

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
December 17, 2013**

Mark J. Tucker, Chairman
Elizabeth Estes
Donald Kasper
Joseph Southern
Scott Winkelman
Scott Molnar, Legal Counsel-Absent
Doug Wickman, P.C. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Secretary

Chairman Tucker opened the meeting at 7:30 p.m. The Planning Board will not be conducting site visits this month. The meeting minutes of November 19, 2013 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 Member Kasper to approve the minutes with minor corrections. 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	[Yes]

Decision-Special Permit/ Site Plan Review

Applicant: Steven Miron
2987 East Lake LLC
4 Times Square, 23rd Floor
New York, New York 10036

Property:
2987 East Lake Road
Skaneateles, New York 13152
Tax Map #039.-01-18.1

Present: Steven Miron, Applicant; Jo Anne Gagliano, EDR; Chris Norris, HHK

A revised site plan dated December 6, 2013 was submitted reflecting a 607SF grass strip in the center of the driveway and the 964SF green roof system reduced to the lower roof sections. The revised impermeable surface coverage is 9.55%, with the drainage from the upper roofs managed with gutters draining into grass swales. The green roof system was removed from the upper roof, as it could prove difficult to inspect the roof. Doug Wickman commented that the design of the grass strip in the center of the driveway is conceptually well designed with the grass strip lower than the paved areas. Member Southern inquired whether the applicant would be using the plastic mesh to support the grass strip in the driveway. Member Kasper commented that the mesh

would aid the grass area from becoming rutted. Ms. Gagliano stated that if it is allowed they might incorporate the mesh. Member Winkelman stated that both green roof systems approved recently retained & treated precipitation where it fell and that it was not collected, transported and treated elsewhere.

Counsel Molnar reviewed the draft resolution with the updated modifications from the first month's meeting as well as corrections made at the meeting included. Doug Wickman suggested that the manufacturer's representative certify the installation of the green roof as the first green roof inspection required.

WHEREFORE a motion was made by Member Winkelman and seconded by Chairman Tucker that the applicant increases the escrow account in the amount of \$1,200 for engineering review of the project. The Board having been polled resulted in the unanimous affirmance of said motion.

Member Estes commented to the applicant that the process for the special permit could have been completed more quickly had he followed the zoning code at the beginning of the application process. She continued stating that the code is in place to protect the lake. Mr. Miron stated that he appreciated the support of the Board. Ms. Gagliano stated that she had never felt frustrated with the process for approval of the site plan implementing new technology.

WHEREAS, Steven A. Miron (hereafter the "Applicant") made application for a Minor Special Permit and Site Plan Review to the Planning Board on July 15, 2013 for the premises and improvements located at 2987 East Lake Road, in the Town of Skaneateles bearing tax map no. **039-01-18.1** (the "Project") to demolish an existing single family residence and accessory structures, and to rebuild and relocate a new single family residence with accessory structures on a 2.28 acre parcel with non-conforming impermeable surface coverage ("ISC") in an RF Zone and in the Lake Watershed Overlay District ("LWOD"), and for modifications to non-conforming shoreline structures (collectively hereinafter the "Application"); and

WHEREAS, Applicant has proposed to construct all improvements and configure the Project, as set forth in the Application, pursuant to a Site Plan prepared by Environmental Design & Research, Landscape Architecture and Engineering, P.C. ("EDR") dated July 1, 2013, and last Resubmitted December 6, 2013, sheets G-001, through C-601 ("Site Plan") with Construction Sequence included therein ("Construction Sequence"), and Special Permit Review Criteria-Narrative Written Report prepared by EDR last dated December 6, 2013 ("Narrative"); and

WHEREAS, the Applicant further proposes to install a **Carlisle 3" Extensive Roof Garden System** roof upon a 964 sq. ft. (minimum area) portion of the residence and garage, per G-000 in the Site Plan, and the manufacturers plans and specifications submitted to the Planning Board by the Applicant and EDR on October 4, 2013, in the booklet entitled ***Roof Garden Roofing Systems, Traditional - Roof Garden 2/2013 version***, defining that the 964 sq. ft. (minimum area) roof portion depicted shall be capable of water retention of 1.50 gallons per square foot, with retained rainfall equivalent of 2.42 inches, to be maintained as specified in "Attachment 1" ***Roof Garden Care & Maintenance Requirements*** in the Carlisle Green Roof specification, presented to the Town of Skaneateles Planning Board on October 15th, 2013. (the "Specifications"), in consideration of which the Applicant has requested that the Planning Board approve and consider 964 sq. ft. (minimum area) of the Project as permeable surface (the "Green Roof"); and

WHEREAS, the Planning Board reviewed the Application on July 15, 2013, August 20, 2013, September 17, 2013, and again on October 15, 2013, and published notice of a Public Hearing pursuant Code, which Public Hearing was held August 20, 2013, November 19, 2013 and December 17, 2013 to consider the Application; and

WHEREAS, the Planning Board has made site visits to the Project, has reviewed and considered submissions made on behalf of the Applicant, has heard and considered public comment, has read and considered the Resolutions of the Onondaga County Planning Board, and has obtained engineering consultation; and

WHEREAS, on August 20, 2013, the Planning Board reviewed the Application under SEQRA, classified the Application as a Type II action under 6 NYCRR 617.5(c)(9) and (10), and concluded the Application is not subject to further SEQRA review; and

WHEREAS, the Planning Board discussed at length the Applicant's request for consideration to use a Green Roof at the Project, and for that Green Roof to be recognized by the Planning Board as permeable surface in all relevant calculations of the Application, as set forth in the Narrative, Site Plan, and Specifications. The Planning Board concluded, in the absence of Town Code limitations and guidance on point, that the Green Roof suggested and designed by the Applicant is satisfactory for recognition of the Green Roof as permeable surface, provided the Applicant adhere strictly to conditions and restrictions recited herein.

NOW, THEREFORE upon a motion duly made, seconded, and duly approved by a quorum as set forth below, **BE IT RESOLVED** that the Skaneateles Planning Board **APPROVES** the Application for a Minor Special Permit and Site Plan Review, with the following conditions:

1. The Applicant's request for a Minor Special Permit to configure and construct the improvements at the Project is approved, provided the Applicant strictly adheres to the Application, Narrative and Site Plan; and
2. That the Applicant shall obtain all necessary permits and approvals from the Onondaga County Department of Health, Skaneateles Code Enforcement Office, and any other agency having jurisdiction, as may be required for construction of the approved improvements set forth in the Application; and
3. The Minor Special Permit shall be transferable as set forth under State Law; and
4. The Applicant shall deposit \$1,200.00 in escrow with the Town of Skaneateles to absorb the Planning Board's engineering and legal expenses related to the Application; and
5. Submission of an as-built survey to the Codes Enforcement Officer within sixty (60) days of completion of the project.

BE IT FURTHER RESOLVED, that the Planning Board hereby specifically approves recognition of the Green Roof as permeable surface for all relevant calculations of impermeable surface coverage in the Application, provided these Special Conditions are met ("Special Conditions"):

1. **Construction.** The Green Roof portion of the Project shall be the **Carlisle 3” Extensive Roof Garden System**, installed to cover no less than 964 sq. ft. of the residence and garage rooftops, constructed in compliance with all manufacturer’s requirements, as set forth in the Specifications and depicted on the Site Plan, and verified in writing by the manufacturer’s representative to be fully functioning upon completion of construction thereof; and
2. **Overflow.** Discharge of overflow precipitation which the Green Roof is unable to retain shall be pursuant to a gutter and discharge design submitted to and found acceptable by the Planning Board Chairman, and the Planning Board Engineer (“Discharge Design”), and the Site Plan shall be amended to include the approved Discharge Design; and
3. **Continuity.** The Green Roof portion of the Project, once installed, shall at all times remain a functioning Green Roof system, without interruption, failure, modification, or alteration, in order for the Minor Special Permit to be valid and effective permission for the Applicant or his successors to utilize the Property according to the approvals delineated in the Minor Special Permit, and the Green Roof shall be maintained as specified in “Attachment 1” ***Roof Garden Care & Maintenance Requirements*** in the Carlisle Green Roof specification, presented to the Town of Skaneateles Planning Board on October 15, 2013. In the event that the Green Roof is not fully functioning, as required herein, then the Applicant shall contact the Skaneateles Code Enforcement Officer (“CEO”), within 14 days to determine a timeline for remediation acceptable to the CEO ; and
4. **Inspection.** The Applicant will make the Green Roof portion of the Project accessible to periodic inspections by the CEO upon reasonable notice, with the Applicant providing safe and convenient access to the CEO by roof hatch, or any other method acceptable to the CEO, for verification that the Green Roof of the Project continues to function as permeable surface, conforming to the Site Plan and Specifications. The Applicant shall also engage a qualified landscape architect or licensed engineer to annually inspect the Green Roof, and to provide written verification to the CEO that the Green Roof continue to function as provided in the Site Plan and Specifications, by June first of each year after a Certificate of Occupancy is issued by the CEO. In the event that the Town of Skaneateles approves procedures to annually permit or license Green Roofs, including provisions for the payment of fees and costs, the Applicant agrees to pay annual licensing fees, if any, applicable to the Green Roof. ; and
5. **Assurance of Compliance.** Notwithstanding the Planning Board’s right to rescind or revoke this Minor Special Permit, or the CEO’s right to bring an action at law or equity to cure a violation and seek a Court’s assessment of a fine or penalties, as provided in the Skaneateles Zoning Code (“Zoning Code”), it is the obligation of the Applicant or any successor seeking the benefits of the Minor Special Permit approved herein, to assure that the Green Roof of the Project performs and functions as permeable surface under the Zoning Code, conforming to the Narrative, Site Plan and Specifications for the Green Roof. In the event that the Green Roof fails or otherwise does not continue to perform and function as permeable surface, then the Applicant or any successor seeking

the benefits of this Minor Special Permit, shall, at its own cost and expense, immediately restore the Green Roof to a fully functioning permeable surface, or otherwise reconfigure and/or remove improvements or structures located on the Property so that the impermeable surface coverage ratio of the Property is not in excess of 10%, as defined in the Zoning Code.

6. **Recording.** This Resolution, approving the Minor Special Permit and Site Plan Review, shall be recorded in the Onondaga County Clerk's Office, indexed against the Property, at the cost and expense of the Applicant. The Applicant must supply an accurate legal description of the Property, which shall be attached hereto and made a part hereof as Exhibit A.

BE IT FURTHER RESOLVED, that this Minor Special Permit shall expire if the Special Permit use or uses cease for more than 24 consecutive months for any reason, if the Applicant fails to obtain the necessary building permits or fails to comply with any conditions of the Minor Special Permit within 18 months of its issuance, or if the time limit contained herein expires without renewal; and

BE IT FURTHER RESOLVED, that this Minor Special Permit may be revoked by the Planning Board if the Applicant violates the conditions herein, or engages in any construction or alteration not authorized by this Minor Special Permit; and

BE IT FURTHER RESOLVED, that any violation of the conditions of this Minor Special Permit shall be deemed a violation of the Town Code and shall be subject to enforcement action.

UPON A MOTION, made by Member Southern and seconded by Member Winkelman, the Town of Skaneateles Planning Board hereby approves the Application, with the above conditions.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Elizabeth Estes	Present	[Yes]

Public Hearing- Special Permit

Applicant: Joan Socci
2781 East Lake Road
Skaneateles, New York
Tax Map #038.-01-22.0

Present: Robert Eggleston, Architect

No one requested to have the public notice read. The Onondaga County Planning Board had no comments in their resolution dated November 26, 2013. The City of Syracuse Department of Water had no comments in their correspondence dated November 13, 2013. Members from the Board have visited the site on December 7, 2013. The DEC has extended the work permit through December 31, 2013.

The applicant acquired the nonconforming property from her mother several years ago. The dwelling is located within 50' of the lake line with all but 60' of the shoreline is protected with a concrete seawall. The exposed 60' of southern shoreline is eroding and the applicant would like to install a larch seawall to protect the shoreline. Included in the proposal is replacement of the failing 9' retaining wall on the south side of the dwelling and an 8' retaining wall on the north side of the dwelling. The 60' retaining wall will consist of timber walls with stone back fill and 6" to 12" rock placed at the toe of the wall. The 60' length of shoreline was determined based on the survey whereas the prior measurements completed by the contractor were estimates.

WHEREFORE, a motion was made by Member Southern and seconded by Member Winkelman to declare this application to be a Type II action 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. 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. Letters of support from two neighbors were submitted.

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.

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** the minor special permit, with the following conditions:

A. Before issuance of a building permit the following conditions shall apply:

1. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$500; and
2. 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.

B. After issuance of a building permit the following conditions shall apply:

1. That the Site Plan dated November 4 2013 updated to include the seawall and retaining walls tied back into the bank, and the Narrative with Construction Sequence pages 1 through 2 of 2 dated November 4, 2013 prepared by Robert O. Eggleston, be followed in all respects; and
2. That the drawings pages 1 through 5 of 5 prepared by Don Myers dated August 14, 2012 be followed in all respects; and
3. That an as-built survey be submitted to the Codes Enforcement Officer be submitted within sixty (60) days of completion of project.

Upon a motion made Member Kasper and seconded by Member Estes, the Town of Skaneateles Planning Board hereby approves the application for a minor site plan with the above conditions.

RECORD OF VOTE

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

Amendment -Special Permit

Applicant: Mark Bitz
 3145 East Lake Rd
 Skaneateles, New York
Tax Map #040.-01-28.0

Present: Robert Eggleston, Representative

The applicant is proposing modification to the proposed two-story garage to accommodate a one-bedroom 720SF accessory apartment on the second story. Prior approval for redevelopment of the lot was granted February 19, 2013. The septic system has been designed and submitted to the OCDOH to include the fifth bedroom, and OCDOH approval will be forthcoming.

Whereas, 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 Scott Winkelman, seconded by Member Joseph Southern, and upon a vote thereon, the Town of Skaneateles Planning Board hereby **APPROVES** the Application and amends the Prior Approval, with the Prior Approval remaining in full force and effect according to its terms, with the following additional conditions:

1. That the Site Plan dated October 25, 2013 and Narrative with construction sequence dated October 25, 2013, prepared by Robert Eggleston, be followed in all respects; and
2. That the Applicant shall obtain all necessary permits and approvals from the Onondaga County Department of Health, City of Syracuse Department of Water, and any other approval needed for the Application; and
3. That 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	Present	[Yes]
Member	Joseph Southern	Present	[Yes]

Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Elizabeth Estes	Present	[Yes]

Sketch Plan- Special Permit

Applicant: Neal Houser

Property:
 2520 Wave Way
 Skaneateles, New York
Tax Map #054.-04-05.0 & 054.-05-08.2

Present: Richard Lynch, Attorney; Robert Eggleston Architect

The Houser two lot property is 44,00SF divided by Wave Way that has an existing boat house structure and a deck on the roof of the boathouse with an unregulated metal framed canvas temporary roofing for summer shading. A year ago, a permanent roof structure was constructed of wood and the structure is now classified as a gazebo. The gazebo structure is 24SF smaller than the metal frame, reducing shoreline structures from 1474SF to 1450SF. The height of the gazebo is 20'7.5" above high water, with the prior metal frame 19' 1.5", and requires a variance over the 12' maximum height allowed. Mr. Eggleston stated that the applicant did not know there was a difference between a temporary versus permanent structure and inquired of the contractor whether a permit was required. The contractor had advised the applicant that a building/zoning permit was not required for the project. The project is classified as redevelopment for the impermeable surface coverage of 14.5% if the Zoning Board of Appeals grants the variance. A site visit was conducted on December 7, 2013.

Mr. Eggleston stated that he has made corrections to the impermeable surface coverage to include the access grass driveway to the accessory structure that was not captured by the surveyor. Based on the site visit comments the plank walk between the dwelling and gazebo structure is tongue-and-groove, will be calculated as impermeable surface coverage as well as the slate walk to the south of the dwelling, and will increase the impermeable surface coverage. Conversely, the applicant is willing to modify these areas to permeable coverage. The applicant is prepared to contribute to the Town's Land Development Rights Acquisition Fund in the amount of \$4,627.37 to maintain the proposed 14.5% impermeable surface coverage. Counsel Molnar stated that the two separate lots with distinct tax map numbers should be connected in perpetuity on the deed so that neither lot can be sold separately since the impermeable surface coverage is based on both properties combined. Mr. Lynch requested that that be made a condition of approval. Member Estes inquired whether the existing deck exceeds the allowable height. Mr. Eggleston stated that it does not as a boathouse is allowed to be 16' in height.

Chairman Tucker inquired whether the driveway could be reduced in size to precipitate a reduction in impermeable surface coverage. Mr. Eggleston stated that the applicant has a concern reducing the driveway as a reduction could impact the ability to turn around and not provide adequate parking for guests.

Member Estes asked how the situation would have been handled if the contractor had applied for a building permit. Mr. Eggleston stated a variance would have to be obtained and a special permit obtained from the ZBA and Planning Board, respectively.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Southern to schedule the public hearing, conditional upon approval of the variance, for *Tuesday, January 21, 2014 at 7:30 pm.* The Board having been polled resulted in the unanimous affirmation of said motion.

Public Hearing- Special Permit

Applicant: Joseph Wilson
2426 Wave Way
Skaneateles, New York
Tax Map #056.-02-39.0

Present: Joseph Wilson, Applicant; Thomas Trytek, Representative

No one requested to have the public notice read. The City of Syracuse Department of Water has no objections to the proposal following the issuance of a DEC permit in their correspondence dated October 31, 2013. A site visit was conducted on December 7, 2013.

A revised site plan dated December 16, 2013 was submitted reflecting a reconfiguration of the central deck and stairs to reduce the shoreline structures to 600SF, the maximum allowed for the property without the need of a variance. A revised narrative dated December 17, 2013 was also submitted reflecting the modifications.

Proposed is a ready rock retaining wall 100' long by 5' high with a mid-level deck and access stairs. Existing are several timber crib style docks with two docks entirely within the mean high water. Impermeable surface coverage is 19.1% existing with proposed change in the coverage to 18.7%, and will require a special permit for redevelopment.

Mr. Wilson stated that he intends to remove more of the impermeable surface in the future but it was determined that the small modifications would not substantially reduce the contribution to the Town of Skaneateles Land and Development Rights Acquisition Fund.

WHEREFORE, a motion was made by Member Southern and seconded by Member Estes to declare this application to be a Type II action 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. 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 Kasper to close the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** the special permit and minor site plan review, with the following conditions:

A. Before issuance of a building permit the following conditions shall apply:

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.
2. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$500; and
3. That \$6,929.90 be paid to the Town of Skaneateles Land and Development Rights Acquisition Fund; and

B. After issuance of a building permit the following conditions shall apply:

1. That the Site Plan SP-1 through SP-7 of 7, dated December 16, 2013, and the Narrative with Construction Sequence pages 1 through 3 of 3, dated December 17, 2013 prepared by Thomas Trytek, and Survey prepared by Paul Olszewski dated December 13, 2013 be followed in all respects; and
2. That the Applicant shall obtain all necessary permits and approvals from the Onondaga County Department of Health, the DEC, Army Corps of Engineers, City of Syracuse Department of Water, and any other approval needed for the Application; and
3. That 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.

Upon a motion made Member Kasper and seconded by Member Estes, the Town of Skaneateles Planning Board hereby approves the application for a minor special permit with the above conditions.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Elizabeth Estes	Present	[Yes]

Sketch Plan –Special Permit

Applicant: John Scott
 1423 Thornton Heights Road
 Skaneateles, New York 13152
Tax Map # 057.-01-28.0

Present: Robert Eggleston, Architect

The applicant recently acquired the seasonal two-bedroom cottage on an 8644SF lot with 50' width on Thornton Heights Road. The applicant is proposing removal of the two porches, reconfiguring the interior layout; the bathroom moved to the north in a nook area where the shed roof would be raised, and installation of a lakeside porch. The existing dwelling is located 69.4'

from the lake line with the proposed porch located 61.8' with steps 59.8' from the lake line. The building footprint will increase from 13.6% to 13.65% of the lot area.

A new septic system will be installed and is under review from OCDOH, with the dwelling remaining as a two-bedroom cottage. The cottage is built on piers and will remain as a season use structure. Impermeable surface coverage will be reduced to 13.7% from 17.1%, requiring a special permit for redevelopment from the Planning Board. The applicant is prepared to contribute to the Town's Land Development Rights Acquisition Fund in the amount of \$725.38 to maintain the proposed 13.7% impermeable surface coverage. A variance is required for development of a nonconforming lot under 20,000SF in the lake watershed overlay district.

Member Kasper inquired the location of parking for this lot. Mr. Eggleston stated that the applicant parks in the right-of-way for Thornton Heights, a common practice in the neighborhood.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Kasper to schedule the public hearing conditional on approval of the variance for ***Tuesday, January 21, 2014 at 7:45 pm.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Discussion- Special Permit

Applicant: Douglas Hamlin
2052 West Lake Road
Skaneateles, New York
Tax Map #058.-01-29.0

Present: Douglas Hamlin, Applicants; Scott McClurg, Contractor; Guy Donahoe, Architect

A revised site plan dated December 12, 2013 was submitted reflecting installation of 2' wide washed stone strips down the center of the driveway to reduce the impermeable surface coverage of the lot. Mr. Wickman stated that he had recommended the strips to be replaced with grass to be considered permeable. Chairman Tucker stated that he also agreed that the strip should consist of grass to be considered permeable. Member Winkelman stated that although gravel can be considered permeable; when it is used in a driveway application, it is considered impermeable, as it is drivable. Mr. Donahoe stated that the stone strip would be easier to maintain than a grass strip and it would be more aesthetically pleasing. Mr. McClurg expressed his concern with grass on soil in the strip. He continued stating that the freeze and thaw of the grass and soil would cause degradation of the surrounding pavement. Member Southern stated that grass would treat the water whereas the stone just allows the water to run through and with the use of geo-mats, the grass can be made stable. Member Kasper stated that the grass would assist with the evaporation of the stormwater. With the addition of the grass strip, the 11.36% impermeable surface coverage that was previously approved can be achieved. Installation of the green strip will be implemented in the spring of 2014.

WHEREAS, 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 Joseph Southern, and upon a vote thereon, the Town of Skaneateles Planning Board hereby **APPROVES** the Application, and amends the Prior Approval, with the Prior Approval remaining in full force and effect according to its terms, with the following additional conditions:

1. That the Site Plan S-1 through S-3 dated December 12, 2013 and Narrative dated December 17, 2013 be updated to reflect the grass strip in the driveway in place of the gravel shown on the site plan with impermeable surface coverage at the Project not to exceed 11.36%, prepared by Guy Donahoe, be followed in all respects; and
2. That the project be completed by July 1, 2014; and
3. That 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	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Elizabeth Estes	Present	[Yes]

There being no further business the Planning Board meeting adjourned at 9:20 p.m.

Respectfully Submitted,

Karen Barkdull

Karen Barkdull, Secretary