

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
July 15, 2014**

Mark J. Tucker, Chairman
Elizabeth Estes
Donald Kasper
Joseph Southern – arr. 9:05 pm
Scott Winkelman
Scott Molnar, Legal Counsel
Doug Wickman, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk to the Boards

Chairman Tucker opened the meeting at 7:30 p.m. The meeting minutes of June 17, 2014 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Winkelman to approve the minutes with minor corrections. The Board having been polled resulted in the unanimous affirmance of said motion.

RECORD OF VOTE

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

The meeting minutes of June 24, 2014 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Estes to approve the minutes with minor corrections. The Board having been polled resulted in the unanimous affirmance of said motion.

RECORD OF VOTE

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

Amendment Request -Site Plan Review

Applicant Butters Farm HOA Properties:
1035 Butters Farm Ln Jordan Rd; 3903 State St Rd
Skaneateles, NY 13152 Skaneateles, NY 13152
Tax Map #045.-02-47.0; 58.0; 31.0

Present: Peter Miller, Aaron Sharma, Applicants

Butters Farm HOA would like to installed low stonewalls to highlight the entrances, with a wall on each of the entrances off Jordan Road and one wall at the entrance off State Street Road. The proposal reflects the name of the subdivision on the low walls and the HOA has determined that they would like to modify the proposal so that the subdivision name is not shown on the walls. Chairman Tucker inquired whether the wall surface was walkable. Mr. Sharma stated that the width of the wall would be two feet. Mr. Brodsky inquired about the proposed backfill of the walls with one of the Jordan Road walls located at the site of a drainage facility. He continued stating that the walls are allowed and the proposed walls will probably not affect impermeable surface coverage. The Jordan Road walls with be 28’ long with a height of 2’ to 2.5’, and the proposed wall for the State Street entrance will be 8’ long with a height of 2.5’ to 3’.

The proposed walls will be located outside of the ROW and sidewalk easements. Member Kasper stated that what is being proposed are landscape walls. Mr. Wickman stated that there is a set of contract drawings that could be used to locate the proposed walls as they provide more clarity of the location of the drainage facilities.

The location of the wall on State Street Road would be located on lot 2 instead of lot 1. A site visit will be conducted on July 19, 2014 to determine the exact location of the landscape walls. Member Kasper inquired whether the walls could be designed with dry laid stone. Mr. Sharma stated that the walls would have a stone veneer finish for a natural look. Mr. Miller stated that a dry laid wall would need to be constantly maintained whereas the proposed walls would be low maintenance. The application will be continued on August 19, 2014 at 7:30 pm.

Sketch Plan –Subdivision

Applicant Margaret McCarthy Property:
PO Box 228 1247 Longview Shores
Palm Beach, FL 33480 Skaneateles, NY 13152
Tax Map #054.-01-08.1

Present: Mark & Margaret McCarthy, Applicants; Robert Eggleston, Architect

A revised subdivision site plan dated July 2, 2014 was submitted with color-coding to indicate lot 1A and lot 1B. A proposed private road option 2 of 2 dated July 2, 2014 was submitted to reflect the merging of fire lanes 23 and 24, as suggested at the site visit. The entrance onto fire lane 24 would be for access with fire lane 23 for egress. A crossover drive would be provided mid-way with homeowner directory signing. East of the crossover, the fire lanes would operate independently from each other affording two-way direction to the dwellings on the lake. Four letters of approval were submitted from the property owners off both of the fire lanes who are favorable to the modification to the firelanes. Signing at the entrance state right of way would

have a combined fire lane name with one-way arrows. He continued stating that he anticipates that all neighbors will sign a letter of support before the public hearing in August.

Lot 1 (A&B) has low conservation value with a small portion of a designated wetlands located on the south of lot 1B and lot 1B is an abandoned farm field. 175' setback from the road will be established as a conservation area where the septic field will be located and the driveway would be located outside of the 175' setback. Chairman Tucker stated that the survey should note the designated conservation area. Member Winkelman inquired whether additional culverts would be required for the easements. Mr. Eggleston stated that the low swale area is a natural puddle area that does not flood the driveway. Chairman Tucker stated that he had seen it occasionally flood over the fire lane. Member Estes inquired on the number of properties on fire lane 23 and whether there was any potential for future subdivision of land on fire lane 23. Mr. Eggleston stated that there are four properties with no additional parcels that could be created. Member Winkelman inquired whether Lot 1A could be reduced in size. Mr. Eggleston stated that lot 1A is 2.3 acres with the reality that a dwelling could be placed on it at a later date with the main house demolished at the waterfront. An accessory apartment could be added to the lot while keeping the waterfront dwelling, although it would require Planning Board review. Mr. Brodsky inquired on the septic system. Mr. Eggleston stated that the raised mound septic system has been approved by the OCDOH.

Member Kasper inquired whether the dwelling could be located away from the southwest corner of lot 1B to maintain the view from Route 41A. Mr. Eggleston stated that view is from lot 2 and the building envelope could be squared off so that the primary structure would not block the area. Mr. Wickman stated that both lot 1A and 1B should have noted on the plan that site plan approval is required so that the drainage for any development can be managed, as changes in impermeable surface could affect the drainage issues and they may become more pronounced. The crossover drive between the Firelanes should be accomplished before the subdivision is signed by the Chairman and filed with the County.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Estes to schedule a public hearing on *Tuesday, August 19, 2014 at 7:40 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan –Site Plan Review

Applicant	David & Suzanne Nangle	Property:
	PO Box 228	2890 East Lake Road
	Palm Beach, FL 33480	Skaneateles, NY 13152
		Tax Map #036.-01-37.4

Present: David & Suzanne Nangle, Applicants

A revised site plan C-1 dated June 24, 2014 was submitted to address most of the issues from the site visit. Mr. Wickman stated that topography will need to be provided near the culvert of the driveway and a swale is needed in the back of the property to manage the drainage from the property located behind the site and keep the runoff away from the proposed dwelling. Mr. Wickman stated that the Board could approve the plan with a condition that the drainage plan be reviewed by the Chairman and himself prior to a building permit being issued. He also recommended that escrow for engineering review for \$500 is created.

The concrete weir has been installed in the NYSDOT right of way and the drainage into the retention pond work has been completed.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Elizabeth Estes 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 review, with the following conditions:

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

1. That Special Permit shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.
2. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$500; and
3. That drainage remediation plans be submitted for review and approval by the Planning Board Chairman and Town Engineers; and
4. That the Site Plan A-1 dated May 19, 2014 and Drawing C-1 dated June 24, 2014, prepared by Michael Palmieri, Licensed Architect, be followed in all respects; and
5. That the Narrative dated June 2, 2014 with construction sequence and rain garden plant listing, be followed in all respects; and
6. 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	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Absent]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Elizabeth Estes	[Yes]

Amendment Request Major Site Plan

Applicant:

Tessy Plastics
8409 Pickwick Lane
Dallas, Texas

Property:
700 Visions Drive
Skaneateles, New York
Tax Map #023.-01-08.7

Present: Tom Malinowski, Architect VIP Structures; Kim Renaldi, Tessy Plastics

A revised site plan dated June 30, 2014 reflecting the location of the light fixture at the southwest corner of the parking lot. The lights have been removed from the light standard, with the standard left for possible use as business grows and the need for the lot to be lighted.

The proposed modifications to the site plan were for the addition of new cooling towers and a new retaining wall in one of the dock locations to bring it to grade.

WHEREAS, a motion was made by Member Kasper and seconded by Member Winkelman, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constituted an UNLISTED ACTION with a negative declaration.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Don Kasper, seconded by Member Beth Estes, and upon a vote thereon, the Town of Skaneateles Planning Board hereby **APPROVES** the Application and amends the Prior Approval, with the Prior Approval remaining in full force and effect according to its terms, with the following modifications:

1. That the Revised Site Plan A-901 dated June 30, 2014, with Narrative dated June 6, 2014 prepared by Thomas Malinowski, Licensed Architect, be followed in all respects.
2. That the light pole located on the southwest corner of the parking lot be fitted with night sky compliant lights when the applicant fully occupies the building.

RECORD OF VOTE

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

Amendment- Special Permit/Site Plan Review

Applicant: Karen Kreidler
1760 Tamarack Trail
Skaneateles, NY 13152
Tax Map #062.-01-20.0

Present: Debbie Williams, Representative

The applicant is seeking to amend their April 16, 2013 resolution allowing redevelopment of their 3.9±acre lot for an addition to the house and including shoreline structures. The shoreline work has been completed and the applicants have realized the house size is too large for their needs. The newly proposed dwelling will be located in the same location, with the new proposal reducing the size of the dwelling from 3460Sf to 2359SF. Impermeable surface coverage would reduce from the approved 9.6% to 9.1%, with open space improving by .9%. The future detached garage will change the drainage on the north side as the grade would be modified. The existing year round dwelling was constructed in 1996 with a 60' lake yard setback. There is an existing detached pole barn that will remain that is located near the road.

A new septic system is not required according to RZ Engineering, however, City of Syracuse water department would like the conditions verified. The septic system needs to be located on the site plan with the new proposal more clearly defined on the plan as it is unclear if the new

proposal encroaches further into the setback from the watercourse. A site visit will be conducted on July 19, 2014. The proposal should be staked out to demonstrate that the new proposal does not further encroach into the watercourse setback.

Merger Request

Applicant: Ronald & Bonnie Scott
1760 Tamarack Trail
Skaneateles, New York
Tax Map #057.-01-29.0 & 057.-01-11.0

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

WHEREFORE, a motion by Chairman Tucker and seconded by Kasper to notify the Town of Skaneateles Tax Assessor that this Board has no objection to the request to merge the two parcels. The Board having been polled resulted in the unanimous affirmance of said motion.

Merger Request

Applicant: David Landsberg
650 Crow Hill Road
Skaneateles, New York
Tax Map #025.-01-01.1 & 025.-01-02.0

The applicant is request 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 Chairman Mark Tucker to notify the Town of Skaneateles Tax Assessor that this Board has no objection to the request to merge the two parcels. The Board having been polled resulted in the unanimous affirmance of said motion.

Member Southern arrived at 9:05 pm.

Discussion

A discussion on the first 20 pages of the draft comprehensive plan had commenced.

As there was no further business the meeting was adjourned at 10:25 pm.

Respectfully Submitted,

Karen Barkdull

Karen Barkdull, Secretary/Clerk