

TOWN OF SKANEATELES PLANNING BOARD
SPECIAL MEETING MINUTES
August 21, 2016

Mark J. Tucker, Chairman
Joseph Southern
Scott Winkelman
Scott Molnar, Legal Counsel
Karen Barkdull, Clerk/Secretary

Chairman Tucker opened the meeting at 5:20 p.m.

Amendment Request-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: John Langey, Attorney

Counsel Molnar: After the last regular meeting where this matter was called on the record, Mr. Langey and I had an opportunity to review the resolution and refresh our recollection of the discussion that evening, we suggested and do suggest that the Planning Board look at the resolution again, favorably, by the addition of certain language to the resolution which satisfies the concern of the Board members present and discussing it. To specifically add to it in section three; to elongate and re-characterize that special condition state, “that the applicant not alter the profile of the existing house unless applicable site plan approval is granted by the Planning Board pursuant to then existing Town law if required”. That would be language which, one), allows condition three to remain which was found important to the Board; and two), it defines the special condition so that in the event that site plan review is required if the profile of the house is going to be changed, site plan approval will be requested and received by the applicant for such a change. In addition, also considering the Board’s conversation on what it found is an important point in terms of granting the redevelopment approval, we also added a proposed whereas before the end of the resolution which includes: “Whereas the Planning Board expressed its finding that consideration was given to approve the Applicant’s plan of redevelopment of the Property with impermeable surface coverage in excess of 10%, in exchange for the Applicant redeveloping but retaining the character of the historical house, including its’ roof lines”. The findings and what were important facts to the Planning Board are captured in the resolution itself. As a result of these discussions and these adjustments to the resolution, proposing that the Board review the matter again in terms of redevelopment, site plan, and special permit approval.

Chairman Tucker: John, do you have any concerns?

Mr. Langey: No, I have already reviewed the language with your Counsel and with my client. It is acceptable and feel it strikes a balance between the Board’s desires and my client’s desires.

Member Winkelman: It is good with me.

Member Southern: It is fine with me.

Chairman Tucker: Would you like to discuss it more? To me, it looks fine, trying to express my feeling towards this application.

Member Southern: It addresses my concern with the roof line, that it should be preserved at this point. Proper procedures could permit its alteration with the zoning law and this Board or any Board in the future that may decide that it is appropriate.

Chairman Tucker: Do we need to do a SEQR?

Counsel Molnar: No, SEQR is defined and it is on ongoing application. I would recommend the Board consider it on a motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Joseph Southern 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 Application, with the following conditions:

1. That 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 A002, floorplans A004, elevations A200 and A201, last dated June 27, 2016 prepared by Wayne LaFrance, Licensed Architect, be followed in all respects; and
3. That the Applicant not alter the profile of the existing house unless applicable site plan approval is granted by the Planning Board pursuant to the then existing Town Zoning Law if required; and
4. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance, be fulfilled; and
5. That \$5,614.30 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; 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	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Absent]
Member	Scott Winkelman	[Yes]

WHEREFORE a motion was made by Chairman Tucker and seconded by Member Southern to adjourn the Planning Board Meeting at 5:25 p.m. as there being no further business. The Board having been polled resulted in favor of said motion.

Respectfully Submitted,

Karen Barkdull, Secretary/Clerk