

MEETING MINUTES
October 15, 2013
TOWN OF SKANEATELES PLANNING BOARD

Mark J. Tucker, Chairman
Elizabeth Estes
Donald Kasper
Joseph Southern
Scott Winkelman
Scott Molnar, Legal Counsel-Absent
Doug Wickman, P.C. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Secretary

Chairman Tucker opened the meeting at 7:30 p.m. The Planning Board will not be conducting site visits this month. The meeting minutes of September 17, 2013 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 Southern 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	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Elizabeth Estes	[Abstained]

The meeting minutes of September 24, 2013 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 as submitted. The Board having been polled resulted in the unanimous affirmance of said motion.

RECORD OF VOTE

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

Public Hearing- Special Permit

Applicant: Brad Wirth
2590 Nunnery Road
Skaneateles, New York

Property:
1382 East Genesee St
Skaneateles, New York
Tax Map #042.-01-08.1

Present: Brad Wirth, Applicant; Tim Poecznic, Representative

At this time Counsel Molnar recommended to the Board that the application be an Unlisted Action and 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 erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental or human health?	X	

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Kasper to declare this application to be an Unlisted action, and after review of the SEQR short environmental assessment form and 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.

No one requested to have the public notice read. The Onondaga County Planning Board recommended modifications to the proposal stating that the applicant must obtain OCDOH, City of Syracuse Water department approvals, and a drainage study of SWPPP approved by the NYSDOT in their resolution dated September 25, 2013. The City of Syracuse Department of Water commented that an erosion control plan must be implemented if disturbing more than 5000SF of land in their correspondence dated August 20, 2013. Members from the Board have visited the site on September 7, 2013.

Member Winkelman asked for clarification of the lot size and calculation of the payments to the DRAF fund. The lot size is 124,778SF and contribution to the DRAF fund is proposed at \$8,048.16. Member Southern reiterated that the special permit approval is for storage and would not include servicing the boats.

Doug Wickman commented that the proposed project will not substantially impact the drainage and did not see why the Onondaga County Planning Board required a drainage study for the project as the property drains to the south and away from the road. The County also commented that the property is in the flood plain, and Mr. Wickman stated that it has never been properly mapped with the location of the flood plain approximated in the 1980s on the existing map, and there will be no change to the flood plain with the proposed project. Chairman Tucker commented that DOT approval may need to be obtained regarding access onto route 20 for the boat storage.

At this time, Chairman Tucker opened the Public Hearing. No one spoke in favor of the project. Chairman Tucker 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, that the Skaneateles Planning Board **APPROVES** the Application for a special permit, with the following conditions:

A. 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 herein within 18 months of its issuance, or if its time limit expires without renewal.
2. That \$8,048.16 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and

B. After issuance of a building permit the following conditions shall apply:

1. That the Site Plan CS-1 and G-1 through G-2, dated September 11, 2013 and prepared by Timothy Posecznick, be followed in all respects; and
2. That the Applicant shall obtain all necessary permits and approvals from the New York State Department of Transportation for access and use of the right of way, the Onondaga County Department of Health, and the City of Syracuse Department of Water, and any other approval needed for the Application; and
3. Signing at the Property shall comply with Section 123 of the Town of Skaneateles Code; and
4. That verification of the location of the proposed structure and verification of resulting impermeable surface coverage be submitted to the Codes Enforcement Officer by architect Tim Posecznick within 60 days of completion of the project.

Upon a motion made Member Joseph Southern and seconded by Member Scott Winkelman the Town of Skaneateles Planning Board hereby approves the application for a minor special permit with the above conditions.

RECORD OF VOTE

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

Public Hearing -Special Permit

Applicant: Douglas Pinckney
 PH Properties
 700 West Genesee St
 Syracuse, New York

Property:
 1491 East Lake Road
 Skaneateles, New York
Tax Map #032.-03-24.0

Present: Douglas Pinckney, Applicant; Robert Eggleston, Representative

No one requested to have the public notice read. The Onondaga County Planning Board have not commented on the proposal. The City of Syracuse Department of Water commented that an erosion control plan should be implemented if there is disturbance of 5000SF of land in their correspondence dated August 30, 2013. Members from the Board have visited the site on October 12, 2013.

A revised site plan dated October 14, 2013 reflects the additional demolition of the existing apartments south of the proposed barn that were to be partially remodeled for office space. The proposed building has been set back 150' from the road right of way, with trees in front and back of the building to shield it from view. Impermeable surface coverage will be reduced to 6% as the eastern side of the driveway will be removed.

Chairman Tucker commented that the City of Syracuse requested an erosion control plan. Mr. Eggleston stated that the erosion control plan was included with the narrative and that another copy will be sent to the City of Syracuse water department.

At this time Counsel Molnar recommended to the Board that the application be an Unlisted Action and 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 erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental or human health?	X	

WHEREFORE, a motion was made by Member Southern and seconded by Member Winkelman to declare this application to be an Unlisted action, and after review of the SEQR short environmental assessment form and 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.

At this time, Chairman Tucker opened the Public Hearing. No one spoke in favor of the project. Chairman Tucker 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.

As the Board has not received the Onondaga County Planning Board resolution, the special permit determination will be conducted at the November Planning Board meeting.

WHEREFORE, a motion was made Chairman Tucker and seconded by Member Southern to make the Board determination on *Tuesday, November 19, 2013 at 7:50 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Public Hearing Decision-Special Permit/ Site Plan Review

Applicant: Steven Miron 2987 East Lake LLC 4 Times Square, 23 rd Floor New York, New York 10036	Property: 2987 East Lake Road Skaneateles, New York 13152 Tax Map #039.-01-18.1
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Present: Steven Breitzka, EDR; Jo Anne Gagliano, EDR; Leif Kallquist, HKK; Chris Norris, HHK

An updated site plan and narrative dated October 4, 2013 was submitted reflecting modification to the proposed shoreline patio reverting to the existing size, removing the need for a variance for shoreline structures. The green roof plan has been submitted reflecting 1332SF in green roof. The revisions will reduce the proposed impermeable surface coverage to 9.7%.

The shed roofs have custom gutters to drain into the bio swales. The architectural specifications have been submitted reflecting a system from Carlyle; a 3” thick medium system that retains 1.5 gallons of water per square foot or a 2.5” storm event. Larger rain event overflow will drain into the bio-swales. The square foot calculations of the green roof system do not include the parapet or edges of the system. Access to the green roof is through a large window off the stair tower with maintenance of the green roof completed by the owner’s landscaper. It was recommended that a service contract as a condition on the approval, with the landscaper providing a

certification of conformance to the Codes Enforcement Office. Mr. Brodsky re-iterated that the applicant will need to have a contingency plan in place in the case of the green roof system failing.

Counsel Molnar recommended that the draft resolution be circulated to all parties prior to the next meeting when the resolution can be finalized. Mr. Wickman stated that he will have the erosion control plan review finalized by the next meeting.

WHEREFORE, a motion was made by Member Southern and seconded by Chairman Tucker to make the Board determination on ***Tuesday, November 19, 2013 at 7:55 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan -Subdivision

Applicant: Michael O'Brien
8 Paul Street 70
Marcellus, NY

Property:
4000 State Street Road
Skaneateles, New York 13152
Tax Map # 029.-03-07.0

Present: Michael O'Brien, Applicant

A revised survey dated September 26, 2013 was submitted delineating the wetlands boundaries, location of the intermittent stream and the potential building envelope for the proposed lot 2. Mr. O'Brien stated that the DEC had visited the property to determine the boundaries of the wetlands on the property. The applicant will need to revise the subdivision map to include a location map, name of the subdivision, name of owner and address of property being subdivided, remove the lines of future subdivided lots, and the lot pinned on the four corners and reflected on the survey unless the lot is being actively farmed. The updated survey will need to be submitted by October 24, 2013 so that it can meet the submission deadline for the Onondaga County Planning Board review prior to the public hearing. If the deadline is not met then the public hearing will not be scheduled for the November 2013 meeting.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Winkelman to schedule the public hearing for ***Tuesday, November 19, 2013 at 8:05 pm.***, provided that an updated survey is submitted to the Board by October 24, 2013. The Board having been polled resulted in the unanimous affirmation of said motion.

Extension Request-Special Permit

Applicant: Rosemary Stonecipher
3014 Rickard Road
Skaneateles, New York
Tax Map #035.-03-07.0 & 035.-03-08.0

One of the family member involved with the approved lot line adjustment had passed away prior to filing the lot line adjustment with Onondaga County. The lot line adjustment was approved to locate the existing well within Ms. Stonecipher's property line. Ms. Stonecipher is requesting an extension for the filing as the estate of her brother has now been finalized. Her intention is to complete the filing of the lot line adjustment within 90 days. Chairman Tucker stated as the code had not changed in regards to the lot line adjustment, the applicant could be granted the customary 180 days for filing of the plot plan.

WHEREAS, a request was made by Rosemary Stonecipher (“Applicant”), regarding property located at 3014 Rickard Road, Skaneateles, New York 13152 and the adjacent parcel on Rickard Road, owned by Donna & Theresa Kotlarz, and the Estate of John Kotlarz, for an extension of 180 days on the lot line adjustment approval granted on December 20, 2011, (the Extension Application); and

WHEREAS, the Planning Board considered the requested Extension was required due to unforeseen circumstances which prevented the filing by the required time limit, considered that there have not been any new zoning or planning issues or laws that would affect this Project’s approval and commented that the Planning Board had previously conducted an extensive review prior to granting the Lot Line Adjustment; and

WHEREAS, the Planning Board conducted a SEQRA review of the proposed lot line adjustment on December 20, 2011, resulting in a Type II declaration, which prior determination was adopted by the Planning Board in consideration of this Extension Application; and

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** the Extension Application with the following conditions:

1. That the original Lot Line Adjustment Map dated November 26, 2011, prepared by Paul Olszewski and approved by the Planning Board on December 20, 2011 be filed with Onondaga County not later than 180 days after the date of the granting of the extension on October 15, 2013.

Upon a motion made by Member Donald Kasper and seconded by Member Joseph Southern the Town of Skaneateles Planning Board hereby approves the Extension Application for an additional twelve months.

RECORD OF VOTE

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

Discussion

The Bombard property has boat storage that is not in compliance with the conditions of the special permit granted including the completion of the work approved by the DOT for the driveway. The property has been in bankruptcy and it is unclear who the current owner may be. The Sailboat Shop is storing boats on the property and has been directed by the CEO to stop. If the Planning Board has not rescinded the special permit then the Board can rescind it after notification to the owner. The rescission can be scheduled at the next meeting.

Discussion

As review of the new SEQR form part 2 and part 3 occurs, comments, if any, can be included on the form and in the minutes.

Discussion

New York State has required standards for green roofs qualifications for tax credits. The guidelines may be beneficial for the Town to consider when drafting green roof legislation.

Discussion

Development on top of hills have long term impacts to drainage at the bottom of hills. Erosion control and drainage plans need to be scrutinized on project located at higher elevations in the watershed. The O'Brien property drains into the wetlands to the north of the property before going across Route 321. There has been an increase in stormwater runoff on the farmland potentially affecting dwellings on East Lake Road near Kinston Brook. There is forested land between the farmland and the developed lots below. The lowest runoff potential is land covered with brush rather than with trees.

There being no further business the Planning Board meeting adjourned at 9:18 p.m.

Respectfully Submitted,

Karen Barkdull, Secretary