that she is representing many of the neighbors who could not be at the meeting and stated that she is not in support of the proposal. She continued stating that she does not understand why the driveway has to be moved. She understands why the applicant wants it out his view of the lake and not to have to deal with the noise, but putting it in the back of the dwelling she and the Rices have to look and hear all that. They have seven people in the family and entertain, and that will cause those lights and noise to be in their family rooms instead. Her deck is only 50' from the proposed addition and will be closer to the driveway. There is a lot of drainage problems in the area and the Bersanis have installed culverts near all three properties that extends from East Lake Road down to the lake, as all of the properties have had flooding. Mr. Congel does not have permission to tie into them, and there have been no plans submitted on how the applicant will deal with the drainage. This severely impacts her view of the lake and the value of her property, and it is disturbing to her that the addition is close to her property line. Mr. Congel had a two-car garage on the front of his home that he converted to living space, he had what he wanted but now he is disturbing the neighbors. She requested that the plan be revised because she does not understand why you have to move a perfectly good driveway as no one has a problem with the current driveway. She also wanted to point out that there are letters on file from Mr. Rice, the Schultzs and herself regarding the proposal.

**WHEREFORE**, a motion was made by Member Southern and seconded by Chairman Tucker to continue the public hearing, on *Tuesday, July 19, 2016 at 8:00 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

**RECORD OF VOTE**

|        |                 |       |
|--------|-----------------|-------|
| Chair  | Mark J. Tucker  | [Yes] |
| Member | Joseph Southern | [Yes] |
| Member | Donald Kasper   | [Yes] |
| Member | Scott Winkelman | [Yes] |



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 Member Winkelman to close the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

Member Winkelman commented that the impermeable surface coverage would be reduced from 20.7% to 14.6%. He continued stating that he would like to see more residents in the lake watershed sharing driveways to assist with impermeable surface reduction.

Counsel Molnar stated that research of the properties ten north and south in the neighborhood with analysis of the dimensional attributes for comparison in terms of site plan review had been provided to the Board for consideration.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made Member Scott Winkelman, 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 minor special permit/site plan review, with the following conditions:

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; and
2. That \$30,961.45 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund prior to issuance of a building permit; and
3. That the Site Plan Z-1 dated June 2, 2016, site plan Z-2 dated May 2, 2016, and Narrative dated May 2, 2016, prepared by Andrew Ramsgard, Licensed Architect, be followed in all respects; and
4. That the Applicant shall obtain all necessary permits and approvals from the OCDOH, and any other jurisdiction or authority approval needed for the Application; and
5. 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   | [Yes]    |
| Member | Scott Winkelman | [Yes]    |
| Member | Elizabeth Estes | [Absent] |

**Public Hearing-Special Permit/Site Plan Review**

|           |                  |                              |
|-----------|------------------|------------------------------|
| Applicant | Pat Carberry     | Property:                    |
|           | Kelly Engle      | 4357 Jordan Road             |
|           | 112 Tyler Dir.   | Skaneateles, NY 13152        |
|           | Auburn, NY 13021 | <b>Tax Map #023.-01-13.1</b> |

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

No one wished to have the public notice read. A site visit was conducted on June 11, 2016. The Onondaga County Planning Board review is pending until the end of this month.

A revised site plan dated June 15, 2016 was submitted with the parking re-designed to allow drive through, the flood plain demarcation and the septic system location. The owner of the property has not witnessed the floodwaters ever reaching that flood plain demarcation. FEEMA had increased the flood plain levels in the last couple of years; however, the City of Syracuse Department of Water controls the water flow and Mr. Eggleston has not seen an issue in the past seventeen years.

The floor will be raised in the event building so that it will be two feet higher than the flood level. The existing septic system has been approved by the County to add a couple of additional septic lines. The event center will have high uses during the weekend, and as such, the septic system will have a large pump chamber to store the effluent and then dosed to the system during the week. The office use has very minimal impact to the septic system. An approval letter from the OCDOH has not yet been received. Mr. Camp stated that normally the OCDOH is concerned when new leach lines that are located in a flood plain. Mr. Eggleston stated that the new leach lines are right at the edge of the flood plain. A split rail fence is proposed to surround the septic system to protect access from auto traffic. The area north of the septic will be an area for outdoor wedding ceremonies with receptions held in the buildings. The proposed grass parking lot will be marked with lines and flags, barrels, and a swale to the west before the creek. It may be graveled after the first two years. Mr. Camp commented that the proposed parking lot will be only one way and starting with grass parking first makes sense to be a better understanding of the functionality of the parking area. He continued stating that the proposed swale, although not required, is a good consideration.

There will be 48 parking spaces for up to 172 guests for events, based on 3 persons per car as per the zoning regulations. Chairman Tucker inquired whether the fire department has determined the capacity of the building. The fire department access is there as they had responded when a portion of the roof blew off a few years ago. Chairman Tucker commented that the fire department usually indicates what the maximum occupancy of a building would be. Mr. Eggleston stated that the design professional determines the capacity based on the square footage and the number of exits. There are three exits and sprinklers will be added as the building will have public assembly over 100 people.

Mr. Brodsky commented that there is nothing the Town flood regulations regarding parking areas. Mr. Eggleston commented that the proposed parking area would probably be used twelve times a year with a partial use of 50 times a year for three to four hours. Mr. Brodsky stated that

the Town would be issuing a development permit in a flood hazard area, which would fall to Todd. If there were horrible flow coming down the creek the cars would become projectiles. Mr. Eggleston commented that the flood plain would be one foot of water at the most and not five feet of water as the area is shallow. Mr. Camp commented that a 100-year event does not develop in a flashy manner but rather it comes up with some notice; however, if the dam failed that would be another story. A dam failure does not necessarily correspond to the flood plain.

Member Kasper commented that the flood plain might have changes as the bridge was just rebuilt and it may have restricted the water in the past.

**WHEREFORE**, a motion was made by Chairman Tucker 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.

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. Mr. Eggleston commented that there is a letter on file signed by some of the neighbors in support of the proposal. Jim Lanning, 12 Hannum Street, commented that the property would have one entrance off Railroad Street that does not have a lot of traffic on it which will be a tremendous safety advantage. Member Winkelman commented that he has never been a fan of parking near of creek however; this is a unique property that is tiny with the flood plain and the Town property crowding it.

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

Mr. Eggleston stated that they would contact Mr. Dudden on the possibility of the staff to park across the street to allow all onsite parking for guests. Member Winkelman commented that he likes the idea of grass parking for the first year or two. Member Kasper commented that it could be problematic if there is a heavy rainstorm and there is a wedding planned, and consideration should be given for a backup plan for parking across the road. Ms. Engle stated that it was the idea that it could be a backup plan to keep the stream from being disturbed. Member Kasper suggested that the applicant contact fire and ambulance to determine if they can get around the building.

**WHEREFORE**, a motion was made by Chairman Tucker and seconded by Member Southern to continue the application on *Tuesday, July 19, 2016 at 8:15 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

**RECORD OF VOTE**

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

**Sketch Plan-Major Special Permit/Site Plan Review/Lot Line Adjustment**

Applicant Finger Lakes Luxury Homes, Inc.

Rick & Debbie Moscarito  
120 Madison St  
Chittenango, NY 13037

Property:  
1601 East Genesee St  
Skaneateles, NY 13152  
**Tax Map #032.-03-17.1 & 032.-03-17.2**

Present: Rick & Debbie Moscarito, Applicants; Robert Eggleston, Architect

A revised site plan dated June 6, 2016 represents modifications to the prior site plan that was discussed at the last Planning Board meeting. Mapping of the wetlands, and viable perc tests impacted where any proposed structures could be located on the property. Proposed is the removal of the existing motel and annex building, and reshaping the parking and road access. There is an existing house on a little over two acres that was subdivided off as part of a conservation subdivision in 2005 for the purpose of creating a lot in the IRO that did not have road frontage. The applicant is proposing to merge that property with the motel property, but maintaining the conservation easements that had been established.

Rudy Zona has provided a conceptual design for the septic system where the effluent would be collected from all of the proposed cottage and main building, approximately 10,000 gallons a day, will be collected, held and then dosed intermittently during the week through the entire septic area. The OCDOH would like a nod from the Planning Board before they consider this as a viable concept for this proposal. Mr. Zona stated that he had met with Rusty Cooper and Jeff Till, and discussed different options for layout for the septic system for the property. Ultimately they like this option as one system would also be in use, and with individual systems they can be problematic if left unused for a period of time. The OCDOH liked the proposal but would like to have more detail as to the number of bedrooms and how it would flow down to the system. A 50% expansion area is reflected on the site plan and there is additional expansion area at the back of the property. The septic system will have traditional septic leach field lines and does not require a raised bed system.

Mr. Eggleston stated that regarding the move of the entrance to the existing west end of the property, they do not anticipate any problem with approved from NYSDOT. Grading plans have just begun and they are anticipating that the non-DEC wetlands area would be the location for the best management practices for stormwater control where they will bring it all to the location where it would be naturally filtered. Mr. Camp inquired if the existing hotel is on the high spot on the property. Mr. Eggleston affirmed, and the driveway slopes down to the non-DEC wetlands area. The proposed parking will be where the existing parking and pool area is now. The hotel is on the edge of the buffer.

He continued stating that Dan Evans and the fire department will be reviewing the project on July 7, 2016, and we have provided the standards for a full fire truck access and turning radius in the areas with driveways 10' wide to the cottages. Mr. Zona commented that there is 700 gallons of water flow per minute and there is only 53 lbs. of pressure there; this has been a problem for Skaneateles in this area for some time. There has been some discussion of the use of dry hydrants in conjunction with the pond.

The proposed uses are being provided for the maximum development that will span over several years. The main lodge will have a restaurant for 80 people with 60 seats and 20 at the bar for the guest of the hotel and community. There will be a salt-water spa in the basement with occupancy of 15 people approximately three times a day. The swimming pool will be for guests only with an expectation of 30 people at most using the pool at any given time. The main lodge

will have a kids arcade and other typical amenities. The second floor of the main lodge will have 8 bedrooms with the connected annex that ramps down that will have two floors of 26 rooms, 10 will be one-bedroom suites and 16 hotel rooms on the second floor. There will be a total of 11 cottages with a total of 18 bedrooms. At the maximum build out there will be 52 bedrooms including the main building, annex, and cottages.

Parking needs would include parking for two company vehicles, 6 spaces for employees not connected to the restaurant, with a total of 109 parking areas that are required by code. The site plan has 115 parking spaces available. Parking in front of the buildings is allowed in the IRO district, and the design has the parking spaces broken up by 8-9 spaces with planting in between. The parking lot is broken up by how it would be used with a parking area by the restaurant, by the annex building, etc. The dumpsters will be located on the east end of the property near the Skan-Ellus dumpsters and will be enclosed. They will be developing more buffer zones as the plan develops so that there is a buffer zone near Dave Loftus's building. They would like to create a berm area between the septic and the road to allow for plantings and help buffer the road from the lodging. The building will have a nice presentation to the road and will set back 150' from the road. Impermeable surface coverage is proposed at 5.19% with open space proposed at 94%. There will be a walking trail system off the sidewalks and a possible dock on the pond.

Mr. Camp inquired if stormwater calculations have been prepared, and Mr. Zona commented that they have not yet been done. Member Kasper inquired how many bedrooms are in the existing motel. Mr. Eggleston stated that there are 31 bedrooms in the existing motel and there is a 4-bedroom dwelling with its own septic system on the adjacent 2-acre lot. Member Kasper commented that the 52lbs of water pressure that Mr. Zona referenced could be a red flag for the proposed number of bedroom usage, not even considering fire flow. Mr. Eggleston stated that that is a top priority and because the water flow for the septic system is 10,000 gallons a day that does not mean that you will reach 10,000 gallons a day. Mr. Zona commented that they have talked with the Town water department and have done some pressure testing on the hydrant located on the front corner of the property. The line that services the area has been recently improved. Member Kasper commented that the proposal would increase the volume of usage with the proposed pool and restaurant. Mr. Eggleston commented that one of the solutions would be to have water tanks in the basement.

Member Kasper inquired if there are plans for a buffer between the parking lot and the septic system fields. Mr. Zona stated that it is grass and Mr. Eggleston commented that there would be low shrubbery to protect the fields from cars driving on it. Member Kasper inquired if there would be a walkable path to Skan-Ellus. Chairman Tucker stated that there was no proposed location for a future sidewalk as well. Mr. Eggleston suggested a walk path within the State right-of-way. Mr. Zona suggested sidewalks off the adjacent lots to connect both sides. Member Winkelman commented that the future is now and the sidewalks should be built now. Mr. Zona inquired if the Board is requesting sidewalks along the entire frontage, as it may be tough to fit it in on the left side of the property. Mr. Eggleston commented that the sidewalk might reduce the berm to a smaller berm to accommodate a 5' sidewalk.

Member Winkelman commented that he would like to see shade trees instead of a berm in the front of the property. Mr. Zona commented that the trees would be problematic for the septic system. Member Winkelman inquired on the space between the property line and the septic system. Mr. Eggleston stated that there is probably 15'. Member Winkelman commented that he has a problem with no trees as the property will look commercial and it is a big space. Mr. Eggleston stated that the question is whether the NYSDOT will allow the trees to follow the road

a certain distance and away from the septic fields. Mr. Camp commented that the NYSDOT would not be too excited for new trees in the state right-of-way.

Mr. Brodsky inquired if there would be much change to the site plan due to the expansion area of the septic system that may create any different potential for trees. Mr. Zona stated no, the expansion area will have a block behind the north of where it is on the site plan, and if need be, it can be located further back on the rear and west side of the property. Replacing the existing fields would also be an option for the property owner if the system failed.

The two lots would be merged to allow the proposed maintenance building location. The conservation easement boundary follows the line of the pond and will be maintained after the lot merger that would be dissolving the open space subdivision.

Chairman Tucker commented that the service truck flow should be looked at for deliveries and traffic pattern. Mr. Eggleston stated that they would be coming into the service area for the restaurant kitchen with early morning deliveries. Member Winkelman inquired if the septic fields could be shift north 10'. Mr. Zona stated that the Elgin type septic system needs the space as designed in the plans and that the system cannot be reduced in size, and cannot be located anywhere else. Mr. Eggleston stated that this location is the best place to put it based on perc tests. He continued stating that if the leach field were move then parking would be reduced.

Mr. Camp recommended that the applicant take a stab at the stormwater calculations for the proposed impervious coverage, because if you needed more space there is not a lot there. Mr. Zona stated that he could get a lot of volume out of the proposed stormwater area in the non-DEC wetland space.

Counsel Molnar stated that he wanted to follow up on the no objection to the project from the Planning Board that the applicant's representative may have assumed. The Planning Board is not allowed to provide approval until the Board has gone through the SEQR process. Mr. Zona stated that he feels that the application can move forward as long as they give the Board what they need. Mr. Eggleston stated that as long as we can get the engineering, street trees and sidewalk to fit. He continued stating that the County DOH is looking to see if the Planning Board is amenable to the proposal before they approve it and the Town is looking for DOH approval before they approve it. Mr. Eggleston stated that the action is probably a type 1 action and requested that the Board declare that they are lead agency for this Type 1 SEQR determination. Mr. Zona requested input on areas that the Board would like to see addressed. The Board suggested areas that need to be further addressed are water, septic, stormwater, and traffic. Member Winkelman commented that this project would bring more traffic to the Village. Mr. Eggleston commented that the applicant is considering having a shuttle bus to bring people into the Village. Member Southern commented that Route 20 could handle the traffic from this proposal, as that was determined when they were reviewing the Victory Sports project.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member Southern to consider the proposed action as a Type I SEQR action, and that the Planning Board will serve as Lead Agency for the SEQR review. 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 | [Yes]    |
| Member | Elizabeth Estes | [Absent] |

Member Winkelman recused himself as he is related to the applicant.

**Sketch Plan-Major Special Permit Site Plan Review**

|           |                      |                              |
|-----------|----------------------|------------------------------|
| Applicant | Jonathan Cohlan      |                              |
|           | Louisa Cohlan        | Property:                    |
|           | 241 Kenlyn Rd        | 3007 East Lake Rd            |
|           | Palm Beach, FL 33480 | Skaneateles, NY 13152        |
|           |                      | <b>Tax Map #039.-01-15.0</b> |

Present: Robert Eggleston, Design Professional; Rudy Zona, RZ Engineering

The Cohlans have recently acquired the 4.8-acre McDonald property on East Lake Road that has an existing dwelling, boathouse with living quarters, and guest house, with the existing property having 19% impermeable surface coverage. The existing state of the art septic system is rated for 1400-gallon usage and the proposed redevelopment will require 770-gallon usage.

The proposed main dwelling will be located in a similar footprint of the existing dwelling, have a tennis court southeast of the dwelling that will be cut into the bank, a guest room with a living room and bathroom on the first floor and a bedroom and bathroom on the second floor. The living space in the boathouse will be reduced to one bedroom and a spa.

The shoreline structures will be reduced significantly, with the existing shoreline structures of 6695SF being reduced to 4789SF. A variance is being requested as the proposed shoreline structures exceed the 800SF maximum allowed for this lot. There is a significant reduction in impermeable surface coverage within 100FT of the lake line with removal of driveway, walkway, and parking areas. The impermeable surface coverage within the 100' will be reduced from 22% to 4.6%. Since meeting with the ZBA, they have requested further reductions in the shoreline structures, and the applicant is willing to remove the northern deck area, which will reduce the shoreline structures by an additional 1000SF. There are other comparable boathouses as large as the applicant's existing boathouse on the lake.

Chairman Tucker inquired about the building near the tennis courts that has a bathroom, does it have a kitchen or a bar. Mr. Eggleston stated that it has a bar and it was brought to our attention if it was a dwelling unit. Having heard the comments, and the design team having come up with an option of a single story 900SF accessory apartment like what is there now. He continued stating that one of the problems is that the proposed building is 1800SF two-story dwelling, and if it were one story it would be 900SF and a legal accessory apartment. We are allowed one accessory apartment on two acres, we have two dwellings units, the main dwelling and the boathouse, and we are allowed two primary dwellings on four acres and we have 4.8 acres.

The way the applicant intends to use the property is that they have 5 bedrooms in the main house with one full time person overseeing the kids. The boathouse would be a guesthouse for when guests come, and if they had a second guest they would stay in the building next to the tennis court. They have also had in the past full time cooks and people like that. On West Lake Road they have bought a separate house for their people to live in, and there is no reason they would

not maintain that house. He continued inquiring if it was acceptable to approve a special permit for the guesthouse the size it is, or would it need to be reduced to 900SF. Chairman Tucker commented that he would need time to consider the request. Mr. Brodsky commented that there would need to be placed in the deed a restriction to prevent subdivision of this land if the Board does approve the accessory apartment.

Mr. Zona stated that the impermeable surface coverage is being reduced by more than 25% and in terms of the DEC there is nothing required. There is some consideration to enhance the stormwater plans with green infrastructure, including berms and green filter strips by the lake, which will help to reduce runoff and increase quality. Chairman Tucker commented that there is a proposed large detention pond where the fuel tanks were.

Mr. Camp stated that there is a grading plan that does show a substantial amount of earthwork in some areas with cut and fill work by as much as 5'-6'. He continued stating that consideration should be given for a detailed construction sequence created similar to the Lakelawn project, as most of the lot will be disturbed. Mr. Zona stated that he had discussed the project with David Lee, and a lot of the intent is to use the existing impermeable surface coverage to access areas until it absolutely has to be removed. The process would be to work from the lake line back to the road completing the projects and removing the impervious surface as they go. Mr. Eggleston commented that realistically the project is looking like a two-year schedule to complete. Mr. Zona stated that the tennis court area would have the sub-base established and then the area would be used for a staging area for construction of the main dwelling, then once the dwelling is completed, put the finish course on top of the tennis court. The last step would be the removal of the excess driveway. There will be some cuts with the excavation. Chairman Tucker commented that there are a lot of drainage pipes that are laid pretty deep, and Mr. Zona stated that it was unlikely that they would be going that deep. Mr. Camp requested that the existing drainage pipes should be shown on the plan. Mr. Zona suggested that it would be shown on an as-built survey as no one knows where they are and they could show the locations they may discover during construction.

Mr. Lee stated that Paul Olszewski has been out there and has put on a site plan overlay of all of the existing utilities; however it is just not quite complete. Member Kasper inquired if the applicant is considering geo-thermal technology. Mr. Eggleston stated they are considering geo-thermal for heating and cooling.

Mr. Eggleston stated that they are planning on working on the stormwater plans. Mr. Zona stated that he has the SWPP about complete, barring any design changes that might impact the plan.

**WHEREFORE**, a motion was made by Chairman Tucker and seconded by Member Southern to schedule a public hearing, on ***Tuesday, July 19, 2016 at 8:25 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

#### **RECORD OF VOTE**

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

Member Winkelman returned to the Board.

**Discussion**

The Board will submit any recommendations to the draft comprehensive plan, and they stated that the draft provides more clarity than the previous version.

**Discussion**

Mr. Spear is considering the possibility of placing the remaining 80-acre parcel in Hidden Estates into a conservation easement through the Fingers Lake Land Trust.

**Attorney Advice 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 Member Winkelman to return from attorney advice session. The Board having been polled resulted in favor of said motion.

The Board returned at 10:40 pm.

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

Respectfully Submitted,

Karen Barkdull, Secretary/Clerk