

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
October 18, 2016**

Mark J. Tucker, Chairman
Joseph Southern
Donald Kasper
Scott Winkelman
Douglas Hamlin
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 September 20, 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 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 | Douglas Hamlin | [Yes] |

Amendment Request –Site Plan Review

Applicant

| | |
|-------------------------|------------------------------|
| Lakelawn Properties LLC | Property: |
| 1 Winthrop Square | 3384 West Lake Street |
| Boston, MA 02110 | Skaneateles, NY 13152 |
| | Tax Map #049.-02-03.0 |

Present: JoAnne Gagliano, EDR; Joe Felco, EDR; Robert Eggleston, Architect

The applicant is seeking to amend the site plan, as there are some changes proposed to the amended site plan dated July 19, 2016. As the project has been moving forward, each component of the project has received a separate building permit. The detached barns are nearing completion, the landscaping is still to be done in the area, and a foundation only permit was issued for the main dwelling.

The garden area to the south of the dwelling is more developed than what was shown in July. The existing southern driveway has experienced flooding as it is in a low point on the property.

The proposed site plan will redirect the southern driveway further south to the higher end to allow for proper drainage.

The first component of the site plan is the relocation of the north and south driveways, which would involve some grading. There is also a driveway that leads to the boathouse that the applicant does not want to keep. The driveway to the boathouse will be removed and replaced with a walking path. The stream flows through the site carrying a lot of rain and flow during events causing parts of the property to be wet enough that they cannot be mowed.

The layout of the pool area and gardens will be modified with the removal of planned buffer plantings between the Skaneateles Country Club and this property, and maintain the existing oak trees. The walking paths will be permeable paths with the exception where they are near the house and pool. The terraced areas near the dwelling will not be permeable so that water does not get near the foundation of the dwelling. The pathways to the house will match the style of the house and the rest of the paths will be more informal and have a rural aspect to the lot. The trees on the property are important to the owner and are being protected during construction. Member Winkelman commented that the property is 26 acres and inquired where the projected impermeable surface coverage will be. Mr. Eggleston stated that the impermeable surface coverage is 8.5%. Ms. Gagliano stated that they want to do as much permeable surface as possible to assist with proper drainage on the property. She continued stating that the property has been flooding, sheeting over the lawn and not draining properly. Member Kasper commented that is what it was supposed to do. Ms. Gagliano clarified that it is flooding the southern driveway and not draining, and the reason why they are proposing the relocation of the driveway. The retention pond would still remain that is on the property.

Ms. Gagliano stated that they would be talking with the DEC regarding the stream as there are edges along the stream bank that keep falling in, and they would need a permit from the DEC to do any work in the tributary, which is a class A tributary.

The loop drive on the original plan directed the main drive through the canopy of trees to approach the house from the north side. Proposed is the relocation of the north drive so that there is a better approach to the front entrance of the dwelling, and this would reduce the size of the driveway. The existing drive through the trees canopy would be converted to a four-foot wide brick-walking path. There is a secondary existing drive to the boathouse that leads to tarvia that is in disrepair and a used boat launch. The existing access to the boathouse involves taking steps up and then down to the access point. Proposed is the raising of the grade in the area and adding a door for more direct access to the boathouse.

The seawall in the boathouse area will need a DEC permit for the repair and at the same time some of the failing pavement could be converted to lawn. The steep slope area nearby can be vegetated and not mowed so no one walks in the area. The driveway to the boathouse would be converted to a permeable walkway. The access stairs to the lake would be replaced and the boat launch area removed. Member Kasper inquired on how fire trucks and emergency vehicles would access the boathouse with the driveway being removed. Member Southern commented that it is a large structure at the lake that would get used, and a provision needs to be made for how emergency vehicles could access the building. Member Winkelman inquired on the width of the access for emergency vehicles. Member Southern thought it was ten feet wide. Mr. Camp stated that it should be twelve feet wide.

Chairman Tucker inquired about how the grass near the lake would be protected from erosion. Mr. Camp inquired if the area will be raised. Ms. Gagliano commented that there are no plans to raise it at this time. Mr. Brodsky inquired what the use of the boathouse would be. Mr. Eggleston commented that there are two bedrooms, bathroom, living space and a kitchen in the boathouse. Ms. Williams commented that the dwelling unit has two kitchens, and thought there were more than two bedrooms. Ms. Gagliano commented that the applicant is not changing the boathouse. Mr. Eggleston commented that the classification would remain as a dwelling unit. Mr. Brodsky inquired if it was realistic that no cars would be parked down next to the boathouse. Mr. Eggleston stated that it would be used for guests, for the family, and for playing poker; it would not be an independent long-term residence for anyone. Ms. Gagliano inquired if they could have tracks down to the boathouse, as the owner does not want a driveway down to the boathouse. Member Kasper commented that as long as the emergency vehicles have access to the shoreline dwelling. Chairman Tucker commented that the area is steep and the grade would need to be raised.

Member Southern stated that in the boathouse there is gas fuel storage and a gas pump at the corner. Ms. Gagliano stated that the Board wants the boathouse to have access to cars but not necessarily have cars parked by the boathouse. Mr. Brodsky inquired if the boat launch will be removed. Ms. Gagliano stated that it would be removed. Member Southern inquired if the fuel pump and storage will be removed. Ms. Gagliano stated that they have to look into it and does not have an answer yet.

Mr. Camp inquired about the grading to the north of the boathouse. Ms. Gagliano stated that there would be a lawn walkway that will lead to the existing stone beach. Part of the slope area will be cut to make it less steep, with some of the steeper area behind the dwelling stabilized with plant material that would not be mowed. Mr. Camp inquired on the cuts proposed north of the boathouse. Ms. Gagliano stated it would be filled because it will be raised to meet grade. Mr. Camp stated that the plan looks like you would be cutting six or seven feet. Mr. Camp commented that there would be a lot of cut on the embankment. Ms. Gagliano stated that a seawall could be installed in the area to help hold the slope back.

Member Winkelman inquired if the log structure north of the beach area still exists. Ms. Gagliano stated that there is a pavilion there that will not stay. Mr. Camp stated that the plan reflects that there will be a gentle sloping to the lake that would involve a lot of earthwork. Ms. Gagliano stated that they need to verify the survey as it is different on some of her plan. Ms. Gagliano stated that right now, it is a concept plan and they will check the elevations. Member Southern commented that work on the boathouse and work within 200 feet of the lake will require a special permit. Ms. Gagliano stated that they are looking for direction from the Board on a portion of the overall site plan that they would like to have completed before winter. She continued stating that they welcome the input on the entire master plan, but are only looking for the amendment approval on a portion of the project.

Ms. Gagliano stated that they would like to relocate the driveways before winter and place fill where needed. Mr. Camp inquired if they were going to keep the topsoil piles in their existing locations. Ms. Gagliano clarified that they are trying to use the topsoil pile and any remaining topsoil piles would be neatened and seeded, with erosion control around them. She continued stating that they are trying to keep the disturbed areas under five acres.

Member Winkelman inquired if the northern driveway had already been moved away from the property line. Mr. Eggleston stated that the work has not been done. Ms. Gagliano stated that work had begun on it but it is too steep and eroding so, the work was stopped.

Mr. Brodsky inquired if there were any direct walking paths from the house to the boathouse. Chairman Tucker commented that people will walk the most direct route. Ms. Gagliano stated that there is minor topography in the grass landscape that would be a path across the east lawn to the boathouse.

The most important area for focus right now because of the weather is the relocation of the two driveways. They would like to elevate the driveway to the north. There is a change to the driveway area by the gatehouse with a newly proposed circular loop. Packages could be dropped off at the gatehouse and the driver could loop around and exit. One of the reasons a loop is being proposed is for retaining the trees in the area. The gatehouse is will be used for drop off and/or a guesthouse on the property.

Mr. Brodsky inquired if the septic system has been resolved. Ms. Gagliano stated that the property will be on Village sewer so there are no septic systems that will be employed. The Village sewer approval is in the works and awaiting approval from the Town Board. There were some large trees that we are trying to save along the sewer line that runs from the Skaneateles Country Club through this lot, through the Parker lot and the Kenan lot, which has required more design time as the alignment needed to be modified. They are in the process now and then it will be sent to John Langey and John Camp to approve. The Country Club would like the sewer work done during the off-season and would like it done in the early winter. The challenging part of the plan is for the easement to be re-written.

Member Winkelman inquired if the solar energy system will be installed. Ms. Gagliano stated that it will not be installed and has been removed from the site plan. Member Winkelman commented that the view from the street to Country Club Drive has now been obscured by trees planted in the corner. Ms. Gagliano stated that some of the landscaping did not survive and they will take a look at possibly establishing some view corridors.

Chairman Tucker commented that the parking for the stable barns has been relocated near the stream. Ms. Gagliano commented that the utility pads and underground utilities are quite large behind the barns, which has caused the parking to be moved. Chairman Tucker inquired where the parking area will drain, as the former plan had the parking drain to a small detention pond. Ms. Gagliano stated that the parking lot would drain into the grass area in front of the stream, and they will also be adding additional plantings. The utilities run along the southern property line to the utility hub by the barns.

Mr. Brodsky inquired about the tennis court future plan. Ms. Gagliano stated that there is a proposed tennis court, paddle court and tennis pavilion in between the two courts. This plan for the area is not completely designed and not ready for a building permit.

The areas of focus for approval are the relocation of the two driveways. Member Kasper inquired if enough detail has been provided for Mr. Camp. Mr. Camp stated that the area is not particularly steep and he would not have any major about the relocation based on the information submitted. Counsel Molnar stated that his concern is the location of the southern driveway will bisect the area where a proposed septic system would be located, which is a requirement on the property site pending the verification that the property can have a sewer service easement. The Planning Board is being asked to approve a site plan that deletes the septic plan and relies upon

the sanitary sewer system that does not exist yet. Ms. Gagliano stated that she can have it placed on the site plan. Member Winkelman stated that the relocated southern drive will be just north of the proposed septic location. Counsel Molnar stated that it should remain on the site plan up to the time the applicant gets final approval of the sewer service for the property.

Chairman Tucker stated that at the gatehouse there is suggested parking on the prior plan, and this site plan has removed the parking. Ms. Gagliano stated that if there was someone staying at the guesthouse they could park on part of the loop of the circle and still maintain traffic flow.

Member Winkelman inquired if the north driveway will be install this fall. Ms. Gagliano stated that they would stone the relocated north driveway right now to alleviate the construction traffic that is driving by the old maple trees on the existing driveway.

Ms. Gagliano stated that a new site plan can be submitted that includes the potential location for a septic system. Counsel Molnar recommended that the projects that are not moving forward yet such as the shoreline boathouse and tennis court area also be removed for the resubmitted site plan. Ms. Gagliano verified that the approval they are seeking tonight is the house gardens, road alignment, and the walking path to the lakefront. Mr. Brodsky recommended that the pathway to the boathouse also be removed from the resubmitted site plan, as they have not determined how they will be addressing emergency vehicle access to the boathouse.

Member Kasper suggested that the Board do a site visit of the property this Saturday prior to final approval of the site plan to verify the relocation of the driveways. Mr. Camp inquired if the areas for the relocated driveways are staked out. Ms. Gagliano stated that they are not; there might be some flags marking the northern driveway but nothing is marked for the southern driveway. Counsel Molnar stated that it can be part of the conditional approval. The resubmitted site plan will reflect only the changes proposed which is subject to approval by the Chair and Engineer, with a site visit by the Board to determine the accuracy of the submission. Mr. Camp stated that if there were issues at the site visit then the Chair would not give his final approval on the site plan, so the site visit does not necessarily need to be a condition.

WHEREAS, a motion was made by Member Southern and seconded by Member Winkelman, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II single-family residential project, not subject to further SEQRA review.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chairman Mark Tucker, seconded by Member Scott Winkelman and upon a vote thereon as recorded below, the Town of Skaneateles Planning Board **APPROVES** amendment of the Approving Resolutions, with the following conditions:

1. That the Site Plan C1 – C3 Narrative, and impermeable surfaces calculation worksheet prepared by EDR and RZ Engineering dated October 4, 2016 be modified to include only the proposed changes including the northern driveway location and modifications located south of the above mentioned driveway, including the location of a proposed septic system, submitted for review and approval by the Town Engineer and Planning Board Chairman prior to commencement of construction activity relating to the proposed modifications; and

2. That the Narrative prepared by EDR and RZ Engineering dated October 4, 2016 be followed in all respects; and
3. That all future modifications to the approved Site Plan be submitted to the Planning Board for approval prior to commencement of construction; and
4. Except as modified hereby, the conditions set forth in the Approving Resolutions 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 | Scott Winkelman | Present | [Yes] |
| Member | Douglas Hamlin | Present | [Yes] |

Sketch Plan-Special Permit/Site Plan Review

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|------------|-------------------|------------------------------|
| Applicant: | John & Reve Walsh | Property: |
| | PO Box 700306 | 3093 East Lake Road |
| | Wabasso, FL 32970 | Skaneateles, NY 13152 |
| | | Tax Map #039.-01-02.0 |

Present: Andy Ramsgard, Architect; Debbie Williams, Representative

The applicants have had an opportunity to investigate the condition of the foundation of the existing dwelling, have determined that the structure will need to be demolished and are proposing construction of a new single family dwelling that will be smaller in size and conform to all required setbacks. All structures will be removed with the exception of the existing driveway and the boathouse.

Chairman Tucker commented that there will be a grass strip down the center of the driveway. Ms. Williams stated that the center of the driveway will be removed for the grass strips. The swimming pool will be removed and filled in for a play area. The grade around the dwelling will be raised that will provide for a walkout basement and pool area between the lake and the house. The drainage will go around the structures and will be improved in the area.

The boathouse is not under the purview of the Town, and proposed are shoreline stairs that will be located in the center of the existing seawall. A curve lineal retaining wall will be constructed near the shoreline with a proposed 86SF patio.

Member Kasper inquired if the grade would be restored when the pool is removed. Mr. Ramsgard stated that the grade will be brought up and be flat. Member Kasper inquired about the proposed first floor area versus the existing first floor area. Mr. Ramsgard stated it would be 3FT higher as the existing house acted as a dam with a valley behind the house. The proposed house will have a walk out basement that will primarily be used in the summer with the main living on the first floor.

There will be a retaining wall on each side of the proposed dwelling to assist with the grading. The original plan approved on June 21, 2016 approved impermeable surface coverage of 14.6%

and this plan will reduce impermeable surface coverage to 11.8%. Mr. Brodsky commented that the proposal is about 2,000SF over what is needed to achieve 10% impermeable surface coverage. Ms. Williams commented that the impervious coverage has been reduced to a greater extent with this proposal in addition to the proposed new dwelling complying with all setbacks required. Mr. Ramsgard stated that impermeable surface coverage based on the three dimensional aspect of the lot increases the lot size by 1500SF. Member Kasper commented that the Board looks at site plans in two dimensions. Mr. Ramsgard stated that a driveway has a net zero difference as it follows the contours of the land, and a structure footprint has a big change when sliced obliquely. He continued stating that there are also differences when considering slopes between 15 and 30%. Mr. Ramsgard presented a 3D model of the proposed site plan for the property.

Member Southern stated that the proposed impermeable coverage is not at 10%. Mr. Ramsgard stated that they have reduced the size of the dwelling and it would be difficult to remove an additional 1000SF. Member Southern suggested that the dwelling be reduced further. Mr. Brodsky suggested that the dwelling moved further to the east and reducing the length of the driveway. Mr. Ramsgard explained that you would only reduce the amount of impermeable surface coverage by 300SF if the dwelling was moved back 75 feet.

Member Kasper inquired about the septic system. Mr. Ramsgard stated that the septic system will stay as they are reducing the bedrooms from five to four. A new septic field will probably be constructed. Member Kasper inquired about the green areas on the site plan. Mr. Ramsgard stated that the green area will be a walkway with gardens and use permeable pavers. Member Kasper inquired why the walkways stop at the location of the former pool. Mr. Ramsgard stated it will be a walkway to the play area.

Mr. Camp requested an erosion control plan especially for the lakefront area. Mr. Ramsgard stated that he had added it to page Z2 of the site plan and did a cross section on the proposed shoreline work. Chairman Tucker commented that the proposed house is smaller than the existing house and is one of the smallest houses in the neighborhood.

Counsel Molnar recommended that the Board consider scheduling a public hearing as the proposed plan is a major change for the approved June 21, 2016 plan. Chairman Tucker inquired if a permit was obtained for the fence that surrounds the property. Mr. Ramsgard did not have any information on the fence. Chairman Tucker commented that the fence is not reflected on the survey. Mr. Ramsgard stated that there is a gate that was at the entrance to the property and a fence around the pool.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Winkelman to schedule a public hearing, on ***Tuesday, November 15, 2016 at 7:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Continued Review -Special Permit/Site Plan Review

Applicant:

Deborah Delaney
2796 West Lake Rd
Skaneateles, NY 13152
Tax Map #057.-01-10.2

Present: Andy Ramsgard, Architect

A detail cross section of the proposed work at the shoreline had been submitted. The landscaping will change near the waterfront and the shoreline stairs will be located further north closer to the deck area. Chairman Tucker inquired if there will be any reduction in shoreline structures. Mr. Ramsgard stated that the proposed staircase will be shorted and the obscured second staircase will be removed. Mr. Camp inquired if the wood retaining wall will also be removed. Mr. Ramsgard stated that it will be removed as well. Chairman Tucker commented that the proposal is for the entire removal of the existing bank and construction of new support and landscaping, and inquired if Mr. Camp had enough detail to review the project. Mr. Camp stated that although it is thin on information, the project is relatively simple, with the striping of vegetation and installation of 3-4 rows of rocks with plant material between them. All of the work will be completed from the landside on the north side of the property with the modular fence removed during construction and replaced when construction is complete. Mr. Camp added that it will be important to maintain the silt fence during construction. Chairman Tucker commented that the lake is low now and it would be a good time to do the work.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to schedule a public hearing, on *Tuesday, November 15, 2016 at 7:45 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Continued Review-Major Special Permit/Site Plan Review/Lot Line Adjustment

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| 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: Robert Eggleston, Architect

The septic system has been submitted to OCDOH for their approval. The drainage plan and stormwater assessment is in process and should be ready for review next month. A comment was received from SHPPO requesting a phase one archeological assessment, and the applicant is putting together a request for the assessment work.

Counsel Molnar commented that there have been five responses to lead agency request for SEQR review, with the interested parties having 30 days to voice their interest in lead agency. The five responses received support the Planning Board as lead agency for SEQR review on this application.

Chairman Tucker inquired if the water pressure will be checked during peak periods of use between six and eight in the morning. Mr. Eggleston stated that he understood that the primary concern is for the fire system, which far exceeds any domestic use, with tests already preformed. Mr. Camp commented that they are set with the fire flow analysis and that inquiry can be made to their in-house water expert regarding any concerns with the time of day the test was performed. Chairman Tucker commented that the test was performed at ten a.m. after people had left for work. Mr. Eggleston stated that there have also been 31 rooms in existence without low flow fixtures that have been in use at this site. Mr. Camp stated that the complaints come from locations at higher elevations, and he would verify the concern with their water expert. Member Southern inquired on the increase in the proposed occupancy. Mr. Eggleston said that the occupancy is a 50% increase going from 31 to 45 rooms, there will also be the restaurant

increase and the spa eventually. The spa will not have a great use of water whereas the restaurant is an increase in usage. When the number of rooms was decreased from the original proposal and the restaurant size was reduced, it decreased the septic load from 10,000 gallons to 8,000 gallons per day. The restaurant will be part of a future phase, as it will operate as an event center in the beginning of development, although it is part of the approval for the entire build out of the proposed plan.

Chairman Tucker inquired on the phasing and whether the cabins might be constructed first. Mr. Eggleston said that the phasing of the project is still under discussion and needs to be determined. Member Southern inquired if the existing motel would be demolished while the cabins were being constructed. Mr. Eggleston stated that it is a possibility and that the applicant is not in a rush to demolish the existing motel. He continued stating that the focus of the application right now is doing the archeological research and advancing the stormwater plans.

Chairman Tucker commented that if the amenities building is moved forward with the parking behind, it would require a variance. Mr. Eggleston explained that if the amenities building was moved forward it would require a variance and it might overpower from the road based on its mass and the neighboring structures. Keeping the amenities building at the proposed location also affords views of the trees and is in better proximity with the proposed cabins.

Member Winkelman inquired on the size of the proposed restaurant. Mr. Eggleston responded that it will be 80 seats including the bar area and the water usage for a restaurant is 35 gallons a day per seat or 2400 gallons a day. Mr. Eggleston reiterated that the priority of the applicant is the lodging and that the restaurant may stay a catered event center.

Sketch Plan-Special Permit/Site Plan Review

Applicant: Rebecca Anderson
645 West Genesee St LLC
645 West Genesee St
Skaneateles, NY 13152
Tax Map #047.-01-39.2

Present: Rebecca Anderson, Applicant; Robert Eggleston, Architect

The dental practice was established in 1998 when the property was converted from an existing Nursery building to a dental office. The applicant has purchased the dental practice from the prior owner and is proposing an expansion to the rear of the dental office building. Proposed is a 1606SF addition to the existing for an additional dental hygienist station, four more operatory rooms, offices and a breakroom. The existing 1600SF pole barn will be removed and the gravel parking on the right side of the building will be formalized into ten parking spaces. The patient parking on the left will remain the same.

The existing septic system that was approved for 750 gallons per day will be adequate for the proposed expansion. There are two full time and three part time dentists and the expansion will allow the ability to have five full time dentists. The expansion of the building exceeds 25% of the existing nonconforming building and requires an amended special permit.

Mr. Brodsky inquired on the 30-foot access road to County Line Road. Ms. Anderson stated that access is not being used for the practice, but was formally used for the landscaping business. A site visit will be conducted on October 29, 2016.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Hamlin to schedule a public hearing, on *Tuesday, November 15, 2016 at 8:00 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Continued Review-Subdivision/Lot Line Adjustment

Applicant:

Russel Zechman
PO Box 9
Skaneateles, NY 13152

Property:
3741 Fisher Rd
Skaneateles, NY 13152
Tax Map #033.-04-14.0 & 12.0

Present: Robert Eggleston, Architect

A site visit was recently conducted to confirm the proposed conservation analysis. A plat plan was submitted for the proposed lot line adjustment and subdivision. The septic plans for lots B1 and B2 are ready for submission to OCDOH, and the septic system design for lot B3 is still pending. Mr. Eggleston said that he is looking for confirmation of the conservation analysis from the Board. Chairman Tucker commented that the conservation lot is located away from lots that have been developed for residential use, and that the brush has grown over the years in the high conservation land. Member Winkelman inquired if there was an official snowmobile trail located on the proposed high conservation lot. Chairman Tucker commented that it is not an official trail.

Member Hamlin inquired if the ponds are the same size. Mr. Eggleston said that the ponds have shown up on the survey and he suspects they may have reduced in size this year based on the dry conditions. Mr. Camp recommended that the applicant protect any surface outflow even though it is unlikely that it would be used often but that they should not be dammed up with a driveway or similar. Mr. Eggleston clarified that the concerns are really with the drainage lot B3.

Member Southern inquired on the proposed ownership of conservation lot. Mr. Eggleston stated that one of the four lot owners would own the conservation lot. He continued saying that if the conservation lot is incorporated into one of the residential lots, it would penalize the lot requiring larger setbacks. Mr. Brodsky inquired if the regulation of the conservation lot has been formalized. Mr. Eggleston stated that they would use the standard language in the code under section 148-9. Member Winkelman inquired what uses are allowed on the conservation lot. Mr. Eggleston stated that it can be used for agricultural and recreational activities. Member Winkelman inquired if it includes buildings for recreational activities. Mr. Eggleston stated that there can be recreational buildings as it does not prohibit buildings but requires review by the Planning Board if something was proposed. Mr. Brodsky commented that the Board could limit the conservation to not allow or limit the size of buildings before approval of the subdivision. Member Winkelman stated that it is a small lot at 5 acres and it may become lot B3's playground with grass and a barn. Mr. Brodsky commented that the coverage calculation for all of the lots is based on the conservation lot limitation so any modification to the conservation lot would affect the coverage on the other lots.

Member Kasper inquired if the proposal is for 30% impervious coverage. Mr. Eggleston stated that the subdivision is allowed 15% coverage by right in the IRO, and the proposal is for 30% coverage on B1, B2 and B3. The conservation lot offsets the coverage to bring the entire

subdivision to the 15% maximum coverage allowed including the proposed driveway that is partially on the conservation lot.

Chairman Tucker stated that OCDOH does not like small lots that have to incorporate septic systems, and the lots proposed are small lots. Mr. Eggleston stated that once they see the size of the septic system designs they will have a better idea, although they are allowed half-acre lots because the lots would be serviced by public water. They have proposed one acre after the issues that occurred with the Butters Farm subdivision.

Mr. Camp inquired if the applicant has had any discussions with the Town Board regarding the access to public water. Mr. Eggleston stated that he has had preliminary conversation with Allan Wellington and they will be proposing an easement, putting in a six-inch line that would be dedicated to the Town with a hydrant at the end. Chairman Tucker inquired as to the water pressure in the area as Manor Heights had had problems at one point. Mr. Camp commented that it probably has improved after some of the changes to the existing water line. Member Kasper inquired who will design the water line. Mr. Eggleston commented that it will be designed for Mr. Camp to review. Mr. Camp stated that the applicant will need to petition the Town Board with a formal set of engineering plans that the Town Board will need to accept as an extension of the public system. The water district does exist in the area. Mr. Eggleston inquired on the timing of the water line extension approval. Mr. Camp stated that the applicant should ask Mr. Wellington about the water pressure in the area, since if there is a pressure problem, the OCDOH is unlikely to approve septic plans in the area.

Chairman Tucker commented that the Board would like to have the OCDOH approval before the subdivision application process moves forward. Mr. Camp inquired on whether the percolation tests have been completed. Mr. Eggleston stated that the percolation tests have been completed for lots B1 and B2, and it has not been completed for B3. The septic systems will be for shallow systems for lots B1 and B2 that will have raised beds. Mr. Eggleston stated that they will use the existing soils but augment with 12 inches of additional soil on top. Member Kasper commented that they will be limited on the lots because the lots have been disturbed. Mr. Eggleston stated that the location for the septic systems will be on the downhill side.

Mr. Eggleston inquired if the Board is accepting the submitted conservation analysis. Counsel Molnar stated that there are no objections and no comments that have been given, but the Town cannot motion to accept until the SEQR process is completed, and that a public hearing cannot be held until SEQR is complete. Mr. Eggleston inquired if the public hearing could be scheduled. Member Kasper commented that he needs more information on the water pressure. Chairman Tucker commented that the Board would need to have the septic approval from OCDOH.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to schedule a public hearing, conditioned on receiving the water and septic plans/approvals by November 1, 2016, on *Tuesday, November 15, 2016 at 8:15 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Counsel Molnar recommended that as this is an application for a conservation subdivision it would be classified as an Unlisted Action under SEQR review to be completed prior to opening of the public hearing.

Sketch Plan –Site Plan Review

Applicant Theodore & Nancy Norman
8665 Duarte Road
San Gabriel, CA 91775

Property:
1990 West Lake Road
Skaneateles, NY 13152
Tax Map #058.-01-17.1

Present: Robert Eggleston, Architect;

The applicant owns the two-lakeside lots in the Maher open space submission. This one-acre lot has a 1000SF cottage located on it with access to the lot provided by a footbridge from the north lot. Proposed is the removal of the existing patio, construction of a 173SF screened porch in its location, and construction of a 192SF permeable patio to the west of the dwelling that would be located 20.8ft from the watercourse. There will be minor disturbance for removal of the pavers and placement of the posts for the porch, and will not require silt fencing. Access to complete the work will be provided by the footbridge with no heavy construction traffic. The lot has no road frontage or lake frontage. The Onondaga County Planning Board had no comments in their resolution dated October 12, 2016. A site visit was conducted on October 1, 2016.

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 Scott Winkelman, 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 review Application, 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 a Site Plan 1 and 2 of 2 dated September 26, 2016 with narrative dated September 30, 2016, prepared by Robert O. Eggleston, Licensed Architect be followed in all respects; and
3. That verification of conformance of completed project be certified by Robert O. Eggleston, Licensed Architect, within (60) days of completion of the project with verification submitted to the Town.

RECORD OF VOTE

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

Extension –Special Permit/Site Plan Review

Applicant

Lorraine Austin
4247 Jordan Rd
Skaneateles, NY

Property:
4251 Jordan Rd
Skaneateles, NY 13152
Tax Map #024.-02-05.0

The applicant’s approval from 2015 will expire in November of this year and the applicant would like to break the proposal into two phases. The first phase would involve the establishment of the accessory apartment, and the second phase would be the construction of the addition. She was unsure when the second phase could commence, and as such, did not want to lose the approval she had received for the addition. Counsel Molnar recommended to the Board that they consider extending the special permit approval. He continued stating that if the Board approves the extension, the applicant still has the discretion to abandon a part of the project. Mr. Brodsky commented that the risk is that the applicant could potentially come back in four years wanting to do the addition and the clock has timed out. Member Kasper stated that the Board could extend it for eighteen months, however, the applicant would have to ask for another extension if the work was not completed on the second phase. Chairman Tucker commented that with the extension of eighteen months before a building permit is requested, and eighteen months to complete the project, it should give enough time to complete all of it, or another extension could be requested.

WHEREAS, a motion was made by Member Southern and seconded by Member Winkelman, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II single family residential project, not subject to further SEQRA review.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Joseph Southern, seconded by Member Scott Winkelman, and upon a vote thereon as recorded below, the Town of Skaneateles Planning Board **APPROVES** amendment of the Approving Resolution, with the following conditions:

1. That all conditions of the May 19, 2015 resolution remain in full effect except as amended hereby; and
2. That the approved Minor Special Permit/Site Plan Approval is extended for an additional eighteen (18) months.

RECORD OF VOTE

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

Discussion

| | | |
|------------|---|---|
| Applicant: | Paul Christou 6200 Columbia Park Road Hyattsville, MD 20785 | Property: 2854 East Lake Road tax parcel: 038.-01-08.0 |
|------------|---|---|

The applicant has requested that the Planning Board consider replacing the approved grass roof over the pump house with pavers. Chairman Tucker stated that he had visited the site and the soil has been sloped up to the location of the proposed grass roof. There needs to be additional topsoil place to slope it properly. The pump house was constructed above grade, which increased the grade of the top of the pump house that is to be grassed. The plan indicates that the top soil should be eight inches deep under the grass. The Board determined that the prior approval for the area to be grassed be upheld and that the construction of the grass roof should follow the approved plans.

Discussion

A fitness studio is being established on the Carberry property on Jordan Road, and a special permit application is required. An application for the new use will be submitted for Planning Board review in November.

Discussion

There are three small changes to correct errors in the wind energy conversion systems. Lafayette and Tully are two Towns who are also addressing solar farms. If agricultural land is converted to solar production, they could lose their Ag assessment. Other comments included the fact that once the solar panels are installed for production that can be sold to a different company with different payouts. Consideration should be given to the life span of the panels and the recycling opportunities for the panels. The Board reviewed the legislation partially and will continue their review at the next Planning Board meeting.

Discussion

The draft Open Space Plan will be discussed at the next Planning Board meeting.

WHEREFORE a motion was made by Chairman Tucker and seconded by Member Kasper to adjourn the Planning Board Meeting at 10:30 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