

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
August 20, 2019**

Joseph Southern
Donald Kasper - absent
Scott Winkelman
Douglas Hamlin - absent
Jill Marshall
Scott Molnar, Legal Counsel
Emma Aversa, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk

Chairman Southern opened the meeting at 6:30 p.m. The meeting minutes of July 16, 2019 were previously distributed to the Board and the minutes will be adopted at the next regularly scheduled Planning Board meeting.

Public Hearing-Minor Special Permit/Site Plan Review

Applicant	Jim Pulaski	Property:
	3065East Lake Rd	3065/3059 East Lake Road
	Skaneateles, NY	Skaneateles, NY 13152
		Tax Map #039.-01-07.1& 039.-01-09.0

Present Fouad Dietz, Architect

The proposal is for a seawall to span the two properties constructed of Rosetta stone. The stone will be stepped with low grow flowering sumac on the bank, and the wall will assist with attenuating the waves from the lake. A site visit was conducted on Saturday, August 10, 2019. They are anticipating the commencement of the construction to begin in the fall when the lake level is lower. Ms. Aversa read Mr. Camp's comments that the embankment is approximately 10 feet tall and going almost vertical with the proposed seawall 5 feet tall. The 2 to 1 slope of the earthen fill above the wall, the applicant could lose 10-20 feet of the yard depending on the location of the wall, and he recommended that the applicant review that. Mr. Dietz commented that had been done after they had received Mr. Camp's comments. Mr. Camp also recommended that the applicant utilize a cofferdam during construction and Mr. Dietz stated that they would depending on the lake level at the time of construction.

WHEREAS, a motion was made Member Winkelman and seconded by Member Marshall/ the Planning declared this application a Type II action pursuant to 6 NYCRR617.5(c)(11) not subject to further SEQRA review. The Board having been polled resulted in the affirmance of said motion.

At this time, Chairman Southern opened the Public Hearing and asked if there was anyone in favor of the proposal. No one spoke in favor of the proposal. Chairman Southern asked if there was anyone who wished to speak in opposition or had any other comments on the project. No one spoke in opposition or had other comments.

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Winkelman to close the public hearing. The Board having been polled resulted in the unanimous affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chairman Joseph Southern 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 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 obtain the necessary building permits or 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 L-100 dated August 2, 2019, prepared by Appel Osborne, Licensed Landscape Architects, the modified surveys depicting the proposed seawall location prepared by Paul Olszewski, L.P.S. PLLC, and modified by Fouad Dietz, Licensed Architect dated September 28, 2013 and August 29, 2017; be strictly followed; and
3. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250; and
4. That the use of a coffer dam be employed if necessary as per the Town Engineer's recommendation; and
5. That the Applicant shall obtain all necessary permits and approvals from City of Syracuse Department of Water and any agency or authority having jurisdiction over the Property or the Application; and
6. No certificate of occupancy 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
7. That an as-built survey 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	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Absent	
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Absent	
Member	Jill Marshall	Present	[Yes]

Public Hearing-Minor Special Permit/Site Plan Review

Applicant	Troy Green PO Box 561 Liverpool, NY 13088	Property: 1321 East Genesee St Skaneateles, NY 13152 Tax Map #032.-03-32.0
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Present: Andy Ramsgard, Ramsgard Architectural Design

A revised site plan dated August 20, 2019 was submitted to the board that was based on comments from the August 10, 2019 site visit. It includes the future gateway enhancements area when the town moves forward for the project. The parking requirements for the 650 square foot efficiency apartments can be modified by the Planning Board based on 148-32A(2)(b) as the dwellings units are under 1,000 square feet on the mixed use lot. The proposed parking will be for 34 spaces with a projected 24 employees and 10 extra spaces for guests who may be visiting the apartments.

The former fuel tanks were removed in 1999 with the State sign off on the condition of the property. Member Winkelman commented that the parking is located behind the building and in keeping with the desired location for the gateway plan. The setback from the right of way to the building is 32.2 feet. Member Winkelman inquired if there will be street trees placed on the property. Mr. Ramsgard said that they were waiting for the gateway improvements. Mr. Ramsgard said that between the street line and the setback line, there is at least 15 feet, providing room for a curb, grass, trees, and sidewalk. Mr. Brodsky inquired about the existing condition. Mr. Ramsgard replied saying that it is all asphalt. Member Winkelman suggested that trees be planted in the proposed green space rather than waiting for the gateway enhancements. Mr. Ramsgard commented that three trees would be nice.

Ms. Aversa inquired if there would be any stormwater facility on site or proposed. Mr. Ramsgard said that there is no planned facility and that there would only be 1.9% increase in impermeable surface coverage on the property. He continued saying that if the future parking area were built out then a stormwater management plan would be required. The stormwater now flows across the lawn and eventually on the back portion of the neighboring property. With the reduction of asphalt in the front of the building, there should be less stormwater runoff, as it will be able to seep into the grass. Member Winkelman suggested that the site plan state that the stormwater is being handled by the grass in the back and that a basin would be constructed when the additional parking area is constructed.

WHEREAS, a motion was made by chairman Southern and seconded by Member Marshall, the Planning Board classified this application a Type II action pursuant to 6 NYCRR617.5(c)(9) and not subject to further review under SEQ. The Board having been polled resulted in the unanimous affirmation of said motion.

At this time, Chairman Southern opened the Public Hearing and asked if there was anyone in favor of the proposal. Gretchen Messer, 2394 West Lake Rd, suggested that a french drain to run east west to be installed to handle the water from the parking area as it is not curbed. Member Winkelman commented that the proposed plan would have the water spread across the lawn and percolate. Ms. Messer commented that there should be trees around the parking lot to provide shade and reduce the temperature of the asphalt. Mr. Ramsgard commented that on the east of the lot, there is a hedgerow of trees, and the parking lot would get shadow until 9 am, from May until late September. There would be direct sun until 4-5 pm, and there would be no way to provide shade with trees, particularly in the summer when the azimuth of the sun is 87.7°. Bob Eggleston, 1391 East Genesee St, complimented the applicant on the thoughtful plan. The applicant and Mr. Ramsgard have taken many cues from the zoning and eastern gateway plans by minimizing the curb cut to one, and removing the pavement in the front of the property. He suggested that the applicant install a small-scale stormwater system bio-swale on the property behind the future parking area to control stormwater rather than allowing it to continue to flow onto the neighboring property as the road ditch can get flooded over. Mr. Ramsgard stated that it would be very easy for a bio-swale to be included as part of the project. Chairman Southern asked if there was anyone who wished to speak in opposition or had any other comments on the project. No one spoke in opposition or had other comments.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Scott Winkelman and seconded by Member Jill Marshall, 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 Findings are incorporated in this decision, as if set forth at length; and
2. That the Special Permit/Site Plan Approval shall expire if the Applicant fails to obtain the necessary building permits or fails to comply with the conditions stated within 18 months of its issuance, or if its time limit expires without renewal; and
3. The Site Plan Z1.1 dated August 20, 2019 be modified to reflect a small scale stormwater bio swale located north of the future parking area, Site Plan Z1.2 through 1.3 dated July 1, 2019 and Narrative dated June 28, 2019 prepared by Andrew Ramsgard, Licensed Architect, and be strictly followed; and
4. That a small scale stormwater system be located on the site north of the future parking area and shown on a revised Site Plan to be reviewed and approved by the Planning Board Chair and Town Engineer; and
5. That trees are added along the road front located between the office building and future gateway improvements; 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 City of Syracuse Department of Water and any agency or authority having jurisdiction over the Property or the Application; and

8. No certificate of occupancy 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 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	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Absent	
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Absent	
Member	Jill Marshall	Present	[Yes]

Public Hearing-Minor Special Permit/Site Plan Review

Applicant	The Hive Inn LLC	
	Patricia Carberry	Property:
	112 Tyler Drive	4198 Railroad Street
	Auburn NY 13021	Skaneateles, NY 13152
		Tax Map #024.-06-15.0

Present: Robert Eggleston, Robert O. Eggleston Architect; Cindy Walters, Representative

A revised site plan dated July 23, 2019 was submitted reflecting modification of the main building to provide ADA compliant access. The lower level is accessible and could be rented separately or in combination with the rest of the structure for a full house rental. Mr. Brodsky commented that the property is providing 6 bedrooms with 7 parking spaces and a septic plan for 7 bedrooms. A portion of the first floor was a library, and an official document signed by Francis Sinclair declaring it a public library for the hamlet of Mottville.

WHEREAS, a motion was made by Member Winkelman and seconded by Chairman Southern, the Planning Board classified this application a Type II action pursuant to 6 NYCRR617.5(c)(11) and not subject to further review under SEQR. The Board having been polled resulted in the unanimous affirmation of said motion.

At this time, Chairman Southern opened the Public Hearing and asked if there was anyone in favor of the proposal. No one spoke in favor of the proposal. Chairman Southern asked if there was anyone who wished to speak in opposition or had any other comments on the project. No one spoke in opposition or had other comments.

WHEREFORE, a motion was made by Member Marshall and seconded by Member Winkelman to close the public hearing. The Board having been polled resulted in the unanimous affirmation of said motion.

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chairman Joseph Southern and 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 special permit/site plan, with standard conditions and the following additional conditions:

1. That the Findings are incorporated in this decision, as if set forth at length.
2. That the Special Permit/Site Plan Approval shall expire if the Applicant fails to obtain the necessary building permits or fails to comply with the conditions stated within 18 months of its issuance, or if its time limit expires without renewal; and
3. The Revised Site Plan 1 of 3 through 3 of 3, dated July 23, 2019, and Revised Narrative dated July 24, 2019 prepared by Robert Eggleston, Licensed Architect, and be strictly followed; and
4. That the Applicant shall obtain all necessary permits and approvals from Onondaga County Department of Health and any agency or authority having jurisdiction over the Property or the Application; and
5. No certificate of occupancy 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 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	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Absent	
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Absent	
Member	Jill Marshall	Present	[Yes]

Continued Review-Minor Site Plan Review

Applicant	Jessica Danial	
	3285 Lake LLC	
	300 S State Street	Property:
	Syracuse, NY 13202	3285 East Lake Rd

Skaneateles, NY 13152
Tax Map #041.-01-47.1

Present: Bruce King, Holmes, King, Kalquist & Associates Architects

The variance that was requested for the lake yard setback has been approved by the Zoning Board of Appeals on August 15, 2019. A site visit was conducted on August 10, 2019 and in his correspondence, Mr. Camp accepted the draining plans proposed. He did comment that the septic system would need to be protected during the construction. Impermeable surface coverage will be reduced from 9.6% to 8.7% with the replacement of the eastern patio to permeable surface.

WHEREAS, a motion was made by Member Winkelman and seconded by Member Marshall, the Planning Board classified this application a Type II action pursuant to 6 NYCRR617.5(c)(11) and not subject to further review under SEQR. The Board having been polled resulted in the unanimous affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Scott Winkelman and 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 Special Permit/Site Plan Approval shall expire if the applicant fails to obtain the necessary building permits or 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 L-1.1 through L-1.3 dated June 14, 2019, and Narrative Dated June 21, 2019 prepared by Leif Kalquist, Licensed Architect,; be strictly followed; and
3. That the Applicant establish a barrier to protect the existing septic field during construction; and
4. That the Applicant shall obtain all necessary permits and approvals from Onondaga County Department of Health and any agency or authority having jurisdiction over the Property or the Application.
5. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance, be fulfilled; and
6. No certificate of occupancy 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
7. That an as-built survey 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	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Absent	
Member	Scott Winkelman	Present	[Yes]

Member Douglas Hamlin Absent
Member Jill Marshall Present [Yes]

Sketch Plan –Lot Line Adjustment

Co-Applicants Paul & Kathy Leone Properties:
PO Box 228 2559 East Lake Road 2579 East Lake Rd
Palm Beach, FL 33480 Skaneateles, NY 13152 Skaneateles, NY
Tax Map #037.-01-28.1TM#037.-01-27.1

Co-Applicant: Janine Price Properties:
7013 Woodchuck Hill Rd 2578 East Lake Road
Fayetteville, NY 13066 Skaneateles, NY 13152
Tax Map #037.-01-25.1

Present: Janine Stuphen, Attorney

The lot line adjustment of 2017 was not properly filed and the map was never submitted to the County Clerk’s office, as the taxes were unpaid on lot 3. In 2017, there were four lots and lot 037.-01-26.0 was intended to be dissolved with 44,341 square feet distributed to lot 3 21,251 square feet to lot 2, and 8,624 square feet to lot 1. The applicant would like to modify the distribution of the land of former lot 037.-01-26.0, to lot 2 receiving 65,592 square feet, and lot 1 receiving 8,624 square feet. Lot 3 would have no change in lot size.

Counsel Molnar said that one of the concerns the Planning Board has is that the deeds were record in 2017, however the map was not. Subsequently new tax map numbers were assigned to the remaining three lots. Modified deeds would be filed with the county, and in so doing, we may be creating a nonconforming lot with the Price lot perfected by deed but not by filing the map. With this proposal, it will be reduced to what it was and restoring it back to its nonconforming status. The Planning Board would need to recognize that the prior map was not filed.

Ms. Stuphen stated that what is being requested is a technical issue since the map was not filed in 2017, and that no adverse change to the community will occur from the approval of the proposed lot line adjustment. Chairman Southern inquired if a variance would be required. Counsel Molnar stated that he did not believe so.

Counsel Molnar recommended that the applicant’s representative create a memo of understanding that the lot line adjustment previously approved, was never perfected as the filing of the map did not occur. Therefore, they are requesting the Planning Board to acknowledge that and revert the conditions prior to the approval. Then, move forward with lot 037.-01-26.0 being consumed by lot 2 in its entirety. To the extent that there are any intervening complications such as the Price lot being larger and assessed at a greater value, that that will not be objectionable to any party with a requested or a re-assessment or reduction in property tax owed. There should be no challenge either way regarding the adjusted assessment from this error, or implications to the town. The applicant should acknowledge that the board’s action is simply to reverting the lots to the prior condition and allowing an adjustment for the benefit of mostly lot 2 and lot 1. Chairman Southern commented that it is a lot line adjustment and the board is aware that there are nonconforming aspects previously in place. Member Winkelman inquired on the impermeable surface coverage of lot 3. It was determined that lot 3 will revert back to 10.9% impermeable surface coverage.

WHEREAS, a motion was made by Member Marshall and seconded by Chairman Southern, 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 affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chairman Joseph Southern, seconded by Member Jill Marshall, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board hereby APPROVES the Lot Line Adjustment, with the following conditions:

1. The plat plan survey prepared by Paul Olszewski, licensed land surveyors dated August 8, 2019 reflecting the re-aligned Lots, be submitted to the Chairman for review, approval and signature prior to filing with the Onondaga County Clerk’s Office; and
2. The Lot Line Adjustment map and deeds must be filed in the Onondaga County Clerk’s Office within sixty-two (62) days of the signing of said map or the Lot Line Adjustment shall be null and void. Proof of said filing shall be immediately forwarded to the Secretary of the Planning Board upon receipt by the Applicants and/or Applicant’s representative.
3. That the Applicants create a Memorandum of Understanding (“MOU”) to reflect that the Lapsed Approving Resolution was never perfected as the filing of the map did not occur as required therein, that the Applicants waive any and all claims or rights the Lapsed Approving Resolution may have granted, including consequential tax map adjustments, assessments and tax payments or refunds, and that the MOU be approved by the Planning Board Chairman on the advice of Planning Board counsel.

RECORD OF VOTE

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

Sketch Plan-Minor Site Plan Review

Applicant	Steve Datz	Property:
	300 S State Street	3285 East Lake Rd
	Syracuse, NY 13202	Skaneateles, NY 13152
		Tax Map #041.-01-47.1

Present: Steve Datz, Applicant

The .44-acre vacant lot is located on Franklin Street in the RR district just outside of the Village. Proposed is a two family residence on the vacant property in a teasel barn inspired residential dwelling. There are existing two and three family dwellings on the street and there are many teasel barn inspired dwellings in the village and town. A variance is being requested as the lot size is insufficient for a two family to be in compliance with the zoning code. The septic design approval is contingent on approval from the ZBA, although it has been approved for a 2 bedroom and 3-bedroom dwelling. They would like to design two separate septic systems for each of the 2 bedroom units in the structure.

Member Winkelman inquired on the neighborhood composition. Mr. Datz said that Mirbeau is to the west and that the neighbors to the north and south are 2 story single-family dwellings; across the street are ranch style dwellings. He continued saying that the site line of the front of the proposed dwelling is in keeping with the neighbors to the north and south. The application will continue at the September meeting if the variance has been approved by the Zoning Board of Appeals. The board determined that they could individually drive by the site in place of a site visit.

Sketch Plan-Minor Special Permit/Lot Line Adjustment

Applicant	Michael & Stacey Drake 3285 Lake LLC 300 S State Street Syracuse, NY 13202	Property: 3285 East Lake Rd Skaneateles, NY 13152 Tax Map #041.-01-47.1
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Present: Michael & Kristen Drake, Applicants; Robert Eggleston, Architect

The applicant has recently acquired two properties on West Genesee Street, one the former Pudders mini golf and the property next door that has a single family dwelling on 6.9 acres. There are federal wetlands that are located to the north and west, with the west side also having a watercourse. The two curb cuts will be consolidated to one curb cut, and the second access will be through the common driveway located on the adjacent property. The applicant is seeking to re-establish the mini golf course on the same footprint, rebuild the accessory snack bar, and define the parking area. The snack bar will become a two-story structure with snack bar and seating on the first floor with an arcade and additional seating on the second floor. A new septic would be installed and located on the neighboring property. The structure will have ADA access. A 588 square foot pavilion would be built within the putting course for observation and shade.

Additionally the applicant is proposing a lot line adjustment to transfer .40 acres from 697 West Genesee Street to this recreation lot in order to bring the impermeable surface coverage to 15% impermeable surface coverage. The lot at 697 West Genesee St has future plans to develop a nursery and agri-business on the property once the property is placed in an agricultural district.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Marshall to schedule a public hearing on ***Tuesday, September 17, 2019 at 6:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

A site visit was scheduled for September 7, 2019 at 9 am. Mr. Brodsky asked for clarification on the shared driveway. Mr. Eggleston said that the shared driveway is existing just past the driveway for the dwelling; a variance is being requested to expand the driveway to provide access to the rear of the property on 697 West Genesee Street, not the mini golf course property. Mr. Brodsky recommended that the barns and greenhouses shown on the larger parcel be marked to indicated that they are for informational purposes only and not part of this application.

Amendment Request – Site Plan Review/Special Permit

Applicant:	Geoffrey Stockwell 14 Sennett Ave Singapore 467021	Property: 2418 Wave Way Skaneateles, NY 13152 Tax Map #056.-02-38.0
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Present: Bob Eggleston, Architect;

Last year the Planning Board approved a detached garage with living space above, expansion of the deck, and shoreline improvements at the south end of the lot consisting of a shoreline deck, stairs and rocks at the bottom of the bank for erosion control. The applicant now would like to have the shoreline structures located on the northern end of the waterfront for the stairs and dock, and to replace the proposed shoreline deck to a shoreline patio that is slightly larger. He would also like to have an additional set of stairs on the northeast side of the existing deck on the house to the lawn.

As part of the prior approval, the bank will be stabilized with a seawall consisting of one-ton rock at the lake line and the bank jute meshed and planted. The top of the bank will have a french drain to control stormwater for the dwelling and plants and shrubs planted on the top of the bank. The intention is to do the shoreline work in the winter. The bank is approximately 15 feet tall with two courses of rock above the flood plain. The prior approved obtained a special permit for redevelopment with an approved 12.2% impermeable surface coverage and this modification does not change the impermeable coverage.

WHEREAS, a motion was made by Member Marshall and seconded by Chairman Southern, 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 affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chairman Joseph Southern, seconded by Member Jill Marshall, and upon an affirmative vote thereon as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application, and amends the Approving Resolution, as follows:

1. That the Special Permit/Site Plan Approval of August 20, 2019 shall expire if the applicant fails to comply with the conditions stated within 18 months of August 20, 2019, or if its time limit expires without renewal; and
2. Revised Site Plan 1 of 3, 1A of 3 and 2 of 3 with Narrative dated August 8, 2019, prepared by Robert Eggleston, Licensed Architect be strictly followed; and
3. Except as amended hereby, the conditions of the Approving Resolution remain in full force and effect.

RECORD OF VOTE

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

Continued Review-Site Plan Review

Applicant: Skaneateles Country Club
3344 West Lake Street
Skaneateles, NY 13152
Tax Map #041.-01-21.0

Present: Bill Murphy, Space Architectural Studio; Eric Brillo, Brillo Excavating;

Mr. Murphy stated that based on recent communication with Mr. Camp regarding the work that would be performed in the lake, alternatives were considered. However, the proposed method to replace the water and install a new pump house is the preferred technique. Mr. Brillo can accomplish the excavation of the hole to place the new waterline with the long reach excavator that would be located outside of the lake. They anticipate the work to be completed in one day as opposed to placement of a dam that would disturb the lake for weeks that could be more harmful to the lake. No concrete will be poured as part of the work being completed in the lake and the portion of the project in the lake is out of the jurisdiction of the town.

Mr. Brillo addressed Mr. Camp’s concerns with the amount of deep excavation of the lake, and the elevation of the pump house is at 851 feet with the pipe sloped back to 857 feet. The pump is located in a deeper elevation to create draw as they are pulling water out of the well pit that is fed by the lake. The pipe will slope up out into the lake with the pump house at a lower elevation. Ms. Aversa stated that Mr. Camp has commented in a memo that the applicant should insure that the work being performed does not allow the lake water to enter in the landside of the project. Mr. Brill stated that they can use sand bags to hold backwater and pump out any water entering the site. Ms. Aversa read John’s comments that “ While the work in the water is not under the jurisdiction of the town, techniques used during the work will have an effect on the work on shore. “ Member Winkelman inquired on how a trench can be dug on the bottom of the lake without it falling in. Mr. Brillo said that the clay bottom of the lake allows it to hold the trench in place. A turbidity curtain will surround the project and the mole blocks the lake on the north side. The NYSDEC permit has been obtained.

Counsel Molnar recommended that the board review the proposed subdivision as an Unlisted action subject to the short form review. The board reviewed the short form SEQR with the Board. In evaluating, each of the criteria set forth in Part II:

Part II	No or small impact	Moderate to Large impact
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulation?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a CEA?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing public/private water supplies and/or public/ private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, water bodies, groundwater, air quality, flora and fauna)?	X	
10. Will the proposed action result in an increase in the potential for	X	

erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental or human health?	X	

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Winkelman, the Board declared this application to be an Unlisted Action, and after review of the SEQR short environmental assessment form, determined that the proposed action will not result in any significant adverse environmental impacts. The Board having been polled resulted in the unanimous affirmance of said motion.

It was determined that as there are two of the three members present that are members of the Skaneateles Country Club and therefore need to recuse themselves, leaving an insufficient number of board members to vote on the project. The application determination will be made when there are three members that are not members of the Skaneateles Country Club. Mr. Murphy requested that they be allowed to proceed with a building permit. A special meeting will be scheduled on September 3, 2019 at 6 p.m. for the application.

Continued Review-Site Plan Review

Applicant: Skaneateles Country Club
3344 West Lake Street
Skaneateles, NY 13152
Tax Map #041.-01-21.0

Present: Tim Johnson, Representative

The application will be heard at the special Planning Board meeting scheduled for September 3, 2019.

Continued Review-Minor Site Plan Review

Applicant: Dr. Brooks Gump 292 S Hoopes Ave Auburn, NY 13021	Property: 2621 Rickard Rd Skaneateles, NY 13152 Tax Map #036.-01-40.0
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Present: Taylor Kimbrell, Apex Solar

The Zoning Board of Appeals had approved the setback variances of the solar array on August 15, 2019. The proposal is for a 25kW solar array ground mount system for the applicant’s use. The array will be setback on the northwest corner of the lot with an approved 8-foot north yard setback and a 12-foot west yard setback.

WHEREAS, a motion was made by Chairman Southern and seconded by Member Marshall, the Planning Board classified this application a Type II action pursuant to 6 NYCRR617.5(c)(11) and not subject to further review under SEQR, The Board having been polled resulted in the unanimous affirmance of said motion.

Two letters of support were received from the neighbors, Mr. Laing to the north of the applicant’s property and Mr. Murphy, neighbor to the east. A site visit was conducted by the board on June 1, 2019.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chairman Joseph Southern and 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 Special Permit/Site Plan Approval shall expire if the applicant fails obtain the necessary building permits or fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. The Revised Site Plan 1 of 3 through 3 of 3 dated March 18, 2019 prepared by Apex Solar Power, and Solar Schematic 1 of 3 through 3 of 3 dated June 3, 2019 prepared by Solar Foundations USA; 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.
4. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance, be fulfilled; and
5. That an as-built survey 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	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Absent	
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Absent	
Member	Jill Marshall	Present	[Yes]

Public Hearing Continuance-Special Permit

Applicant: Skaneateles Aerodrome, LLC
2984 Benson Road
Skaneateles, NY
Tax Map #051.-02-08.1

As the Zoning Board of Appeals has not yet rendered their decision, the application cannot move forward with the Planning Board. Consequently, the board determined that the application should be continued to the October Planning Board meeting.

Ms. Messer commented that some entity had to contact the DOT, it did not need to be the town board. Counsel Molnar clarified that the statute requires that it should be done by the governing body to make referral to the NYSDOT. The Zoning Board of Appeals cannot render a decision on an application until the town board provides an opinion.

WHEREFORE, a motion was made by Member Marshall and seconded by Member Winkelman to continue the public hearing at the October 15, 2019 scheduled Planning Board meeting. The Board having been polled resulted in the unanimous affirmance of said motion.

Chairman Southern commented that the applicant is not present and requested that any comments be made in writing or held to the next available meeting when the application is placed on the agenda. Gretchen Messer submitted a photo of a Pilatus plane landing and will be submitting written comments to the board.

WHEREFORE, a motion was made by Chairman Southern 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 8:44 p.m. as there being no further business.

Respectfully Submitted,
Karen Barkdull, Clerk