

**MEETING MINUTES
APRIL 16, 2013
TOWN OF SKANEATELES PLANNING BOARD**

Mark J. Tucker, Chairman
Elizabeth Estes
Donald Kasper
Joseph Southern
Scott Winkelman
Scott Molnar, Legal Counsel
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 March 19, 2013 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Southern 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. Member Winkelman abstained from the vote.

RECORD OF VOTE

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

Special Permit/ Site Plan Review

Applicant: Scott Bennett
Railroad Street
Mottville, New York 13119

Property:
4251 Railroad Street
Mottville, New York 13119
Tax Map #024.-01-05.3

Present: Scott Bennett, Applicant

The proposal is for the removal of the existing 684SF mobile home and replacing it with a 1232SF mobile home 17FT further back from the watercourse. The new dwelling would be located 20FT from the street aligned similarly to the dwelling to the north. The property is located in the HM district and may be in the 100-year flood zone. The proposed dwelling would be placed on a concrete pad and replace part of the existing driveway, reducing the impermeable surface coverage to 8.4%. The Onondaga County Department of Health has no objections to the proposal as stated in their correspondence dated April 3, 2013. The existing dwelling is located 36.2FT from the watercourse and the proposed dwelling would be 53.5FT from the watercourse.

Variances are required for the nonconforming lot size, 20FT front yard setback and the location of the dwelling within 100' of the watercourse.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Southern to put this matter to public hearing on ***Tuesday, June 18, 2013 at 7:30 p.m.*** contingent on Zoning Board of Appeals approval. The Board having been polled resulted in the unanimous affirmation of said motion.

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

The proposal is to divide a twenty acre parcel located in the RR district into two lots with lot one 14.36 acres that includes the existing dwelling and accessory buildings, and lot two 5.26 acres. There is a wetlands located on the northeast corner of the property and a gas easement that divides the existing property. The DEC will be visiting the site in May to determine the location boundaries of the wetlands. Member Kasper commented that there may be an intermittent stream on the northwest end of the property, and after last week's rain, he noted that there was water pooling in the area. He suggested that if a driveway were installed on the proposed 5+-acre lot that the driveway would need to be raised in the location of the stream.

Engineer Wickman commented that he would like to see the topography on the survey to determine the flow of water that may flow through the land and eventually lead to Skaneateles Creek, in addition to DEC confirmation of the location of the wetlands. NYSDOT has submitted a letter indicating conceptual approval for a driveway cut for the proposed 5+-acre lot. Approval for a connection to the town water line for the proposed lot will need to be obtained.

Special Permit

Applicant: Adam Quku
4391 Whedon Road
Camillus, NY

Property:
4431 Vinegar Hill Road
Skaneateles, New York 13152
Tax Map # 023.-02-01.3

Present: Adam Quku, Applicant; Robert Eggleston, Architect

The recently established 14-acre lot is located in the IRO and RR district. The proposal is for development of a single-family dwelling located in the IRO and partially in the RR district, and accessory pole barn located in the RR district. The flag lot has public water available in the RR section of the lot. The 12' wide driveway will be located along the natural hedgerow following the rural siting principles.

The pole barn would be construction this year with the single family dwelling proposed construction to commence in 2014. The barn will be used for a preparation area for the construction of the dwelling and for household storage.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Winkelman to put this matter to public hearing on *Tuesday, May 21, 2013 at 7:30 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Special Permit/Site Plan Review

Applicant: Jason Seiler
175 East Genesee St
Skaneateles, NY

Property:
790 Sheldon Road
Skaneateles, New York 13152
Tax Map # 024.-01-04.2

Present: Robert Eggleston, Architect

The 53,000SF lot is the site of the original train engine garage and had received a special permit for the existing auto repair. The applicant will be changing the use from auto repair to construction office and storage. Included in the proposal will be a 26'x60' addition to the back of the building and raising the roof 3' to accommodate a second floor office area. There is a 24' wide road on the property that has been used by the Town of Skaneateles to access the Town lot and the Town Board is in negotiations with Mr. Seiler to formalize the 24' easement. The existing impermeable surface coverage on the lot is 44.4% with plans to reduce the coverage to 31%. The easement represents 15.8% of the impermeable surface coverage on the lot. Dimensional Table II footnote six allows the maximum impermeable surface coverage limitation to be waived by the Planning Board with mitigating circumstances for commercial buildings built prior to 1996.

A drainage basin at the backside of the building will drain onto the grass area nearby. The Department of Health will re-certify the septic system for the proposed use. The additional lighting for security will be pointed downward and be night sky compliant.

The application will need variances for the increase in floor space with the proposed raising of the roof and establishing a second story, setback from the watercourse less than 100', and front yard setback less than 37' (20% of lot width) from the right of way. There will be four employees working on site with the remaining employees reporting to the work sites. The gravel drive will be reduced by 12,390SF and will maintain five parking places for the employees and one visitor. Equipment vehicles will be stored inside the warehouse area of the building.

WHEREFORE, a motion was made by Member Winkelman and seconded by Chairman Tucker to put this matter to public hearing on *Tuesday, May 21, 2013 at 7:40 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Public Hearing Special Permit/ Site Plan Review

Applicant: John & Karen Brogan
4282 Chickasaw Circle
Syracuse, New York 13215

Property:
2092 West Lake Rd
Skaneateles, New York 13152
Tax Map #057.-03-13.0

Present: John & Karen Brogan, Applicants; Robert Eggleston, Architect

No one requested the notice to be read. Proposed is a 449SF second story deck on a non-conforming lot with existing 21.1% impermeable surface coverage and existing open space of 77.7%, with a proposed 16.1% impermeable surface coverage and maintaining the 77.7% open space. The proposed 5% reduction in impermeable surface coverage will be achieved by modifying the slate patio to a permeable patio, removal of stone against the dwelling and retaining wall and replacing it with plants, and reducing the driveway that is off West Lake Road. The applicant is willing to submit \$3,459.20 to the Land Right Acquisition Fund for the overage in impermeable surface coverage. Although the dwelling borders both West Lake Road and Lakeview Lane, the applicant cannot take advantage of access off Lakeview Lane, as they do not have legal access off Lakeview Lane.

Any land disturbance for the proposed deck would be minimal, as the ground level disturbance would consist of the posts supporting the second story deck. The City of Syracuse is satisfied regarding the septic comments. The existing septic tank is under the patio with access to it from the patio and it will remain in this location. The Planning Board attended a site visit on April 6, 2013 and determined that there were no further possible reductions in impermeable surface coverage available. The Onondaga County Planning Board had no objections to the proposal in there correspondence dated March 20, 2013.

WHEREFORE, a motion was made by Member Southern and seconded by Member Winkelman to declare this application to be a Type II action not subject to SEQR review. 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, wished to speak in opposition, or had any other comments. Two letters of support were submitted from the neighbors.

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.

WHEREAS, the Skaneateles Planning Board has reviewed and considered all of the material contained in the Board's file, has heard and considered submissions made on behalf of the Applicant, and has obtained engineering consultation; and

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** the special permit and minor site plan review, with the following conditions:

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

1. That \$3,459.20 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
2. 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.

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

1. That the updated Site Plan 1,2 and 3 of 3 dated February 27, 2013 prepared by Robert O. Eggleston, with the Narrative and Construction Sequence dated February 28, 2013, be followed in all respects; and
2. 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; and

Upon a motion made by Member Kasper and seconded by Member Estes, the Town of Skaneateles Planning Board hereby approves the application for a minor site plan with the above conditions.

RECORD OF VOTE

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

Public Hearing Special Permit Amendment/Lot Line Adjustment

Applicant: J&B Installations/Robert Parker PO Box 1881 Skaneateles Falls, NY 13152	Property: 732Visions Drive Skaneateles, New York 13152 Tax Map #023.-01-08.5 & 023.-01-20.0
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Present: Robert Parker, Applicant; Bob Eggleston, Architect

No one requested the notice to be read. The proposal is for a lot line adjustment as well as a special permit amendment. Counsel Molar stated that the green roof assurance of compliance could be managed by the Planning Board with their right to rescind a special permit for non-compliance and the ability of the CEO to issue an order to remedy action. If an approval resolution is granted then the resolution can be filed with the County Clerk's office to be part of the record for the property. Counsel Molnar also suggested three conditions that could be considered part of the resolution. 1) The green roof portion of the building is accessible for inspection and verification by the Codes Enforcement Officer at least once a year. 2) The applicant and his successor maintain the permeable surface green roof or reduce the impermeable surface coverage to comply with the code. 3) The approved resolution with a pdf file of the site plan shall be recorded with the Onondaga County Clerk's office indexed against the property at the cost and expense of the applicant.

Member Estates stated that the green roof will not be 100% green as there will be a perimeter of the roof and the hatch that would not be permeable. She recommended that an updated calculation be made to reflect the true percentage of permeable coverage of the roof. She continued that she would like documents to prove that the roof is retaining the storm water and is concerned that the green roof is not proposed to an adequate depth of soil and medium. Mr. Eggleston stated that the property has over 1400SF of impermeable surface coverage available and that it would not exhausted by the areas Member Estes has mentioned. Mr. Parker stated that there is a recommended hydraulics for the roof and that the retention pads he used hold the

storm water regardless if the plant material is “green”. He continued stating that there are two types of green roofs, “extensive” and “intensive” with the extensive being the more favorable choice. His green roofs are considered extensive and do not required as deep a base and medium as the intensive green roofs. The hydraulic tests can be provided to the Board. Mr. Wickman requested a cross-section of the proposed green roof.

Member Winkelman stated that the green roof proposed will treat the storm water as well as retain it at the source of collection. Counsel Molnar would like to be able to refer to the cross sections and other documents in the resolution. Mr. Eggleston stated that a condition on the resolution could reflect that the Planning Board Chair and Engineer review and approved the green roof design with the referenced supporting material prior to the issuance of a building permit.

Chairman Tucker inquired about the new lighting for the proposed addition. Mr. Eggleston stated that the proposed additional fixtures would be night sky compliant.

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 (A) of the short form EAF, the Board determined that the action does not exceed any type I threshold. Part II (B) No. The Board did not find any significant adverse environment impacts. Part II (C) No, the Board did not find any adverse effects. Part II (D) No, the Board determined that the project would not have any an impact on the environmental characteristics that caused the CEA. Part II (E) No, the Board determined that there is no controversy related to potential adverse environmental impacts.

WHEREFORE, a motion was made by Member Southern and seconded by Member Winkelman to table the decision until after the public hearing has been heard. The Board having been polled resulted in affirmation of said motion.

At this time, Chairman Tucker opened the Public Hearing. No one spoke in favor of the project or wished to speak in opposition. David Graham inquired if the Board could treat a green roof on a pro-rated basis based on the design of the roof. Mr. Wickman stated that this application is being considered 100% permeable based on the design.

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 affirmation of said motion.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[No]
Member	Scott Winkelman	[Yes]
Member	Beth Estes	[Yes]

WHEREFORE, a motion was made by Member Southern and seconded by Member Winkelman to bring the SEQR discussion and decision forward. The Board having been polled resulted in 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	Beth Estes	[Yes]

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.

RECORD OF VOTE

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

WHEREFORE, a motion was made by Member Estes and seconded by Member Southern to table the decision until the next Planning Board meeting on May 21, 2013. The Board having been polled resulted in affirmation of said motion.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[No]
Member	Beth Estes	[Yes]

Mr. Wickman suggested that an escrow account in the amount of \$1000 be established for engineering review of the proposed green roof plans.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to establish a \$1000 escrow account for engineering review. The Board having been polled resulted in the unanimous affirmation of said motion.

Site Plan Review Continuance

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

Present: Andrew Ramsgard, Architect

Chairman Tucker stated that further discussion and clarification is needed on the work to be done near and at the lake. The cross section of the stonework proposed was forwarded to John Camp for review. The area of disturbance for the grass patio area is approximately 18ft x 30ft and oval in shape. The ground would be cut 5 feet deep and then blended out to work with the grade. The existing concrete stairs that lead a straight path from the dwelling to the lake will be removed and replaced with a meandering permeable path that will lead to the flat grass patio area. The gravel areas, cement retaining wall and dead-men in the water will be removed and replaced with a more natural landscape including a stone retaining wall. The existing bank area has suffered erosion from wave action especially from the south. Certification of the existing septic system has not been received from RZ Engineering although they have visited the site. Applications have been submitted to the ACOE and the DEC. The construction sequence reflects the waterfront work commencing this fall and when completed the dwelling addition would begin.

Member Estes commented that the proposed impermeable surface coverage is 9.6%. Mr. Ramsgard stated that the existing impermeable surface coverage is 12.3% with reductions proposed to reduce the impermeable surface coverage to 9.6%, below the 10% maximum allowed.

Chairman Tucker expressed a concern over the height of the seawall with the potential of erosion occurring from wave action going beyond the seawall. John Camp had commented that the wall proposed might be too short based on his observations at the site visit. Mr. Wickman recommended that a revised height for the sea wall and erosion control plan should be submitted for review by Chairman Tucker and himself prior to the work commencing.

WHEREFORE, a motion was made by Member Southern and seconded by Member Kasper to declare this application to be a Type II action not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

WHEREAS, the Skaneateles Planning Board has reviewed and considered all of the material contained in the Board's file, has heard and considered submissions made on behalf of the Applicant, and has obtained engineering consultation; and

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** the special permit and minor site plan review, with the following conditions:

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

3. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$500; and
4. That the Applicant shall obtain all necessary permits and approvals from the Onondaga County Department of Health, the DEC, Army Corps of Engineers, City of Syracuse Department of Water, and any other approval needed for the Application; and

5. A DEC permit is only required for the proposed shoreline construction; and
- 6 That the finalized shoreline plans be reviewed and approved by the Planning Board Chairman and Town Engineer; and
- 7 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.

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

1. That the Site Plan Z-1 through Z-4 and Narrative with construction sequence dated March 1,2013 prepared by Andrew Ramsgard and subject to review change, be followed in all respects; and
2. 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.

Upon a motion made Chairman Tucker and seconded by Member Southern the Town of Skaneateles Planning Board hereby approves the application for a minor site plan with the above conditions.

RECORD OF VOTE

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

Amendment – Site Plan Review

Applicant: Skaneateles Country Club:
33344 West Lake Street
Skaneateles, New York 13152
Tax Map # 049.-02-02.1

Present: Jim Fields, Applicant; Tom Trytek, Engineer

The existing marina has a mooring boundary of 500' x 1634' permitted by the NYS Preservation Office. The proposal is for the addition of 32 boat slips to the existing year round floating dock containing 80 boat slips. The slips will stay within the permitted mooring boundary. The proposal includes 192LF breakwater docks, 240LF walkway and 384LF finger docks for a combined surface area of 4,026SF. The breakwater docks provide wave attenuation to reduce wave action. The new dock sections will be constructed of pressure-treated wood and foam, meeting the new standards of the DEC, and will have the same anchoring system.

The application requires Zoning Board of Appeals approvals for a proposed 38,175SF in shoreline structures with a maximum of 9240SF allowed, and for the permanent dock extending more than 75FT from the lake line. The ACOE has no jurisdiction on the project. The City of Syracuse is deferring their comment until NYSOGS has commented. The Onondaga County Sheriff's department will be provided with a SHIPPO for their approval. DEC approval is not required for the project.

No additional parking will be required for the dock expansion as the boats that will utilize the new docks were using lake moorings prior. The depth of water surround the docks varies from 10-14'.

The Planning Board referred the application to the Zoning Board of Appeals for the required variance approvals for shoreline structures and the docks located beyond 75' from the shoreline.

Discussion

The Planning Board discussed the Open Space Proposal and Property Evaluation Form. Suggested additions to the proposal were:

- a) Only properties in the Skaneateles Lake Watershed are considered;
- b) properties farthest away from the Lake(nearest the watershed boundary) have a greater benefit to water quality if they are not developed and properties closest to the north end of the Lake are more important since the Syracuse water intakes are at the north end.

Additional questions to add to the evaluation form:

1. What is the distance from the property to the Skaneateles Lake watershed boundary?(Shorter distances should be given much greater weight);
2. What is the distance from the point drainage from the property enters the Lake to the Skaneateles Lake outlet? (Again, the shortest distances should be given the greatest weight, and

WHEREFORE a motion was made by Member Joseph Southern and seconded by Member Scott Winkelman that the Town of Skaneateles Planning Board is in full support of adoption of the Open Space Proposal and Property Evaluation form with the suggested modifications above. The Board having been polled resulted in the unanimous affirmance of said motion.

Discussion

Applicant: Mark Bitz
PO Box 240
Memphis, NY

Property:
3145 East Lake Road
Skaneateles, New York 13152
Tax Map # 040.-01-28.0

The applicant had received special permit and site plan approval on February 19, 2013. A new site plan was submitted for the approved Bitz proposal that reflects the proposed single-family dwelling located an additional 20' further from the lake line. The original proposed location has soil conditions that would not support the proposed dwelling.

Discussion

2894 East Lake Rd.
Skaneateles, NY 13152

Tax parcels:
036.-01-37.1

The drainage work has begun on the Hidden Estates property and there has been an issue with runoff going into the lake. The DEC is involved and is requesting a SPPEEDS application to be submitted.

There being no further business the Planning Board meeting adjourned at 10:15 p.m.

Respectfully Submitted,

Karen Barkdull, Secretary