

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
January 15, 2019**

Joseph Southern
 Donald Kasper
 Scott Winkelman arr. 6:35pm
 Douglas Hamlin
 Jill Marshall
 Scott Molnar, Legal Counsel
 John Camp, P.E. (C&S Engineers)
 Howard Brodsky, Town Planner
 Karen Barkdull, Clerk

Chairman Southern opened the meeting at 6:30 p.m. The meeting minutes of December 15, 2018 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Hamlin and seconded by Member Kasper to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Abstain]

At this time, the Board discussed the reappointment of Donald Kasper. as Vice Chair for the Planning Board for the year ending December 31, 2019.

WHEREFORE, a motion was made by Member Hamlin and seconded by Chairman Southern to re-appoint Member Donald Kasper as Planning Board Vice Chair. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Present	[Abstain]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Yes]

At this time, the Board discussed the reappointment of Scott Molnar, Esq. as Attorney for the Planning Board for the year ending December 31, 2019.

WHEREFORE, a motion was made by Member Kasper and seconded by Member Hamlin to re-appoint Scott Molnar as Attorney for the Planning Board. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Absent	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall`	Present	[Yes]

At this time, the Board discussed the reappointment of John Camp of C&S Engineering as Planning Board Engineer for the year ending December 31, 2019.

WHEREFORE, a motion was made by Member Kasper and seconded by Member Hamlin to re-appoint John Camp as Planning Board Engineer. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Absent	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall`	Present	[Yes]

Public Hearing Special Permit

Applicant: Jack Gordon
680 Sheldon Road
Skaneateles, New York 13152
Tax parcel: 023.-05-01.1, 02.0, & 03.03

Present: Jack Gordon, Applicant;

The applicant is requesting a special permit to continue the use of the properties for a wedding venue. Events have been occurring for over ten years, and the applicant's intent is to retire in two years. Catering services and portable rest rooms are utilized at the events. Member Winkelman commented that a site visit was conducted and that the property is large enough to accommodate the required parking for events. The historic barn has been restored with solar collectors on the backside of the roof that are not visible. The site distance for the driveway entrance and entrance to the parking is sufficient for the use. The dwelling was a former bed and breakfast and now is being used for the bridal party to get ready for the event. The neighboring dwellings are some distance away from the location, and there are commercial businesses to the north. The music and dancing at the events is held inside of the barn and not outside in tents.

Mr. Brodsky expressed his concern with the submitted documentation and the future compliance and enforcement. He recommended that if the board approves the special permit that it is conditioned upon an accurate survey submitted reflecting all of the buildings. This would provide better information for the codes officer.

Member Kasper inquired when the wedding events end. Mr. Gordon replied that they usually end by 10-11 pm. Member Kasper commented that he lived in the area up until a couple of years ago and never heard any music or noise from the events. The application was submitted to the Onondaga County Planning Board and they had no concerns with the proposal in their resolution dated December 19, 2018.

WHEREAS, a motion was made by Member Winkelman and seconded by Member Kasper the Planning declared this application a Type II action pursuant to 6 NYCRR617.5(c)(7) not subject to further SEQRA review. The Board having been polled resulted in the affirmance of said motion.

WHEREAS, the Board in reviewing the Application under the special permit and site plan review criteria, adopted the following findings (“Findings”) for proceeding with a determination on the Application:

(1) That the Application is consistent with the purposes of the land use district in which it is located; and

(2) That based on the narrative provided, the proposal will not adversely affect the surrounding land uses with the proposed event parking located off street; and,

(3) The application is not contrary to the Comprehensive Plan as it is not removing any land out of production; and

(4) That all relevant site plan criteria as required under 148-18D have been satisfied.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Scott Winkelman and seconded by Member Douglas Hamlin, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the Minor Special Permit and Site Plan Approval Application, with the following conditions:

1. That the Special Permit Approval stated herein shall expire if the Applicant fails to comply with the conditions stated herein within 18 months of its issuance or if its time limit expires without renewal; and
2. That the aerial site plan 1 of 1 dated November 30, 2018, and Narrative dated November 27, 2018, prepared by Jack Gordon be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or Application, and
4. That the Applicant shall not have any more than ninety (99) people gathered at any one time in the Carriage Barn, and utilize tents for any event exceeding the Carriage Barn capacity; and
5. That there shall be no on-site food preparation at the Premises for events except that warming or assembling of cooked food brought onto the Premises shall not be considered preparation; and
6. That no event shall operate past 11:00 pm Fridays and Saturdays, or past 9:00 pm other days. Cessation of music shall occur one hour prior to conclusion of the event, and.
7. That any proposed signage for the event center comply with Town zoning codes.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Member	Don Kasper	Present	[Yes]
Member	Scott Winkelman	Present]Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Yes]

Continued Review- Site Plan Review

Applicant Hobbit Hollow Farm. LLC
 2984 Benson Rd
 Skaneateles, NY 13152
 Tax Map #051.-01-09.1

Present: Mike Lazar, Representative

The Skaneateles Aerodrome has a runway that runs east west up to the edge of Benson Road and continues up towards the lake. Across Benson Road, there are tree obstructions that enter into an obstruction free zone at the end of the runway according to the FAA. The right hand end of the plan reflects where the end of runway is located, that is approximately 200 feet with a 20:1 calculation going up, making the trees close by an issue or proper clearance and the trees further away providing enough clearance.

The yellow areas on the site plan indicate where the trees will need to be cut down. In the slope area, the trees will be removed to the ground at a 6-inch maximum height. The green area near the creek is the area where the trees will cut to at or below the required elevation and removed with a crane, with the trunks left in place. All of the work by the creek will be done by hand. The clearing area drains away from the creek, and will be brush-hogged a couple times a year. Member Winkelman commented that the pond near the work is a stormwater pond that has controlled release of water through the creek.

WHEREAS, a motion was made by Member Winkelman and seconded by Member Marshall, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(6) not subject to further SEQRA review. The Board having been polled resulted in the affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Donald Kasper and seconded by Member Scott Winkelman, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor site plan, with standard conditions and the following additional 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 the Runway 10 Tree Removal & Erosion Control Plan 1 of 2 through 2 of 2 November 27, 2018 prepared by C&S Companies, Licensed Engineers (“Site Plan”), be strictly followed; and

3. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or Application.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Yes]

Public Hearing Continuance- Special Permit

Applicant: John Swygert
 104 Airline Lane
 Hummelstown, PA 17036

Property: 3101 East Lake Road
 Skaneateles, New York
 Tax parcel: 039.-01-01.0

Present: Robert Eggleston, Architect;

The applicant was asked to incorporate the boathouse in the stormwater remediation plan, and in the process, some of the neighbors had a concern regarding the location and size of the boathouse. They are revising the site plan that will reflect the boathouse pulled back so that it will not extend beyond 80 feet and located at the midpoint to the property lines. Based on these modifications, there will be a revision to the site plan for the dock area, and the applicant requests that the application be continued to the February meeting.

Member Winkelman commented that John Cherundolo, neighbor to the north, had expressed concern with the grading work being done at the site. Mr. Eggleston clarified that it was topsoil that was being staged on the site and that is protected with a silt fence.

Chairman Southern re-opened the meeting and inquired if there was anyone wishing to make a comment in support, against or other comment regarding the application. Stan Kramer, a neighbor about ¼ mile away, inquired how far away the boathouse would be. Mr. Eggleston commented that the current plan would have the boathouse 27 feet off shore and the farthest edge would be 80 feet off shore. The lake water is approximately four feet deep during high water at the proposed location of the boathouse. Chairman Southern reminded that the Town has no jurisdiction for the proposed dock and boathouse. Holly Gregg inquired if the dock is going out 80 feet because of the depth of the water. Mr. Eggleston confirmed that the depth of the water influenced the length of the proposed dock. Counsel Molnar clarified that the State of New York has jurisdiction of the lake and can determine what is or is not allowed in the lake. Connection to the lake from land does not change their jurisdiction. Mr. Gregg commented that approval of this dock and boathouse could set a precedent for the lake.

WHEREFORE, a motion was made by Member Hamlin and seconded by Member Winkelman to keep the public hearing open and continue the public hearing on *Tuesday, February 19, 2019*. The Board having been polled resulted in the unanimous affirmation of said motion.

Discussion – Extension

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;

The public hearing was closed on the application and the application was extended to January 2019. The applicant is requesting an extension to the application due to the lack of improvement to the public water line on East Lake Street in the Village that impacts fire flow pressure for the project. Mr. Eggleston suggested that the application be extended to January 14, 2020.

WHEREFORE a motion was made Member Winkelman and seconded by Member Hamlin that the board accept the request to extend the application until January 14, 2020. The Board having been polled resulted in the unanimous affirmance of said motion.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Yes]

Sketch Plan- Site Plan Review

Applicant: Michael Feehan
12Reach Run
Ithaca, NY 14850

Property: Benson Rd
Skaneateles, New York
Tax parcel:051.-01-04.2

Present: Robert Eggleston, Architect;

This is a 7.4 acre vacant flag lot on Benson Road. The applicant is wishing to construct a single-family dwelling with attached garage, barn, in-ground pool with patios, tennis court with an out building supporting the tennis court and pool, and driveway. The driveway cut has been approved by the County DOT. The driveway comes in perpendicular then comes across a natural hedgerow into the field that the driveway will go around. The driveway will continue to the dwelling located at the back portion of the property. A SWPPP is required as there will be more than one acre of land disturbance. The hedgerow area is a little wet and there is a pond located to the northwest with a ditch along the north property line. Small-scale stormwater management guidelines are being employed to create a wet pond with underdrain that will feed into the ditch then into the stream. Two other drainage areas will direct the stormwater to the ditch. There will be a raised septic system located to the northeast of the driveway circle that is being reviewed by OCDOH.

The proposed impermeable surface coverage is 10%. Driveways that are longer than 300 feet from a public road are required to have a bypass every 500 feet, and proposed is a 500 square foot bypass. The driveway has been designed to accommodate fire apparatus for a turnaround by the driveway circle and a four-point turn by the dwelling. Mr. Brodsky inquired if there is a requirement for the width of the driveway. Mr. Eggleston said that the building codes require a 12 feet of unobstructed access, meaning that trees cannot be planted along the driveway. The proposed driveway will be 11 feet in width in surface coverage. Member Winkelman commented that the proposal provides for more open space for stormwater management. He continued saying that the pond to the north is the headwaters to Bentley

Brook. There will be Norway spruce along Benson Road for a buffer. Member Winkelman commented that deciduous trees could be planted with the pines for a more naturalized landscape. The application will continue at the February 2019 meeting.

Sketch Plan- Special Permit/Site Plan Review

Applicant: Timothy Kelley
114Winkworth Parkway
Syracuse, NY 13215

Property: 1429 Thornton Hts Road
Skaneateles, New York
Tax parcel: 057.-01-27.0

Present: Timothy Kelley, Applicant; Robert Eggleston, Architect;

The existing seasonal camp has access stairs to the lake that are in disrepair. The shoreline has an existing dock, shed, deck on the shed and stairs that lead to the deck and lake, with the existing stairs not complying with the existing building code. Proposed is the redevelopment of the lakefront area to provide a more functional and safe access to the lake. The configured layout of the shoreline structures will remain on the same footprint.

The boathouse will be replaced to accommodate kayaks and canoes, as the bank is too steep to carry them up the bank. The deck on the boathouse will be expanded to 11 feet from the existing 7 feet to allow for chairs. The timber seawall facing is in good shape; however, the seawall structure is not. The facing will be removed, and there will be steel piles placed in front of the wall with concrete poured behind it. The removed facing will be placed back on the seawall. The NYSDEC has approved of this method in the past. A retaining wall at a six-foot maximum height that will be placed behind the seawall. The twelve-foot sheet pilings will go down six feet to bedrock and then helical ties screwed into the bank with wires that supports the top. It is then filled with fabric and stone to support and drain the hill. Materials will be barged in off the lake to complete the work.

The existing stairs follow the steep slope and they will be replaced with stairs to meet the building code. They will be made with pre-fabricated steel and the amount of soil being removed has not been calculated. The proposed deck will cover the entire boathouse. A site visit will be conducted on January 19, 2019.

WHEREFORE, a motion was made by Member Winkelman and seconded by Chairman Southern to schedule a public hearing on *Tuesday, February 19, 2019 at 6:30 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Continued Review

Applicant: Tim Green/owner Loveless Farm Development
1194 Greenfield Lane
Skaneateles, New York 13152

Property: 2783 West Lake Rd
West side 051.-02-18.1
Vacant land:
East side 053.-01-39.1

Present: Julian Clark, P.E., Plumley Engineering

Submitted was an updated plat plan that reflects six lots on the west side of the road, with lot six as the open lots and lot 5 as the two building envelopes with existing barns. There will be a private road and lot 6 will both be regulated and owned by a HOA. Mr. Camp inquired if the Planning Board had approved other subdivisions where the conserved open space was on a separate lot. Chairman Southern commented that the board discourages it, although the main concern is for the open space to not be fragmented. The HOA would be required to pay the taxes on the property. The conservation analysis has been updated and they are working on the conservation easement and HOA language. They are also developing the

stormwater management for the property and will send the completed work to Mr. Camp for review. The septic plan approvals are in process of being obtained for the lots.

The board will need to have the conservation easement and HOA documents, and all of the conditions that are articulated in the approving resolution at the next meeting on February 19, 2019.

WHEREFORE a motion was made by Chairman Southern and seconded by Member Hamlin to keep the public hearing open and continue the public hearing on *Tuesday, February 19, 2019*. The Board having been polled resulted in the unanimous affirmation of said motion.

Public Hearing Continuance-Special Permit/Site Plan Review

Applicant: Eileen Murphy
3259 East Lake Rd
Skaneateles, NY
Tax Map #040.-01-03.0

The application is currently under revision and will be extending to the February 2019 meeting.

WHEREFORE, a motion was made by Member Kasper and seconded by Member Winkelman to keep the public hearing open and continue the public hearing on *Tuesday, February 19, 2019*. The Board having been polled resulted in the unanimous affirmation of said motion.

Continued Review – 9 Lot Subdivision

Applicant:	Emerald Estates Properties, LP	Property:
	Skaneateles, New York	2894 East Lake Rd
		Skaneateles, New York
		Tax Map #036.-01-37.1

Present: Robert Eggleston, Architect;

The applicant is obtaining more information regarding the additional wells and will submit the information to the board. The amount of cut from the re-construction of the road will be placed on lot 11 with about one cubic yard used during construction of the road, with remaining material available for use on the various lots as they are developed. Rudy Zona will also be preparing a diagram of how lot 11 would look if the 82,000 cubic yards were left on lot 11.

Member Winkelman inquired on the well water information as some wells can be problematic. Mr. Eggleston stated that there would be information provided from the hydrological engineer. Mr. Camp stated that he had sent out two memos to the board, with one related to wells and the other to the cut and fill. He had contacted the three homeowners who provided the names of the well drillers, in addition to talking to two of the three homeowners. They had indicated that each of the wells required a filtration system that is not ideal but not out of the ordinary. The systems working seemingly well but not as well as they had hoped. In terms of yield, Mr. Weaver stated the water was adequate for his use although he does not spend much time there. Two of the three well drillers returned his call and they did not express any concerns about the proposed additional wells.

Regarding the volume of earthwork, the memo will be updated with new information received this week. The volume of fill would equate to filling 1280 ten-wheelers that hold approximately 15 cubic yards of material each. If the fill were spread over one acre it would be 12 feet deep, over 12 acres it would be one

foot deep; and if it was filled in a rectangle on the 2.7-acre building envelope of lot 11, it would be 4.4 feet deep. As currently proposed, this project will require a substantial amount of earthwork to complete. This earthwork would have the potential to adversely affect the users of the private driveway. He did speak to construction type individuals regarding the proposed earthwork for this road and no one was able to convince him that this could be done without the installation of a temporary access driveway. Based on the site, there is no location to provide that access driveway. This project will require disturbance of some of the steep slopes that were created during the construction of the existing private driveway. This disturbance would be generally on the uphill side of the existing private driveway. The excess fill material will result in a greater disturbance of the lot 11 building envelope than would be expected from the construction of a single-family house.

Member Winkelman inquired on the second point regarding the disturbance of steep slopes on the uphill side, and if there will be slopes created that are 30% to 100%. Mr. Camp confirmed that the information in his previous memos still holds true on the creation of these steep slopes. He stated that he would re-send the memos with the updates discussed tonight. Member Winkelman commented that he is skeptical that vegetation will be able to grow on the steep slopes that tend to be shale.

Escrow Request

There is an outstanding invoice for legal and engineering services rendered that will required additional funds from the applicant to process.

WHEREFORE a motion was made by Member Kasper and seconded by Member Hamlin to increase the escrow account in the amount of \$2,500. The Board having been polled resulted in the unanimous affirmance of said motion.

Attorney Advice Session

WHEREFORE a motion was made by Chairman Southern and seconded by Member Hamlin to enter an attorney advice session. The Board having been polled resulted in favor of said motion.

WHEREFORE a motion was made by Chairman Southern and seconded by Member Hamlin to return from attorney advice session. The Board having been polled resulted in favor of said motion.

The Board returned at 8:38 pm.

WHEREFORE, a motion was made by Member Hamlin and seconded by Member Kasper to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:38 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Clerk