

**TOWN OF SKANEATELES  
PLANNING BOARD  
MEETING MINUTES  
February 15, 2022**

Donald Kasper  
Douglas Hamlin  
Scott Winkelman  
Jill Marshall  
Jon Holbein  
Scott Molnar, Legal Counsel  
John Camp, P.E. (C&S Engineers)  
Howard Brodsky, Town Planner  
Karen Barkdull, Clerk

Chair Kasper opened the meeting at 6:30 p.m. The meeting minutes of January 18, 2022 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Winkelman to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion. Member Hamlin abstained from the vote due to his absence last month.

**RECORD OF VOTE**

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

**Public Hearing Continuance-2 Lot Subdivision**

Applicant:	Paul Fallon	Property:
	7026 Highfield Rd	1725 Coon Hill Rd
	Fayetteville, NY 13066	Skaneateles, NY 13152
		<b>Tax Parcel #035.-01-19.0</b>

Present: Aaron LaSala, Representative

Mr. LaSala stated that they have submitted a driveway location plan to OCDOT, and they have submitted an email commenting that the sight distance for the proposed driveway meets their requirements and that a driveway permit would still need to be obtained. He continued saying that they have submitted a septic plan to OCDOH. Mr. Camp said that he agrees with the driveway location and that the lot does slope but that the County will look at that when they are reviewing the septic plan. Chair Kasper inquired if the slope would be an issue for drainage coming onto the road. Mr. Camp explained that it slopes away from the road and that he did not have any concerns regarding drainage.

At this time, Chairman Kasper re-opened the public hearing and asked if there was anyone in favor of the project. No one spoke in favor of the project. Chairman Kasper 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.

Chair Kasper inquired if the subdivision could be approved without a septic approval. Counsel Molnar stated that the Planning Board can approve with conditions and note on the map that Lot 2 is not a buildable lot and will require site plan review from the Planning Board. Chair Kasper noted that the DOT

correspondence was for a driveway cut in the Town of Skaneateles and not in the Town of Spafford as noted in their email.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Hamlin to continue the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

**WHEREAS**, the Planning Board classified this application an Unlisted Action and reviewed the Applicant's Short Environmental Assessment Form under SEQR, evaluating each of the criteria set forth in Part II, upon which the board determined that the proposed action will not result in any significant adverse environmental impacts. The Board having been polled resulted in the affirmance of said motion.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made Member Jill Marshall, duly seconded by Member Jonathan Holbein, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the two-lot Subdivision, with the following conditions:

1. The Final Plan of the Subdivision, dated February 11, 2022 prepared by Paul Olszewski, Land Surveying, PC, be updated to state that Lot #2 is not a buildable lot, and that Lot #2 will require site plan review for any development of the lot, then re-submitted for the Planning Board Chairman's review and signature within 180 days from the signing of this resolution; and
2. The corrected site plan reflecting the proposed location of the driveway cut and the septic location for Lot 2 be submitted within thirty (30) days to be reviewed and approved by the Planning Board Chair; and
3. That the Applicant shall obtain all necessary permits and approvals from OCDOH, and any agency or authority having jurisdiction over the Property or Application; and
4. The Subdivision Map and Deed transferring the property(ies) must be filed in the Onondaga County Clerk's Office within sixty-two (62) days of the signing of said Map, or the Subdivision approval shall be null and void. Proof of said filing shall be immediately forwarded to the Secretary of the Planning Board upon receipt by the Applicant and/or Applicant's representative.

**RECORD OF VOTE**

Chair	Donald Kasper	Present	[Yes]
Vice Chair	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

**Continued Review –Special Permit**

Applicant: Hobbit Hollow Farm LLC  
333 W Washington  
Suite 600  
Syracuse, NY 13202

Property:  
3061 West Lake Rd  
Skaneateles, NY 13152  
**Tax Parcel #051.-02-08.2**

Present: Michael Falcone, Applicant; Robert Eggleston, Eggleston & Krenzer Architects

Counsel Molnar reviewed the draft resolution based on meetings with the Planning Board and public hearing that was held last month. The draft resolutions contains the same condition that are in place for other event centers in the Town.

**WHEREAS**, the Planning Board in reviewing the Application under Special Permit and Site Plan review criteria, adopted the following findings (the “Findings”) for proceeding with a determination on the Application:

1. The Application is consistent with the purposes of the land use district in which the Property is located, and with all applicable provisions of Chapter 148; and
2. That based on the narrative provided by Eggleston & Krenzer Architects, PC, dated November 30, 2021 (the “Narrative”) and the Site Plan prepared by Eggleston & Krenzer Architects, PC dated November 26, 2021 (the “Site Plan”) that the Application will not adversely affect the surrounding land uses by creating excessive traffic, noise, dust, odors, glare, pollution, or other nuisances;
3. The Application is consistent with the Comprehensive Plan; and
4. That all relevant Site Plan Criteria required by Chapter 148 have been satisfied.

Member Winkelman commented that this approval should not limit the applicant’s use of the barn. Mr. Eggleston said that the applicant may host family events in the barn that are not connected with the event center. Mr. Falcone stated that they do host an annual event for the SkanFest group in the barn during the holiday season but that no weddings are held in the barn.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Chair Donald Kasper and duly 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 Application, and hereby issues a Special Permit with Site Plan approval for the Application, with standard conditions and the following additional conditions:

1. The Board hereby adopts the Findings, as if set forth herein at length.
2. That the Special Permit/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

3. That the Narrative and Site Plan prepared by Eggleston & Krenzer Architects, PC, be strictly followed; and
4. That the following special conditions apply to Hobbit Hollow Farms as an Event Center:
  - a. Orientation and placement of the tents and parking areas be as set forth on the Site Plan, without deviation, and that the Applicant employ valet parking services whenever possible;
  - b. There shall be no on-street parking in connection with any event held at the Property;
  - c. There shall be no on-site food preparation, except for warming and cooling in connection with service by the vendors providing same, and all drinking water as well as self-contained portable toilets shall be provided by vendors, with such portable toilets provided in a ratio of 1 per 50 guests at each event;
  - d. This Special Permit permits events at the Property on a seasonal basis from May 1 through October 31 each year, and limits the occupancy at such events to no greater than 250 guests;
  - e. Amplified music and amplified spoken comments are permitted via speakers directed towards the center dance floor of each event, oriented and adjusted to minimize sound traveling across property lines, with speakers also oriented to the south and southeast; and
  - f. Amplified music and amplified spoken comments shall be prohibited after 11 p.m. for each and every event; and
  - g. All of events shall be concluded no later than 12:00 a.m.
5. That the Applicant notify the New York State and Onondaga County Departments of Transportation, and the Onondaga County Health Department, as suggested by the SOCPA Modifications, as applicable; and
6. That the Applicant obtain the approval of any agency or authority having jurisdiction over the Application or Property.

**RECORD OF VOTE**

Chair	Donald Kasper	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

**Continued Review –Special Permit/Site Plan Review**

Applicant      Lawty88 LLC  
                     Sara Recktenwald  
                     3371 East Lake Rd  
                     Skaneateles, NY 13152  
                     **Tax Parcel #041.-01-33.0**

Present: Sara Recktenwald, Applicant; Robert Eggleston, Eggleston & Krenzer Architects

The site plan for the proposed improvements has been modified to include a French drain along the eastern properties taking stormwater down the northern property line and directing down to the lake which should decrease the neighborhood drainage issue in the area. The Zoning Board of Appeals had approved the variance for the nonconforming lake frontage. Their approval include a condition for Planning Board approval and that the drainage easement language be reviewed by the Zoning Board Chair and Attorney.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made Chair Donald Kasper and seconded by Member Scott Winkelman, and after an affirmative vote of a majority of Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application for a special permit and minor site plan review, with the following conditions:

1. That Site Plan Review shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. That the Site Plan 1 of 1, dated February 15, 2022 and Narrative dated January 7, 2022 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
3. The Applicant is to prepare and submit a stormwater drainage easement and maintenance agreement (the “Easement”) for Planning Board Chair and the Planning Board Attorney approval, and thereafter the Easement shall be recorded to memorialize the shared drainage maintenance agreement between the five properties affected by the Easement; and
4. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance, be fulfilled; and
5. That \$23,505.85 be paid by the Applicant to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
6. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250; and
7. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
8. That an as-built survey including the location of the drainage pipe(s) to be installed in the Easement be submitted to the Codes Enforcement Officer with verification of conformance of all phases of the completed project within (60) days of completion of the project.

**RECORD OF VOTE**

Chair	Donald Kasper	Present	[Yes]
Vice Chair	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]

Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

**Continued Review- Site Plan Review**

Applicant: GTS Holdings LLC  
5618 Harbor Town Drive  
Dallas, TX 75287

Property: 2560 West Lake Rd  
**Tax Parcel #054.-01-08.2**

Present: Andy Ramsgard, Ramsgard Architectural Design;

The site plan has been updated to reflect the modification to the proposed bioswale for the proposed single family dwelling. The bioswale will be more linear in shape as there is a compound slope on the site that runs downhill towards the northeast. Chair Kasper said that Member Winkelman had noted a wet area on the property on the west end of the lot after his recent site visit. Member Winkelman stated that the wetland area is important for stormwater and should be reflected on the plan and that it should remain there as it drains to the north to the neighbor's property and there is no culvert that goes underneath the road. It is serving an ecological function although it is not a regulated wetland. Mr. Ramsgard said that they can put a note on the site plan and that they do not have any plans to develop the area. Chair Kasper commented that the note on the drawing could indicate that the area is not to be disturbed, although it could be brush hogged twice a year.

**WHEREAS**, a motion was made by Chair Kasper and seconded by Member Marshall, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(9) and not subject by SEQR for further review. The Board having been polled resulted in the affirmance of said motion.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made Chair Donald Kasper and seconded by Member Douglas Hamlin, and after an affirmative vote of a majority of Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application for a minor site plan review, with the following conditions:

1. That Site Plan Review 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. The Site Plan and narrative dated December 31, 2021 be updated to note and reflect that the unregulated wetlands area remain undisturbed, and the updated Site Plan must be submitted to the town for approval by the Planning Board Chair; and
3. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250; and
4. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and

5. That an as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of all phases of the completed project within (60) days of completion of the project.

**RECORD OF VOTE**

Chair	Donald Kasper	Present	[Yes]
Vice Chair	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

**Continued Review – Site Plan Review**

Applicant: Ian & Keri Raddant  
 1775 Tamarack Trail  
 Skaneateles, NY 13152

Property: 1786 West Lake Rd Shared Lakefront  
**Tax Parcel #062.-01-09.1**

Present: Robert Eggleston, Eggleston & Krenzer Architects;

There is 100 feet of lake frontage on the Bradley property for shared lakefront recreation for the two applicants. They have the right to make improvements and proposed is the replacement of the lakefront stairs, a 320 square foot permanent dock, and a rock retaining wall back from the lake line and parallel to the lake to control erosion. There is a prevalence of stormwater that comes down the shared driveway adjacent to the property, and there is a proposed bioswale that will collect the water off the driveway and treat it before it is released. The City of Syracuse Department of Water and the Onondaga County Planning Board had no comments on the project. The Salangers who have property to the north had submitted a no objections letter. Chair Kasper inquired if the driveways were existing, and Mr. Eggleston responded that they are existing. Chair Kasper inquired if the applicants will be adding temporary docks out of the permanent dock. Mr. Eggleston said yes, and that they can also store the temporary docks on the permanent dock in the winter.

**WHEREAS**, a motion was made by Chair Kasper and seconded by Member Winkelman, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(1)&(9) and not subject by SEQR for further review. The Board having been polled resulted in the affirmance of said motion.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made Member Jill Marshall and seconded by Member Douglas Hamlin, and after an affirmative vote of a majority of Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application for a minor site plan review, with the following conditions:

1. That Site Plan Review shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. That the Site Plan 1 of 2 and 2 of 2, and Narrative dated December 29, 2021 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and

3. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250; and
4. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
5. That an as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of all phases of the completed project within (60) days of completion of the project.

**RECORD OF VOTE**

Chair	Donald Kasper	Present	[Yes]
Vice Chair	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

**Sketch Plan – Site Plan Review**

Applicant: Habermaass/Haba USA  
 4407 Jordan Rd  
 Skaneateles, NY 13152  
**Tax Parcel #029.-01-09.0**

Present: Bryon McKee, Haba Toys; Mike Palmieri, Architect

Mr. Palmieri began saying that the proposed is a one story 19,584 square foot warehouse addition to the existing warehouse. The property has an existing lawn that is maintained by the Haba Corporation that is a flat site with a slight slope to the road. There are downspouts from the warehouse that drain into the lawn area and there will be new parking spaces provided. Mr. McKee said that they are the north American distribution point for a German toy company, shipping to resellers and direct to consumers. Due to the increase in demand for the product they would like to have additional space for the product, and they may add one to two additional employees.

Chair Kasper inquired if the addition would also include some assembly or employee space. Mr. McKee explained that the addition is strictly for storage as they do not manufacture anything as they are only a distribution warehouse. Chair Kasper inquired if they were on septic and the location of the field. Mr. McKee stated that it is located on the lawn area in the front of the building. Chair Kasper recommended that the location of the septic system be indicated on the site plan and asked if there will be any plumbing in the addition. Mr. McKee stated that there will not, it will strictly be warehouse that would only be heated. Chair Kasper suggested that it should be included in the narrative. Any exterior lighting must be night sky compliant, and it should be noted on the drawings.

Chair Kasper inquired on the number of employees at the site and Mr. McKee said that they have 20 employees; Chair Kasper commented that it should be stated in the narrative. He continued saying that there is plenty of driveway and parking area on the property.



Mr. Camp inquired if the finish floor elevation of the addition is intended to be the same as the existing facility, and Mr. Palmieri responded affirmatively. Mr. Camp continued saying that based on the topo on the plan, there will need to be some grading and filing. If the topo is accurate then a portion of the driveway will need to be regraded, which should be shown on the plan.

Mr. Brodsky commented that the website indicates that there is a retail outlet store that is not shown on the site plan. He recommended that a floor plan should be submitted to the board. Mr. Palmieri said that they did not feel a floor plan would be needed as all the existing space will remain the same and that they are just adding warehouse space. He continued saying that the retail portion of the business is small, and Chair Kasper requested that the square footage of the uses be provided. Mr. Brodsky said that the office space should also be indicated. The applicant received a special permit in the 1980s for the toy warehouse and retail.

The applicant will need to provide a grading plan for the addition, updated narrative, and floorplans. Chair Kasper inquired if they could use a retaining wall by the addition instead of regrading the driveway and Mr. Camp said that it would be dependent on whether the applicant wants to drive into the warehouse space. Mr. Palmieri said that there will be an entrance on the west side of the building. Chair Kasper suggested that the downspouts should be directed to splash blocks before the stormwater sheets over the grass.

#### **Sketch Plan – Site Plan Review**

Applicant: James & Michelle Hunt  
947 Mottville Rd  
Skaneateles, NY 13152  
**Tax Parcel #024.-03-01.0**

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The owners of the property have lived there for some time and are looking to age in place at the property. Proposed is an attached two car garage and second addition that will allow the owner to age in place on one level and their son to occupy the original dwelling. There will be a shared area that will join the garage and two dwellings. The secondary dwelling will have two bedrooms with one bedroom on the second floor for any guests, and the living area and primary bedroom located on the first floor. The property is in the Hamlet district where two dwellings are allowed on a lot conditioned on the lot being twice the required lot size of the corresponding district. This lot is serviced by public water, is in the hamlet, and is over seven acres. The septic is being analyzed to determine if any upgrades will be warranted for the secondary dwelling. There is a watercourse located on the property, and although a portion of the existing house is located in the 100 foot setback, the garage addition and secondary dwelling will be located further from the watercourse. Impermeable surface coverage will increase from 1.7% to 2.3% where 50% maximum is allowed.

Chair Kasper commented that several years ago when Welch Allyn proposed an addition the owner of this property had concerns with water coming onto this property. Mr. Eggleston said that he is not aware of any water problems that they may have and there has not been any flooding. Mr. Brodsky commented that there was no topo provided and Mr. Eggleston said that it is flat in the rear area of the dwelling and that the walkout basement door is towards the west. Mr. Camp commented that the lot is flat. Chair Kasper commented that the stormwater should be looked at and Mr. Eggleston said that they will be looking at gutters to direct the new stormwater away from the dwelling. A site visit will be conducted on Saturday, February 19, 2022.

#### **Sketch Plan – Site Plan Review**

Applicant: Peter & Renee Teller  
1818 West Lake Rd  
Skaneateles, NY 13152  
**Tax Parcel#062.-01-08.1**

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The house was constructed several years ago with a cottage by the road that was converted to an office. There is a cabana by the lake that has a half bath and sitting room with a 10 foot by 16 foot deck on the eastern side of the structure. Proposed is a roof over the existing deck on the cabana and there will be no land disturbance associated with the construction of the roof. The two posts to support the roof will be placed on top of the existing piers. The impermeable surface coverage will be 11.6% with the addition of the roof, and a small portion of the gravel driveway by the office will be removed.

Member Kasper inquired when the cabana was built, and Mr. Eggleston stated that it has been located on the property before the Tellers acquired it and the bathroom was reviewed in 2001 and approved with the comment that there should not be a kitchen or bath/shower associated with the half bath. Mr. Camp said that there were notes regarding the half bath in Doug Wickman's notes. A site visit will be conducted on Saturday, February 19, 2022.

**Continued Review- Major Special Permit**

Applicant	Norman Swanson
	813 West Genesee Street, LLC Property:
	505 E Lafayette St
	813 W Genesee St
	Syracuse, NY 13202
	Skaneateles, NY 13152
	<b>Tax Parcel #047.-01-46.1</b>

Present: Robert Eggleston, Eggleston & Krenzer Architects; Mike Lasell, MBL Consulting

The proposal is for the redevelopment of the Hilltop bowling complex into a hotel, small restaurant, keeping four of the bowling lanes, and the remainder of the bowling area converted to a games room. The Zoning Board of Appeals (ZBA) has looked upon the proposal favorably and suggested that an extra handicap parking space be added. The revised site plan reflects the western parking area with angled parking and the first spot shown would be a level B handicap parking area with a sidewalk alongside. The sidewalk would also connect to access across Transportation Drive. The total lot coverage will increase slightly due to the proposed walkway.

There are two proposed handicap parking areas on the east side of the building with restaurant access and two handicap spaces located on the south side of the building for access to the hotel and the rest of the facilities. The four handicap spaces fulfill the requirements of the building code; however, the ZBA requested that a fifth handicap space be provided. The ZBA has not finalized their public hearing awaiting the Planning Board's SEQR determination.

Counsel Molnar stated that the SEQR coordinated noticed went out on January 26, 2022 and recommended that the board wait the 30 days for any further responses from interested agencies regarding the Planning Board's request for lead agency. To date only two responses have been received, one from the ZBA and the other from the Town Board. Mr. Eggleston suggested that the board consider a separate meeting for the SEQR review and public hearing on February 28, 2022, so that the ZBA could complete their review of the application on March 1, 2022.

Chair Kasper commented that last month the board had requested updates on the parking area in the NYSDOT right of way, and Mr. Eggleston said that they did get a response from the NYSDOT and will send the town a copy. They did not have issue with maintaining the existing curb cut as it was installed by NYSDOT as part of the western gateway project. They want confirmation that should they want to exercise their right to take back that space, that we would have adequate parking for the property. He continued saying that right now they have eighteen parking spaces that extend three to five feet into the state right of way. They could put back eight cars parallel to Route 20, and they are investigating the suggestion for a reciprocal parking arrangement with the neighboring properties.

Chair Kasper asked if they had met with the town regarding Transportation Drive and Mr. Eggleston responded that they have been in communication with Miranda Robinson on that. Chair Kasper said that the board should get a letter from the town regarding the improvements proposed that would affect Transportation Drive. Mr. Camp said that if there will be work done in the public right of way, Miranda does not have the authority to approve it; it would need to be the Town Board or Town Superintendent. Mr. Eggleston commented that Transportation Drive is not a public road but a shared driveway of which this property has easement rights to. Mr. Camp said that he thought it was a dedicated road. Chair Kasper reiterated that some form of communication will be to be received from the Town Board.

Mr. Brodsky inquired if there are any physical impediments to expanding the parking by the bioswale and Mr. Eggleston responded that impermeable surface coverage would increase if parking were added. Mr. Brodsky inquired about the negotiations with reciprocal sites for additional parking. Mr. Eggleston said that they are in negotiations with adjacent landowners. Member Winkelman inquired about the arrangement with Araflections, and Mr. Eggleston explained that there is no formal agreement with this property; they are considering reciprocal parking as the need parking demands compliment when this property will need parking. The hotel and restaurant will need the parking at night when the Araflections business is closed. If this agreement came into fruition, a sidewalk would need to be added between the properties.

Chair Kasper questioned about the outdoor dining area and Mr. Eggleston explained that the area will be on a permeable base with a three foot tall landscape wall surround it Chair Kasper inquired if the applicant had received feedback from the Village regarding the sewer and water usage. Mr. Eggleston said that he will follow up with them and try to provide that information prior to the next meeting. There will be a decrease in the water usage based on the last five years of water usage from the prior owner.

Chair Kasper recommended that they could meet on February 28<sup>th</sup> for SEQR review but that the board is not ready to hold a public hearing yet.

**WHEREFORE**, a motion was made by Member Winkelman+ and seconded by Chair Kasper to schedule a special meeting to review SEQR on **Monday, February 28, 2022 at 7:00 pm**. The Board having been polled resulted in the unanimous affirmation of said motion.

**Discussion**

Applicant	Jonathan Cohan	Property:
	Louisa Cohan	3007 East Lake Rd
	241 Kenlyn Rd	Skaneateles, NY 13152
	Palm Beach, FL 33480	<b>Tax Parcel #039.-01-15.0</b>

Mr. Camp began saying that the original plan was for the boathouse to remain with some enhancements. During the construction on the property, the original boathouse structure was demolished, and a new

structure was built in its place without an amendment approval from the Planning Board. As the building is nearing completion the applicant queried the codes officer regarding the gutter downspouts from the roof of the boathouse. The Planning Board resolution had stated that all roof leaders should be directed onto the lawn. In lieu of that direction the applicant is proposing some in-line filters to be placed in the downspout pipes and had provided three options. Mr. Camp stated that he does not like the concept of it as there is regular maintenance required. Mr. Hamlin agreed with Mr. Camp's analysis. Chair Kasper inquired if there any other options and if the applicant could run them out to the lawn. Mr. Camp said that they could direct the roof leaders onto the lawn although he has not been out to the site recently. Member Marshall commented that if the application had come back to the board, the board would not recommend filters. Chair Kasper suggested that a condition be placed in the resolutions going forward that any change to the site plan would require approval from the Planning Board. Counsel Molnar recommended that the applicant come back and discuss what changed, how it changed, have engineering review, and have all of it approved by the Planning Board as an amendment to the existing approval. A letter will need to be sent to the applicant informing that an amendment request to the existing approval be submitted to the board.

### **Discussion**

The Planning Board needs to re-visit the use of driveway grass strips as a practice to reduce impermeable surface coverage. Should they be allowed on straight driveways, should they be allowed to have gravel in the center strip. Mr. Camp said that a gravel strip could be driven on and it would be difficult to distinguish with gravel driveways. The fire truck pull offs also need to be discussed further. Should they not be included in the calculation of impervious surface as they are a requirement to have on long driveways. Member Winkelman said that he would like to discourage the grass strips and have the area for the truck pull offs not count towards impervious surface, and that the board should consider what has been achieved by the applicant with their proposal Member Marshall stated that the pull offs counted as impermeable surface penalize lots with long driveways. Member Hamlin said that he understands the logic of forgiving the impervious coverage for the pull out that we require. As for the grass strip, would it not be allowed as a measure to reduce impervious coverage. Chair Kasper commented that they only work for straight and level land. He continued saying that as parking is usually limited on these lots and the turn arounds could be used for parking. Mr. Brodsky recommended that the pull off could be composed of material that is visually different than the driveway and parking areas. Counsel Molnar suggested that the board develop a strategy to consider where the zoning code could be amended and make a recommendation to the Town Board for code changes to address the issues. Mr. Camp commented that there should be exceptions for preexisting nonconforming properties and the requirement for the pull off.

### **Discussion**

There will be an upcoming P&Z Staff meeting coming in March.

**WHEREFORE**, a motion was made by Member Hamlin and seconded by Member Winkelman to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:27 p.m. as there being no further business.

Respectfully Submitted,  
Karen Barkdull, Clerk

### Additional Meeting Attendees:

Robert Eggleston	Mark Tucker	Andy Ramsgard
Lawrence Klee	Mike Lasell	Mike Palmieri
Thomas Hernandez	Michael Falcone	Sara Recktenwald

Aaron Lasala  
Fergal McCaul  
Kimball Kraus  
Bryon M.  
Michael Drake  
794662

Jamie Hunt  
Connie Brace  
Suzanne Nangle  
Peter Bettis  
Maria's iPad

Chris Buff  
Holly Gregg  
M. Metheles  
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