

**MEETING MINUTES  
SEPTEMBER 18, 2012  
TOWN OF SKANEATELES PLANNING BOARD**

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

Chairman Tucker opened the meeting at 7:30 p.m. The Planning Board will conduct site visits on October 13, 2012 for new applications this month. The meeting minutes of August 21, 2012 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

**WHEREFORE**, a motion was made by Member Briggs and seconded by Member Southern to approve the minutes as submitted. The Board having been polled resulted in the unanimous affirmance of said motion. Member Winkelman abstained from the vote.

**RECORD OF VOTE**

Chair	Mark J. Tucker	[Yes]
Member	Alan Briggs	[Yes]
Member	Donald Kasper	[Yes]
Member	Joseph Southern	[Yes]
Member	Scott Winkelman	[Yes]

**Informal Discussion**

Applicant: Mike & Andrea Schoeneman  
4453 Vinegar Hill Rd  
Skaneateles, New York 13152  
**Tax Map #023.-02-01.2**

Present: Andrea Schoeneman, Property Owner

Ms. Schoeneman stated that proposed subdivision would create a 14-acre parcel and reduce the main parcel to approximately 34 acres. Both lots would belong to two different districts, the RR district located in the front of both of the lots, and the IRO district located in the rear of the lots. The purchaser is interested in the 14-acre flag shaped lot to construct a dwelling on the lot that would lie in the IRO district. The proposed 14-acre lot has 60' of road frontage on Vinegar Hill Road, with a new dwelling located in the forward 4 acres and the remaining 10 acres left as open land, since the land has steep slopes and a watercourse towards the back of the lot that is adjacent to Stauffer Chemical. The public water extension has been approved for the proposed lot on September 7, 2012. A special use permit will need to be obtained for the proposed dwelling, as it will be located in the IRO district. Ms. Schoeneman stated that she has no additional plans for development of the remaining acreage; however, she did get verbal approval for driveway access on the remaining lot although she does not have any plans to install it. A letter from the OCDOT

will need to be submitted reflecting their approval of an additional driveway cut for the 14-acre lot and should be included in the subdivision application in addition to the proposed subdivision map.

**Sketch Plan – Special Permit**

Applicant: John Scriven  
791 Franklin St  
Skaneateles, New York

Property:  
4608 Jordan Road  
Skaneateles, New York 13152  
**Tax Map #018.-03-27.0**

Present: John Scriven, Applicant

The applicant is proposing to rent the northern half of the building to Psycho Sister Sound and Lighting, requiring a special permit for a change in use. The company provides sound and lighting rentals for schools and festivals, and intends to use the building for storage and maintenance of the equipment. The proposed use is classified as a service business and allowed in the Hamlet district. Exterior lighting may be added in the back of the building that must be night sky compliant. A site visit will be conducted on October 13, 2012.

**WHEREFORE**, a motion was made by Chairman Tucker and seconded by Member Kasper to put this matter to public hearing on ***Tuesday, October 16, 2012 at 7:35 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

**Sketch Plan – Lot Line Adjustment**

Applicant: Michael Major  
4829 Jordan Road  
Skaneateles, New York 13152

Property:  
4829 Jordan Road  
4831 Jordan Road  
**Tax Map #016.-01-03.2 &  
016.-01-02.0**

Present: Guy Donahoe, Architect

The applicant is requesting a lot line adjustment between two contiguous parcels, both the applicant owns. The applicant would like to add an attached two-car garage to the dwelling at 4829 Jordan Road. The location was determined based on the location of the septic system. Without a lot line adjustment the applicant would require a side yard variance to the north property line. The proposal is for a land swap lot line adjustment that would result in no change to the size of either lot. The connector piece of the driveway to the house to the north is in the lot coverage calculations. Chairman Tucker inquired as to the location of the septic system for the property to the north. Mr. Donahoe stated that he would verify the location of the septic system to the north.

Attorney Molnar advised the Board that the proposed action would be classified at a Type II action and not subject to SEQR review.

**WHEREFORE**, a motion was made by Member Southern and seconded by Member Briggs 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.

**WHEREFORE**, a motion was made by Member Southern and seconded by Member Winkelman to approve the lot line adjustment with the following conditions:

1. That the site plan dated September 07, 2012 prepared by Guy Donahoe be modified to reflect the septic system location for the dwelling to the north (016.-01-02.0); and
2. That the new lot line be pinned to reflect the new lot lines.

**RECORD OF VOTE**

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

**Extension Request-Major Special Permit**

Applicant: Old Seneca Heights LLC  
1041 Old Seneca Turnpike  
Skaneateles, New York 13152  
**Tax Map #028.-01-04.0 & 027.-03-01.1**

Present: Morgan Moss, Marilynn Bonnivier, Applicants

The major special permit and site plan approval granted on July 20, 2010 for a 68-multifamily condominium unit in 11 buildings with a community building and existing farmhouse expired on January 21, 2012. The applicants would like to have an extension for the approvals as the project is in process of meeting the conditions of the resolution prior to obtaining a building permit and it is taking longer to accomplish the goals than they had expected. The project has not changed from the original approvals. The Onondaga County Department of Health as part of the prior approval conceptually approved the proposed septic system. The request is for an extension for eighteen additional months from this month.

**WHEREAS**, a motion was made by Member Kasper and seconded by Member Southern and 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.

**WHEREFORE**, upon a motion made by Member Southern, seconded by Member Kasper, and upon a vote thereon, the Town of Skaneateles Planning Board hereby approves the Application to modify the Prior Approval, with the Prior Approval in full force and effect according to its terms, as modified hereby with the following additional condition:

1. An eighteen-month extension to the prior granted Major Special Permit.

## **RECORD OF VOTE**

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

### **Modification Request – Subdivision**

Applicant: Hidden Estates  
Donald Spear  
2890 East Lake Road  
Skaneateles, New York 13152  
**Tax Map #036-01- 37.1**

Present: Donald Spear, Applicant; Rich Krenzer, Architect

The applicant is requesting a reconfiguration of the 3-lot subdivision that was approved on February 21, 2012 and had not been filed with Onondaga County. The lots are reconfigured so that Lots 1 and 2 are six acres each instead of 12 and 5 acres with the balance of 80.5 acres on the larger lot 3. Additionally the applicant would like to expand the lake access easement parking from five parking spaces to nine. The driveway and drainage plans will remain the same. Mr. Spear has two potential buyers for lot 1 and lot 2 and they had requested the 6-acre size parcels. Mr. Marchuska had requested that additional parking be made available for lake access easement parking. Chairman Tucker requested submission of a letter of request for additional parking from Mr. Marchuska.

Counsel Molnar suggested that the easement use of the parking should be exclusive to the individual property owners and their successors of Hidden Estate and Mr. Marchuska and his successors. Mr. Spear stated that the reason there was a second overlay easement on the Marchuska property was that his counsel drafted language more in keeping with New York State law.

**WHEREAS**, a motion was made by Member Briggs and seconded by Member Kasper and 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.

**WHEREAS**, a motion was made by Member Southern and seconded by Member Briggs to allow the application to be considered as an amendment to subdivision as a minor augmentation. The Board having been polled resulted in the unanimous affirmance of said motion.

**WHEREFORE**, a motion made by Member Alan Briggs, seconded by Member Joseph Southern, and upon a vote thereon, the Town of Skaneateles Planning Board hereby approves the Application to modify the Prior Approval, with the Prior Approval in full force and effect according to its terms, as modified hereby with the following additional condition:

1. That the updated Conservation Plan dated September 10, 2012 prepared by Robert O. Eggleston, and the Survey Plat dated September 12, 2012 prepared by David Hannig be followed in all respects; and
2. Parking area exclusive easement agreement limited to the Hidden Estates property owners and Mr. Marchuska, and their successors be submitted for the Planning Board Chairman's approval with counsel review; and
3. Pinning of the lot lines for Lot 2 and Lot 3.

### **RECORD OF VOTE**

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

### **Sketch Plan – Special Permit**

Applicant: Richard & Allison Conley  
4234 Browsing Lane  
Marcellus, New York 13108

Property:  
1719 Russells Landing  
Skaneateles, New York 13152  
**Tax Map #063.-02-06.0**

Present: Allison Conley, Applicant; Rich Krenzer, Architect

The Conleys recently acquired this nonconforming lot of 17,856SF on Russells Landing. Their proposal is to make necessary repairs to the dock and enhance the lakefront. There is erosion along the stairs on the bank with the brick steps in poor condition located at the top of the bank. The 18FT steep slope runs along the side of the access stairs to the lake. The steps at the top of the bank will be replaced with timber steps and stone. A permeable flagstone walkway will be installed as a walk up to the parking area. The proposal also includes a 17SF shed and the expansion of the dock from 168SF to 295SF with the dock being lowered in height by approximately two feet.

The existing impermeable surface coverage of the lot is 16.2% including part of the private road right-of-way located erroneously on the property. The proposed impermeable surface coverage will be reduced to 16.1% with the removal of concrete steps and a pad south of the house.

A special permit for redevelopment is required as well as an area variance for a lot under 20,000SF in the lake watershed. A site visit will be conducted on October 13, 2012.

**WHEREFORE**, a motion was made by Chairman Tucker and seconded by Member Southern to put this matter to public hearing on ***Tuesday, November 20, 2012 at 7:35 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

**Continuation -Major Special Permit/Minor Subdivision**

Applicant: Marc Pietropaoli  
791 W. Genesee Street  
Skaneateles, New York

Property:  
Route 20 East  
Skaneateles, NY 13152  
**Tax Map #042.-01-13.1**

Present: Lance Wardell, Victory Sports Medicine

As the applicant is not ready to discuss the SEQR responses, Mr. Wardell was in attendance to clarify any questions that have arose since the lighting demonstration. Victory Sports has recommended that the lights should be turned off at 11 pm. Chairman Tucker attended the neighborhood meeting given by Dr. Pietropaoli on September 9<sup>th</sup> and stated that the drainage concerns of the western neighbors was alleviated based on the fact that their property is at a higher elevation than the western part of Victory Sports Campus. The lighting demonstration also removed their concern regarding the athletic field lighting; however, today they have submitted a letter expressing their concern with the proposed west fields producing noise caused by PA systems, audience cheering, whistles, etc. A copy of the letter was also sent to Dr. Pietropaoli.

Another concern was expressed by Mary O'Sullivan of 1386 Foxfield Drive, regarding the impact of the project on water pressure as she is currently experiencing problems. The Village of Skaneateles had already determined that the project would not affect the water pressure and approved the project. Doug Wickman stated that the current system is not meeting the Village and Town needs today. He continued that the water pressure in normal conditions should not dip below 20-psi in all conditions per flow and that Manor Heights subdivision does not always experience that level. The Victory Sports Campus project fire prevention will have an independent fire prevention system.

Member Southern stated that the Town does not regulate sound; however, the Board can regulate hours of operation to diminish the impact of the games. The hours of operation can be determined by each of the fields to regulate the use. Mr. Wardell stated that they are hiring a sound consultant to assist with striking a balance for the needs of the project with the requests of the neighbors. There is existing sound in the area from the commercial activity on Route 20 including the auto dealership.

Counsel Molnar stated that the Board's determination for approval of a major special project, they would need to find a balance when addressing code section 148-16B(2) "Will not result in the release of harmful substances or any other nuisances, or cause excessive noise, dust, odors, solid waste or glare." The applicant will need to address this section in their responses.

Member Winkelman inquired on the topography of the land between the Sachem Drive neighborhood and the project. The houses on Sachem are 750FT away from the west field with a wetlands and a steep hill between. Mr. Wardell stated that the land is heavily wooded with over 20' evergreens in place. Chairman Tucker stated that sound does travel regardless of the tree buffer.

**Discussion**

**WHEREAS**, at the September 18, 2012 Planning Board meeting the Planning Board discussed the Victory Sports Campus project lighting demonstration that was held on September

11, 2012, and after due consideration finds that the Board is in support for approval of the pending variance, and

**WHEREFORE** a motion was made by Member Alan Briggs and seconded by Member Scott Winkelman that the Town of Skaneateles Planning Board is in full support for approval of the height variance request for the proposed athletic fields lighting, requested by Victory Sports Medicine for the Victory Sports Campus Project. The Board having been polled resulted in the unanimous affirmance of said motion.

**Amendment Request – Special Permit/Site Plan Review**

Applicant: Matthew Salanger  
805 River Road  
Binghamton, New York 13901

Property:  
1824 Tamarack Trail  
Skaneateles, New York 13152  
**Tax Map #062.-01-12.0**

**WHEREAS**, a motion was made by Member Southern and seconded by Member Briggs and 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.

**WHEREFORE**, upon a motion made by Member Southern, seconded by Member Briggs, and upon a vote thereon, the Town of Skaneateles Planning Board hereby accepts the as-built survey prepared by Paul J. Olszewski dated September 15, 2012, and approves the Application to modify the Prior Approval, with the Prior Approval in full force and effect according to its terms, as modified hereby with the following additional condition:

4. That the updated As-Built Survey Dated September 15, 2012 prepared by Paul J. Olszewski is accepted as the approved Site Plan.

**RECORD OF VOTE**

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

**Escrow**

Applicant: Justin Marchuska  
2887 East Lake Road  
Skaneateles, New York 13152  
**Tax Map #038.-01-04.1**

**WHEREFORE** a motion was made by Chairman Mark Tucker and seconded by Member Alan Briggs that the applicant increases the escrow account in the amount of \$500 for engineering review of the project. The Board having been polled resulted in the unanimous affirmance of said motion.

**Discussion**

Daniel Suits would like to replace their storage shed instead of adding on the existing shed on the property. He will request an amendment to his prior Planning Board approval.

**Discussion**

Mr. Dietz will be requesting an amendment to his approval for the shoreline work on his property, as he would like to maintain an access-way to the lake that was not on the approved site plan.

There being no further business the Planning Board meeting adjourned at 8:53 p.m.

Respectfully submitted,

Karen Barkdull, Secretary