

**TOWN OF SKANEATELES PLANNING BOARD  
MEETING MINUTES  
May 18, 2021**

Donald Kasper  
Scott Winkelman  
Douglas Hamlin  
Jill Marshall  
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 April 20, 2021 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.

**RECORD OF VOTE**

|            |                 |         |       |
|------------|-----------------|---------|-------|
| Chair      | Donald Kasper   | Present | [Yes] |
| Vice Chair | Douglas Hamlin  | Present | [Yes] |
| Member     | Scott Winkelman | Present | [Yes] |
| Member     | Jill Marshall   | Present | [Yes] |

The meeting minutes of April 27, 2021 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 Marshall to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion.

**RECORD OF VOTE**

|        |                 |         |       |
|--------|-----------------|---------|-------|
| Chair  | Donald Kasper   | Present | [Yes] |
| Member | Douglas Hamlin  | Present | [Yes] |
| Member | Scott Winkelman | Present | [Yes] |
| Member | Jill Marshall   | Present | [Yes] |

**Public Hearing- Site Plan Review**

|            |                       |           |                              |
|------------|-----------------------|-----------|------------------------------|
| Applicant: | 1812 West Lake Road C | Property: |                              |
|            | 1200 State Fair Blvd  |           | 1812 West Lake Rd            |
|            | Syracuse, NY 13209    |           | Skaneateles, NY 13152        |
|            | New York, NY 10014    |           | <b>Tax Map #062.-01-09.3</b> |

Present: Robert Eggleston, Eggleston & Krenzer Architects; Brian Bouchard, CHA Consulting

Updated architectural drawings have been submitted to the board that reflect compliance with the dimensional requirements with the site plan reflecting more detail on the grading and bioswales. The grading plan shows the four bioswales that are designed to capture the stormwater from the dwelling and driveway. A cut-away for the rock wall and shoreline patio construction is shown. The landscape plan shows the plants that will be placed along the shoreline for erosion control and will also act as a buffer

filtering any stormwater that will come off the property. The row of existing pine trees along the property line will be removed to accommodate the shared driveway with the property to the south.

Chair Kasper commented that at the site visit there was a comment made that the proposed seawall is not going out to the high-water mark. Mr. Eggleston said that at the south end of the property there is clearly a beach, and the seawall will be placed at the toe of the slope. They are working with the existing grade with the intent to have the rock wall placed to prevent any further erosion.

Chair Kasper inquired about the driveway permit from NYSDOT. Mr. Bouchard stated that they have not obtained the formal driveway permit as the NYSDOT would issue one after local municipal approval have been given. They are working with NYSDOT regarding the catch basin and required forms for approval. He continued saying that they have done preliminary perc tests and are working on a design to be submitted to OCDOH for their approval of the septic system. The attorneys for the client are also working on the driveway easement language for both properties that will be provided to the board attorney for review.

Member Winkelman inquired if there will be vehicle access to the shore and Mr. Bouchard said that there will not. Member Winkelman inquired on how the rock wall will interact with a storm event. Mr. Eggleston said that the wall and patio are above the flood level and Mr. Bouchard said that the intent with the placement of the wall is for the top of the wall to remain dry unless there are crashing waves. Mr. Bouchard continued saying that the wall will be constructed of 18-inch blocks with two courses with exposed surface of about 24 inches. Mr. Eggleston stated that the top of the wall would be at the 100-year flood level, which is two feet above mean high water level. The area behind the planting buffer will be lawn.

Member Hamlin inquired about the access to the dock. Mr. Bouchard said that to make up for the grade change there is a series of small steps traversing the rolling hill to make up for the 30-inch rise. Mr. Eggleston said that the top of the dock is at the same level as the seawall.

**WHEREFORE**, a motion was made by Member Hamlin and seconded by Member Marshall to consider the proposed action as a Type II SEQR action pursuant to 6 NYCRR617.5(c)(11) and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chairman Kasper 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.

**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**, upon a motion made by Member Jill Marshall and duly 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 special permit/site plan, with standard conditions and the following additional conditions:

1. 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
2. The Site Plan C-101, C-201, C-202, C-203 prepared by Brian Bouchard, CHA, P.E. dated May 5, 2021, and Elevations with Floor Plans dated May 5, 2021, and Narrative with construction

sequence dated April 1, 2021, prepared by Robert O. Eggleston, Licensed Architect, be strictly followed; and

3. That there be a favorable outcome by the Planning Board in connection with its determination concerning the pending application for use of a shared driveway with the Adjacent Parcel; and
4. That the Applicant prepare and submit, for the approval of the Planning Board Chair and the Planning Board Attorney, documentation concerning an easement and maintenance agreement for shared driveway access between the Property and the Adjacent Parcel, and that same be recorded to memorialize shared driveway access and maintenance between the properties; and
5. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application, including New York State Department of Transportation and Onondaga County Department of Health; and
6. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250 for engineering review; and
7. That any modifications to the approved site plan be resubmitted to the Planning Board for review and approval; and
8. No certificate of occupancy/compliance shall be granted until the Applicant has filed a set of as-built plans with the Codes Enforcement Officer, indicating any deviations from the approved site plan. The Codes Enforcement Officer shall be responsible for the inspection of site improvements, including coordination with the Town's consultants and other local officials and agencies, as may be appropriate; and
9. That an as-built survey including coverage calculations 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      | Donald Kasper   | Present | [Yes] |
| Vice Chair | Douglas Hamlin  | Present | [Yes] |
| Member     | Scott Winkelman | Present | [Yes] |
| Member     | Jill Marshall   | Present | [Yes] |

**Continued Review- Site Plan Review Amendment**

|            |                          |           |                              |
|------------|--------------------------|-----------|------------------------------|
| Applicant: | West Lake Properties LLC | Property: |                              |
|            | 1200 State Fair Blvd     |           | 1808 West Lake Rd            |
|            | Syracuse, NY 13209       |           | Skaneateles, NY 13152        |
|            | New York, NY 10014       |           | <b>Tax Map #062.-01-09.2</b> |

Present: Brian Bouchard, CHA Consulting

The applicant is proposing an amendment to the prior approvals. The lot is at 10% impermeable surface coverage with an existing grass strip driveway that is not functioning well. In acquiring the property to the north and developing a single-family residence, they are proposing a shared driveway that would service both properties. The existing driveway would be removed, and the new driveway cut is in process of

approval from the NYSDOT. The impermeable surface coverage would remain at 10%. The existing tennis court will also be removed and restored to grass. There may be one catch basin that would need to be relocated due to the proposed driveway. Mr. Bouchard said there will be trees removed where the driveway crosses through, opening the views between the properties where necessary for the driveway cut. Member Winkelman inquired if the drainage patterns would change from the relocation of the driveway. Mr. Bouchard said no that any runoff from this property has already been directed to the existing drainage system that runs on the north and south borders.

**WHEREAS**, a motion was made by Member Hamlin and seconded by Chair Kasper, 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 action, not subject to further SEQRA review. The Board having been polled resulted in the unanimous affirmance of said motion.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Member Scott Winkelman 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 minor site plan amendment, 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. The Site Plan C-1 prepared by James Thrasher, Professional Engineer dated March 31, 2021, and Narrative dated March 31, 2021, prepared by Brian Bouchard, CHA, P.E., be strictly followed; and
3. That Planning Board Chair and the Planning Board Attorney shall approve all language set forth in an easement and shared driveway maintenance agreement to be prepared and submitted by the Applicant, and thereafter recorded to memorialize access easement and a driveway maintenance agreement between the Property and the North Property; 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, including New York State Department of Transportation and Onondaga County Department of Health; and
5. No certificate of occupancy/compliance shall be granted until the Applicant has filed a set of as-built plans with the Codes Enforcement Officer, indicating any deviations from the approved site plan. The Codes Enforcement Officer shall be responsible for the inspection of site improvements, including coordination with the Town's consultants and other local officials and agencies, as may be appropriate; and
6. That an as-built survey including coverage calculations be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project; and
7. Except as amended hereby, the conditions of the Approving Resolution, and any amendment thereto, issued by the Planning Board concerning the Property remain in full force and effect.

**RECORD OF VOTE**

|            |                |         |       |
|------------|----------------|---------|-------|
| Chair      | Donald Kasper  | Present | [Yes] |
| Vice Chair | Douglas Hamlin | Present | [Yes] |

|        |                 |         |       |
|--------|-----------------|---------|-------|
| Member | Scott Winkelman | Present | [Yes] |
| Member | Jill Marshall   | Present | [Yes] |

**Continued Review- Site Plan Review**

Applicant: Thom Filicia  
 200 Lexington Ave #815  
 New York, NY 10016

Property:  
 3406 West Lake Rd  
 Skaneateles, NY 13152  
**Tax Map #040.-01-31.0**

Present Robert Eggleston, Eggleston & Krenzer Architects

There will be three small additions to the existing dwelling with one over the existing impermeable surface walk, and the other two additions over the existing deck. A small portion of the driveway will be removed to maintain the existing impermeable surface coverage. This application does not trigger redevelopment, and Mr. Brodsky and Chair Kasper confirmed that this is not redevelopment. Mr. Eggleston said that at the site visit, the board was impressed with the stone driveway. He continued saying that when the project was originally developed, the drainage system was installed and is still working well. Chair Kasper said that the driveway is very narrow and could be an issue. Mr. Eggleston commented that the driveway width will be the same as the width of the garage door, 16.9 feet.

Chair Kasper inquired if the entry needs to be expanded out that far. Mr. Eggleston said that it is only coming out 8 feet in the front width and the remaining walkway will continue.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Hamlin to consider the proposed action as a Type II SEQR action pursuant to 6 NYCRR617.5(c)(11) and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Member Douglas Hamlin and duly seconded by Member Jill Marshall, 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. The Site Plan 1 of 1 dated March 31, 2021, and Narrative with Construction Sequence dated March 31, 2021, prepared by Robert O. Eggleston, Licensed Architect, 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 the Application; and
4. Except as amended hereby, the conditions of the Approving Resolution remain in full force and effect.

**RECORD OF VOTE**

|            |                 |         |       |
|------------|-----------------|---------|-------|
| Chair      | Donald Kasper   | Present | [Yes] |
| Vice Chair | Douglas Hamlin  | Present | [Yes] |
| Member     | Scott Winkelman | Present | [Yes] |
| Member     | Jill Marshall   | Present | [Yes] |

**Continued Review- Site Plan Review**

Applicant: Donald Cross  
2072 West Lake Rd  
Skaneateles, NY 13152  
**Tax Map #058.-01-32.0**

Present: Don Cross, Applicant; Carrie Cosentino, Solar Liberty

An updated site plan was submitted reflecting the solar array shifting to the east, and they changed the electrical connection to avoid an underground line. A site visit was conducted. Chair Kasper inquired if there is a lot of glare as the panels will face West Lake Road and Ms. Cosentino said that they are designed to absorb rather than reflect the sun. Mr. Brodsky inquired on the height of the panels and Ms. Cosentino stated that it would be 11.4 feet. Member Marshall commented that the panels will be tall enough to have grass that can be mowed underneath.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Hamlin to consider the proposed action as a Type II SEQR action pursuant to 6 NYCRR617.5(c)(11) and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Member Jill Marshall and duly 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. The Site Plan PV-S1 dated May 3, 2021, prepared by Solar Liberty in cooperation with the site plan/survey dated March 26, 2021, prepared by Heather Warren, Licensed Surveyor, and Narrative dated March 18, 2021, prepared by Solar Liberty, be strictly followed; and
3. That an As-Built survey does not need to be provided to the Town for this Application, 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.

**RECORD OF VOTE**

|            |                 |         |       |
|------------|-----------------|---------|-------|
| Chair      | Donald Kasper   | Present | [Yes] |
| Vice Chair | Douglas Hamlin  | Present | [Yes] |
| Member     | Scott Winkelman | Present | [Yes] |
| Member     | Jill Marshall   | Present | [Yes] |

**Continued Review- Site Plan Review**

Applicant: Kathi Teixeira  
1773 Tamarack Trail  
Skaneateles, NY 13152  
**Tax Map #062.-01.09.7**

Present: Marianne Miller, A.J. Miller, Landscape Architecture PLLC

A planting plan has been included on the site plan and they are working with Mr. Camp on creating a bioswale that will be permanent on the property. The bioswale is slightly larger than required to provide more gentle slopes. Mr. Camp said that he had done a site visit and queried whether the driveway on the northeast end of the property is a parking area that may be on this property. It is not reflected on the survey and the outlet for the bioswale is pointed at the parking area. Ms. Miller said that she would confirm it with the surveyor. Mr. Camp commented that if it is not on the property then it is not a concern. Chair Kasper commented that if the pavement is located on the property then it should be included in the impermeable surface coverage of the lot.

Member Winkelman said that he liked the stormwater system down at the bottom as the water will go through a lot of grass before it reaches the bioswale.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Marshall to consider the proposed action as a Type II SEQR action pursuant to 6 NYCRR617.5(c)(11) and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Member Jill Marshall and duly 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. The Site Plan S-01, S-02, S-03, EC-01, and P01 dated May 14, 2021, and Narrative dated March 29, 2021, prepared by A.J. Miller Landscape Architecture PLLC, be modified to address drainage comments issued by the Town Engineer, resubmitted for approval, and then 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 the Application, including City of Syracuse Department of Water; and
4. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250 for engineering review; and
5. No certificate of occupancy/compliance shall be granted until the Applicant has filed a set of as-built plans with the Codes Enforcement Officer, indicating any deviations from the approved site plan. The Codes Enforcement Officer shall be responsible for the inspection of site improvements, including coordination with the Town's consultants and other local officials and agencies, as may be appropriate; and
6. That an as-built survey including coverage calculations 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      | Donald Kasper   | Present | [Yes] |
| Vice Chair | Douglas Hamlin  | Present | [Yes] |
| Member     | Scott Winkelman | Present | [Yes] |
| Member     | Jill Marshall   | Present | [Yes] |

**Discussion- Special Permit**

Applicant 4086 Jordan Road LLC  
Norm Swanson Property:  
505 E Fayette St Ste 100 4086 Jordan Road  
Syracuse, NY 13202 Skaneateles, NY 13152  
**Tax Map #027.-03-14.0**

Present: Brian Bouchard, CHA Consulting

The lot is a portion of the Stinson Acres subdivision with this lot designated as lot 1. This lot contains an old carriage single family house placed close to Jordan Road with an existing driveway easement over lot 2. Proposed is a two-lot subdivision with the existing dwelling located on 2.2 acres and maintaining their access through lot 2 to Jordan Road. The remainder of the parcel including the right of way access to Jordan Road along the southern boundary line. Lot 1A would be 26.5 acres of vacant land that is in the Hamlet and RR districts.

The carriage house was built in 1866 constructed of three-foot concrete walls with floorspace of 2,500 square feet. The owners intends to demolish and prepare the dwelling for renovation by a future owner. The owner intends to keep the vacant land as it is located next to the hotel project that was approved last year. This property would be able to provide a walking trail to Jordan Road although there are no definitive plans for this property.

Chair Kasper inquired what future uses could the vacant parcel have, and Mr. Brodsky said that the county would be very concerned with traffic generated from the lot. The right of way access to Jordan Road is 61 feet. Mr. Bouchard re-iterated that they are not proposing any uses for the vacant land. He continued saying that when there is a proposal then they could present a plan for the use of the lot. Mr. Brodsky commented that the septic system for the dwelling will need to be located on the 2.2-acre lot. Mr. Bouchard said that he will confirm with OCDOH.

Member Marshall inquired if access would be lost with this subdivision approval. Mr. Bouchard stated that access to lot 1B is through the existing right of way easement over lot 2. Access to the vacant parcel is through the 60-foot wide right of way at the southern end of the parcel that would remain. Mr. Camp commented that road access is existing and not changing in the subdivision proposal. A site visit will be conducted June 5, 2021.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Winkelman to schedule a public hearing provided all requested information has been submitted to the board, on **Tuesday, June 15, 2021, at 6:30 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

**Amendment Request- Special Permit**

Applicant Sinclair LLC :  
4357 Jordan Rd  
Skaneateles, NY 13152  
**Tax Map #023.-01-13.1**

Present: Pat Carberry, Mike Carberry, Robert Carberry, Kelly Engles, Owners; Paul Manzari, Sound Representative

Ms. Carberry began saying that the business hosts weddings with many brides requesting the ceremony to be held outside. The ceremonies typically last 15-20 minutes on the lawn by the creek. When the ceremonies are being held, cars and motorcycles do pass, and it is difficult for the wedding party to hear the vows being exchanged. They are requesting amplified music for the bridal procession and for the wedding ceremony. Most ceremonies occur around 4 pm in the afternoon.

Chair Kasper inquired about the information that was provided by the sound technician. Mr. Manzari stated that he had taken two decibel readings, one maximum and the other sustained, from a controlled sound environment. The decibel readings were in front of the speaker, the middle of the pews, the back driveway behind the ceremony area, and on Sheldon Road. Decibel readings for vocals were also completed under reading number 5. The last sheet of the submission indicates the decibel level readings compared to other common decibel levels for talking, a lawn mower, etc. Member Hamlin inquired about the 86-decibel level for reading one, and Mr. Manzari stated that it was right in front of the speaker. Reading number 4 was on Sheldon Road and he was not able to pick up any sound due to the ambient sound of the creek. Chair Kasper said that the complaints are coming from Sheldon Road and asked if they had taken readings for both vocal and music. Mr. Manzari stated that it was for both with it shown under reading 4.

Member Winkelman said that this was okay but that the neighbors have an issue with is the celebration with the bands and parties. He continued saying that this would not disturb the neighbors, but the entertainment music might. Chair Kasper stated that the board had received some recordings today and one you could hear the vows quite loudly. Ms. Carberry said that had hear them as well and that the recording was from the first year they were in business. She continued saying that they have put a row of arborvitaes in the last six months along the creek shielding Sheldon Road and they have sound-proofed the building. Most of the neighbors have approved of the improvements.

Mr. Brodsky inquired if they have considered other technologies for amplification where small blue tooth speakers could be used along the pew rows in place of a large speaker. Ms. Carberry said that she is open to that, and Mr. Manzari said that there are alternative speakers that could be utilized. Ms. Carberry reiterated that it is 15-20 minutes in the middle of the afternoon with soothing music. She continued saying that all the other venues including the one in proximity are allowed to have outdoor amplification. Member Winkelman inquired if the outdoor speakers would be pointed back towards the building. Mr. Manzari said that they would be pointed towards the building. Mr. Camp commented that a series of smaller speakers would provide a more appropriate level of sound as opposed to a single pair of loudspeakers. He continued saying that that more information should be provided including a narrative and a diagram of the location of the speakers for a more thorough record for the board to contemplate.

Mr. Brodsky suggested that the board may want to go to the site and listen from the various vantage points and Chair Kasper agreed. Ms. Carberry stated that she has six wedding before the next board meeting, and they will not be able to hear their vows without amplification. Ms. Engle said that they are not asking for anything more than what is allowed at other wedding venues in the town. Member Winkelman recommended that the applicant could have a temporary approval until the next board meeting. Member Marshall said that it would give the applicant time to consider other speaker options. Member Hamlin commented that a sound contour map could be shown on a site plan. The system recommendation could come from the professional. Mr. Camp said that with the temporary approval the board could go and hear the ceremony from different vantage points and make their own determination too. Member Marshall inquired when the ceremonies will occur, and Ms. Carberry said that she had some the next two Saturdays. Mr. Manzari confirmed that they would be at 4:30 pm and 3:30 pm for the next two Saturdays. The board will independently go to one of the ceremonies to hear the sound from the various vantage locations. Chair Kasper requested that readings are done specifically on Sheldon Road for the next two wedding ceremonies being held outside and that the applicant experiment with alternative speakers for use.

**WHEREAS**, a motion was made by Member Winkelman and seconded by Member Marshall, the Planning Board adopted the prior SEQR determination classifying this application as a Type II action pursuant to 6 NYCRR617.5(c)(9) and not subject to further review under SEQR; and

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Member Scott Winkelman 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 TEMPORARY minor site plan, with standard conditions and the following additional conditions:

1. That the Applicant has temporary approval until June 15, 2021, for the use of outdoor amplifiers for ceremonies for vows and music, to experiment with types of amplification systems that could be utilized with decibel readings obtained, including on Sheldon Road; and
2. The applicant provide a thorough narrative regarding and engineered sound amplification system to be utilized, including equipment to be specified, the location of amplification equipment, and decibel readings of that equipment from actual wedding ceremonies to the board in addition to an updated site plan that reflects the exact location of the amplification system; and
3. That the amplified music and vows are allowed for wedding ceremonies only, in the wedding ceremony area depicted on the Site Plan, until 7 pm; and
4. Except as amended hereby, the conditions of the resolutions pertaining to the Prior Approvals remain in full force and effect.

**RECORD OF VOTE**

|        |                 |         |       |
|--------|-----------------|---------|-------|
| Chair  | Donald Kasper   | Present | [Yes] |
| Member | Douglas Hamlin  | Present | [Yes] |
| Member | Scott Winkelman | Present | [Yes] |
| Member | Jill Marshall   | Present | [Yes] |

**Sketch Plan- Site Plan Review**

|           |                       |  |                              |
|-----------|-----------------------|--|------------------------------|
| Applicant | My Network Realty LLC |  | Property:                    |
|           | Mark Aberi            |  | 3460 County Line Rd          |
|           | PO Box 782            |  | Skaneateles, NY 13152        |
|           | Skaneateles, NY13152  |  | Skaneateles, NY 13152        |
|           |                       |  | <b>Tax Map #048.-01-01.4</b> |

Present: Robert Eggleston; Architect

Mr. Eggleston stated that this property has received a special permit for the office use and most recently for the expansion of the use. Proposed is signage for the location, keeping within the theme of a barn as the building is designed to represent a rural barn. The two signs state, “ The Barn” and the address and are mounted on both sides of the driveway entrance. Building code requires that the street address have 4-inch size letters for the address, and the signs comply. The total sign face square footage is 35 square feet, exceeding the 16 square feet allowed for the district. Chair Kasper inquired if there is a need for two signs and Mr. Eggleston explained that each sign is viewed dependent on the direction a driver is approaching the property. It would work similarly to a free-standing two-sided sign. A sight visit will be conducted on June 5, 2021.

Member Winkelman inquired if there was any thought to attaching the sign to the building and Mr. Eggleston said that if it were attached to the building it would need to be a larger size.

**Sketch Plan- Special Permit**

Applicant      Fingerlakes Luxury Homes Inc  
Rick Moscarito      Property:  
120 Madison St      1545 East Genesee St  
Chittenango, NY13037      Skaneateles, NY 13152  
**Tax Map #032.-03-21.0**

Present: Robert Eggleston; Architect

The property is over two acres has an existing two-family dwelling and single-family dwelling. The single-family dwelling is in disrepair and had a new septic system designed for a replacement dwelling by the prior owner. The applicant has a property management business with properties in the Town of Skaneateles, Town of Owasco, and the Town of Otisco, and has determined that he needs a place for storage of furniture, artwork, and cleaning supplies. Proposed is a 6,000 square foot building for the employees to pick up supplies, store furniture, and do minor repairs. The single-family dwelling would be removed, and the storage building placed to the immediate west of the dwelling location where there is overgrown brush and dead trees. Parking would be added for the building for the employees' use. There will be a new septic system to support the building with a bathroom in the building for employee use. No visitors or vendors will be at the site. The interior of the building is set up so that a panel truck could load/unload out of the elements. The existing two-family dwelling would remain on the property that is also supported by a separate septic system. The plan with topography with a grading plan will be submitted. It is their intention to include two bio-swales to manage the stormwater. There will be a 30-foot buffer of trees from the structure to the western property line.

Chair Kasper commented that as this property is part of the eastern gateway, the façade of the pole barn should be upgraded. Mr. Eggleston said that it can be detailed nicely with the overhead doors facing the side. The pole barn will be tucked inside the treed area. Chair Kasper commented that the applicant could have it fit in with the same appearance as Skaneateles Springs. Member Marshall inquired if the parking area could be minimized, and Mr. Eggleston said that the location of the parking area is away from the septic area and is designed to accommodate panel trucks. They will review the landscaping in the area. Mr. Brodsky inquired on the location of the watershed boundary and Mr. Eggleston said that it located in a very small space in the southwest corner. Member Winkelman said that the stormwater runs east away from the Skaneateles watershed and Mr. Camp stated that it drains to the east. A site visit will be conducted on June 5, 2021.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Hamlin to schedule a public hearing provided all requested information has been submitted to the board, on ***Tuesday, June 15, 2021, at 6:40 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

**Sketch Plan- Special Permit/Site Plan**

Applicant      Joseph & Jennifer Bianculli  
3700 Highland Ave  
Skaneateles, NY 13152  
**Tax Map #043.-02-10.2**

Present: Robert Eggleston; Architect

The property has a single-family dwelling with a post and beam barn. The back of the barn is in poor condition, and they would like to take down the last two bays down to the stone foundation. On the south side is a shed that was attached to the barn that is in poor condition. The shed will be removed and a two-car garage for larger vehicles and a boat will be constructed. The existing dwelling has an attached one car carriage garage suitable for a small vehicle. The second floor of the existing barn is great for box storage but not conducive for automobiles.

§148-8-4-C allows a nonconforming structure to be increased by a maximum of 25% of a structure floor space by the grant of a special permit by the Planning Board. The square footage of the existing barn is 5,474 square feet with a proposed reduction to 4,167 square feet, which is being reduced by 23.9%, allowing a request for the special permit for the proposed garage that will encroach further into the southern side yard setback to 15.4 feet from the existing 21 feet.

There is an existing lot that is a flag lot to the north of this property and the dwelling located to the northeast and the flag serves as a driveway for two dwellings. Chair Kasper commented that the existing barn has sliding doors large enough to accommodate vehicles and may need a driveway included which would increase the impermeable surface coverage. Mr. Eggleston commented that it is not an overhead door. Mr. Brodsky inquired if there is a floor plan for the barn and Mr. Eggleston said that it is just an old barn structure with a basement down below and a second story storage area above. The existing barn set farther than 100 feet from any neighbor dwelling. A site visit will be conducted on June 5, 2021.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member Marshall to schedule a public hearing provided all requested information has been submitted to the board, on **Tuesday, June 15, 2021, at 6:50 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

**Discussion- 9 Lot Subdivision**

|            |                                |                              |
|------------|--------------------------------|------------------------------|
| Applicant: | Emerald Estates Properties, LP | Property:                    |
|            | 3689 Yosemite Ct               | 2894 East Lake Rd            |
|            | Naples, FL 34116               | Skaneateles, New York        |
|            |                                | <b>Tax Map #036.-01-37.1</b> |

Present: Marc and Read Spear, Applicants; Robert Eggleston, Eggleston & Krenzer Architects;

Counsel Molnar stated that applicant granted a 30-day extension to the Planning Board for their decision on the FEIS and preliminary plat plan. This extension ends at the end of May 2021. This was done to permit the Town Board to accept additional letters of interest for the vacant Planning Board seat. The Planning Board has been reviewing the overall application including the FEIS and is in a position now to move forward and render a determination within the 30-day time limited granted. He recommended that the Planning Board schedule a special meeting for this application for the board to review and deliberate on the application. Chair Kasper scheduled a special meeting for next Tuesday, May 25, 2021, at 6:30 p.m.

**Informal Discussion**

|           |                             |  |
|-----------|-----------------------------|--|
| Applicant | Justin Marchuska            | Property:  |
|           | Skaneateles Initiatives LLC | 796,816, & 844 West Genesee St                   |
|           | 408 Commerce Rd             | Skaneateles, NY 13152                            |
|           | Vestal, NY13850             | <b>Tax Map #048.-01-09.0,12.1,15.1,&amp;15.2</b> |

Present: Justin Marchuska, Owner; Dan Whelan, Ronald Yates, IBI Group;

The properties are located west of downtown Skaneateles and the cemetery and total 35.7 acres. The properties are located across from Rosalie's, Transportation Drive, and the Kwik Fill. The properties share two different zones, with the first 460 feet going south from Route 20 in the HC zone and the rear of the properties in the RF district, all in the Skaneateles Lake Watershed.

Proposed is a mixed-use development with five components. At 816 West Genesee Street there is an existing building that is approximately 1,200 square feet, and they are proposing a café/coffeehouse. Proposed at the southern end of the property are 24 rental townhomes with a one car garage, one bedroom on the first floor, and a second bedroom on the second floor. They would-be built-in phases with the first phase consisting of 4 buildings/16 units.

Proposed at 796 West Genesee Street would be an amenities building to support the townhomes. It would be a one story, 3,700 square foot building with fitness center, food and beverage building, small office, and maintenance area. They are also considering an outdoor patio located on the east side of the building. The existing building on the property would be removed and the 3,700 square foot building constructed.

The fourth piece would be back at the 816 West Genesee property where a proposed two-story 10,000 square foot professional office building would be located. The fifth piece is a proposed combination events building with a small retail component that would be approximately 8,000 square feet to accommodate up to 200 people with a full-service kitchen and a small retail area placed at the north end of the building.

Mr. Yates said that there are three primary access points that are two way, with the middle one servicing the café and the office building. The western access would service the townhouses and the eastern access would service the event center and the retail store. They have met with NYSDOT to review the plan and have received preliminary guidance and comments. On-site parking has been provided for each of the buildings with shared parking between the professional office building and the events building, and any additional parking needs the café may have. The parking lots have been designed with landscape islands to break up the look of all pavements.

For pedestrian circulation, the project includes a perimeter stone dust walking trail around the site as a site amenity intended to also be available to the public. A possible future plan is for the walking trail to develop into an art trail like the Storm King Art Center. The walking trail would connect to the pedestrian walks located next to the parking lots which in turn connect to buildings. They anticipate that it would connect to the existing walking system on the north side of Route 20, with the existing crosswalk by Transportation Drive in addition to one that would be added near Rosalie's.

The topography of the site is generally sloped 2-6% grade from the high point in the southwest corner and pitches easterly towards the proposed detention pond. Preliminarily there is a single stormwater facility to manage the site's stormwater. It would be a functional feature as well as an aesthetic feature. They are conducting a geo-technical survey at the site that may influence the location and design of the pond. Due to the size of the project a SWPPP will be obtained.

Mound septic systems may be required for the sanitary management of the site. The site plan reflects the proposed and expansion areas for all the development with one system for each individual building. OCDOH has been contacted regarding the septic system and they are looking to create the mounds with a sculptural look. The idea is to create a more natural plan for the meadows like the rolling mounds of a link style golf course.

They have met with Miranda from the Town Water Department to understand the water supply conditions of the site. It was noted that there should be more than sufficient water capacity for this site based on that meeting. They are awaiting the pressure testing results from the town testing. They have discussed with NYSDOT about boring under the road for the connections for water that are on the north side of the road. They are proposing two connections to the main for a looped system. There are overhead lines along the street that could be connected to those lines either above or below ground. Connections for the gas main would also be through borings under the road.

Mr. Whelan said that §148-3-5-B allows lot that are in more than one district for the less restrictive district to extend 50 feet into the more restrictive district. The green dash line on the site plan shows where that line is. Impermeable surface coverage would meet the requirements for the two zones. Parking requirements are within three parking spaces of the requirements with 24 parking spaces by the townhouses that are not required.

Mr. Camp inquired if it is one lot or if the site plan is four lots. Mr. Whelan said that it is four separate lots that they have discussed possibly merging into one lot. Mr. Brodsky recommended that the lots should be consolidated as it would remove some of the setback issues that may exist. There may be variances need at the western end for the driveway setback and potentially the center driveway. He continued saying this proposal could provide an internal circulation route that would eliminate the central driveway.

Mr. Camp inquired if there has been discussions with OCDOH with the water situation at this end of town. He continued saying that the western part of town has several locations that when they have done fire flow testing the residual pressure is less than 20 psi. OCDOH had put a hold on a project on the east side of town until that was rectified. Mr. Whelan said that their discussion with the health department has been focused on the septic system. Mr. Camp recommended that discuss water pressure with the OCDOH.

Chair Kasper commented that the location was being considered for the bus garage and there were drainage concerns with stormwater flowing to Heritage Woods subdivision in the village. There may be concern expressed by those neighbors. Mr. Camp said they had talked about that at their previous meeting, and he had recommended a stabilized waterway down the hill as the pond would have some type of pipe outlet that cannot discharge into an open field. They have been looking to the cemetery property and the residential property to the south. Chair Kasper commented that the drainage facilities for that subdivision were undersized. Mr. Marchuska commented that one item to keep in mind is that by transitioning from barren farm field to a vegetated meadow state will reduce the amount of runoff that comes off the site. Mr. Yates said that the pond shown was for space allocation and the final design could be a wetland, or a multiple bay pond once the geo- technical survey is completed.

Member Marshall inquired if the trail system could be connected to the subdivision or cemetery and Mr. Whelan said that they may be parcels between this property and the cemetery. Mr. Brodsky inquired if the board has any concerns with the proposed mixed use of the site and Chair Kasper said that he liked the idea. If the townhouses are affordable it would be a plus. He inquired about the event center and what types of events were being considered. Mr. Marchuska said that it could be weddings or any other type of meetings such as conferences or business events. Mr. Brodsky inquired if the amenities building would serve the entire site and Mr. Whelan said that it would but would primarily be for the renters of the townhouses.

Mr. Camp commented for the size of the project, very little will be seen along the western gateway. Mr. Whelan commented that the western finger of land is about 100 feet, the center finger is about 80 feet wide, and the eastern finger is wider. He continued saying that the center access area will be cleaned up from what is existing today. They will be adding a sidewalk to connect to the crosswalk in front of Transportation Drive. There are currently two access driveway on that property, and they would be eliminating one. Mr.

Camp inquired if combining the lots into one lot be limiting for the owner and Mr. Marchuska said that he would retain ownership of the entire project. He views it as a live, work, celebrate type of development and he would not sell anything off.

Member Winkelman commented that the event center is located where there is a residence to the east of it. He continued saying that the event center could be located to overlook the pond. Mr. Whelan said that the event center on the southern part of the building has a porous paver patio at the south end of the building and would overlook the pond. Member Winkelman said that there might be a conflict with the residents. Mr. Camp inquired if all the houses are along the road. Member Marshall said that she agrees with Member Winkelman and suggested that maybe it could be located somewhere else as there may be a concern with sound. Mr. Camp commented that there is a rise in elevation but then it goes down once you are at the top of the drive. Mr. Whelan said that once you are past the Lodge it goes down with the low point halfway down. Mr. Camp reiterated that the applicant should talk to the OCDOH regarding the water pressure. Chair Kasper commented that the applicant has some work to do with engineering and water before coming back.

**Merger Request**

Applicant: Daniel G & Audrey M. Sheldon  
774 Sheldon Road  
Skaneateles, New York  
**Tax Map #023.-05-04.1 & 023.-05-04.2**

The applicant is requesting the merger of his two adjoining properties with one of the lots consisting of vacant land.

**WHEREFORE**, a motion by Member Winkelman and seconded by Chair Kasper to notify the Town of Skaneateles Tax Assessor that this Board has no objection to the request of Daniel G & Audrey M. Sheldon to merge tax parcels 023.-05-04.1 & 023.-05-04.2 into one tax parcel. The Board having been polled resulted in the unanimous affirmance of said motion.

**Merger Request**

Applicant: Allyson Mead  
580 Phillips Road  
Skaneateles, New York  
**Tax Map #018.-02-01.0 & 018.-02-02.0**

The applicant is requesting the merger of his two adjoining properties with one of the lots consisting of vacant land.

**WHEREFORE**, a motion by Member Marshall and seconded by Member Hamlin to notify the Town of Skaneateles Tax Assessor that this Board has no objection to the request of Allyson Mead to merge tax parcels 018.-02-01.0 & 018.-02-02.0 into one tax parcel. The Board having been polled resulted in the unanimous affirmance of said motion.

**WHEREFORE**, a motion was made by Member Marshall 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 9:35 p.m. as there being no further business.

Respectfully Submitted,  
Karen Barkdull, Clerk

Additional Meeting Attendees:

|                  |                  |                 |
|------------------|------------------|-----------------|
| Robert Eggleston | Ben Harrell      | Chloe Cosentino |
| Brian Bouchard   | Marianne Miller  | Pat Carberry    |
| Dan Whelan       | Marc Spear       | Sandy D'Arrigo  |
| Ronald Yates     | David Lee        | Read spear      |
| Paul Manzari     | Kimberly Bobbett | iPhone          |
| Mark Tucker      | Joe B.           | Galaxy S21      |
| Jane             | Chris Buff       | Dick Eldridge   |
| Jack Severance   |                  |                 |