

**TOWN OF SKANEATELES PLANNING BOARD**  
**MEETING MINUTES**  
**February 28, 2022**

Donald Kasper  
Douglas Hamlin  
Scott Winkelman  
Jill Marshall  
Jonathan Holbein  
Scott Molnar, Legal Counsel  
John Camp, P.E. (C&S Engineers)  
Howard Brodsky, Town Planner  
Karen Barkdull, Clerk

Chair Kasper opened the meeting at 7:00 p.m.

**SEQR Review- Special Permit**

Applicant	Norman Swanson 813 West Genesee Street, LLC 505 E Lafayette St Syracuse, NY 13202	Property: 813 W Genesee St Skaneateles, NY 13152 <b>Tax Parcel #047.-01-46.1</b>
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Present: Robert Eggleston, Eggleston & Krenzer Architects; Mike Lasell, MBL Consulting;

The site plan and narrative have been updated with an increase in surface coverage to allow for a handicap parking space that was requested by the Zoning Board of Appeals. A photometric plan, images, and fixture specifications have been provided. The lighting will be at all entrances and there will be low lighting along the parking areas for safety. All lighting will be dark sky compliant.

Mr. Lasell said that they had met with the fire department and there will be a new hydrant located at the corner of Rout 20 and Transportation Drive that will be set back from the sidewalk and near the existing utility pole. There will be a fire connection to the building at the southeast corner of the building. Mr. Camp said that he had talked with Miranda and that she thought there was a hydrant on the north side of the property that is not shown on the drawings. Mr. Lasell responded that it is included and that it is located on the curb line. It should be pushed further north and that would be a way to protect it. Mr. Eggleston suggested that the entrance be moved further down from the north and Mr. Lasell said that he could review it to see if it is advisable.

Mr. Eggleston said that they had referred it to the Village Trustees, and they in turn referred it to the municipal board. The municipal board is in support of the proposal and had added that the Village engineer should verify Mr. Lasell's calculations. He continued saying that the applicant will be providing water storage both for domestic use and for firefighting, which will be in the basement in the building along with generators, and other utilities. The water storage will compensate for the water flow and pressure issues in the area.

The Town Board recommended stop signs where the driveways intersect with the Transportation Drive, and one stop sign on the town property for the pull out from the Kwik Fill onto Transportation Drive. They will add stop signs on the plan.

Chair Kasper commented about the additional crosswalk as the town correspondence seemed to reflect that there was no need for it. The school buses that use Transportation Drive are required to stop at crosswalks. He then inquired if this could be reviewed by a specialist at C&S to advise on crosswalks as people will take the shorted route to get to Kwik Fill. Mr. Camp said that they could investigate it, or the board could just require it. Member Marshall said that there is an existing issue with people pulling out of Kwik Fill without stopping at the intersection and it could be rectified. Member Marshall said she would be interested in the traffic coming out of Kwik Fill onto Transportation Drive. Mr. Eggleston said that the proposed sidewalk is located to the north side of the driveway to place the pedestrians away from vehicles pulling out of the Kwik Fill station going south. Member Hamlin inquired if a trip study had been done for the proposed use although it may not be material. Mr. Eggleston said that the proposed restaurant is going from a 200 seat restaurant to a 100 seat restaurant plus hotel, with it unlikely to produce greater trips. Mr. Lasell stated that the higher peak times for the restaurants are being reduced so that they would see a lesser peak. The board was in concurrence with having a traffic engineer review the crosswalk.

Mr. Brodsky inquired on the status of the offsite parking. Mr. Eggleston said that they have been in discussion with two of the neighbors. They would need a potential future agreement in the rare case that the NYSDOT widened the road that would impact the parking. He continued saying that we want a calming effect as you approach the village and widening the road would be the antithesis of that. If there was parallel parking along West Genesee Street, there would be a deficit of ten parking spaces. Chair Kasper inquired if the lighting would be dusk to dawn and Mr. Eggleston confirmed. Member Hamlin inquired about signing and Mr. Eggleston said that they will have signs over the entrances, and that they may have a freestanding sign on the peninsulas. The pre-existing nonconforming sign will be removed. Chair Kasper inquired about the fire truck accessibility and Mr. Eggleston responded saying that based on the location of the hydrants and hook ups that the firetrucks should not have any issue with the turning radiuses for access and the fire department was satisfied with the access.

Counsel Molnar stated that the town has received two responses to the lead agency requested that was sent out over thirty days ago. The Planning Board can consider themselves lead agency without objection and can completed SEQR at their disposal. The board has previously classified this as an Unlisted Action with review of the long environmental assessment form. Counsel Molnar stated that as the Planning Board has had an open dialog on the project with the applicant, reviewed the materials submitted including part 1 of the EAF, and the board could begin the draft review of part 2 and entertain a motion to complete part 3 summary evaluation of the magnitude and importance to project impacts.

The board reviewed **part 2 of the EAF**:

**1. Impact on Land** -  No  Yes

- a) No
- b) No
- c) No
- d) No
- e) No
- f) No
- g) No
- h) None

**2. Impacts on Geological Features** -  No  Yes

**3. Impacts on Surface Water** -  No  Yes

- a) No to small. Chair Kasper said that they are creating a pond.
- b) No
- c) No

- d) No
- e) No
- f) No
- g) No
- h) No
- i) No, it has been mitigated with the retention pond.
- j) No to small, the waterbody is self-created
- k) No
- l) None.

Mr. Eggleston commented that the bioswale is intended to dry out between rain events. As such they are not creating a waterbody.

**4. Impacts on Groundwater - No  Yes No**

- a) No
- b) No water will be drawn from the town water supply and will not impact water levels of the lake.
- c) No
- d) No
- e) No
- f) No
- g) None

**5. Impact on Flooding - No  Ye**

- a) No
- b) No
- c) No
- d) No
- e) No
- f) No
- g) None

**6. Impacts on Air - No  Yes**

**7. Impacts on Plants and Animals - No  Yes**

**8. Impacts on Agricultural Resources - No  Yes**

**9. Impacts on Aesthetic Resources - No  Yes**

- a) No
- b) No
- c) No
- d) No to small. It is going to be a distinctive look to the existing building and there will be adding landscaping.
- e) No
- f) No
- g) No, It will improve the western gateway.

**10. Impacts on Historic and Archeological Resources - No  Yes**

**11. Impacts on Open Space and Recreation - No  Yes**

**12. Impacts on Critical Environmental Areas - No  Yes**

**13. Impacts on Transportation - No  Yes**

- a) No
- b) No
- c) No
- d) No. by adding sidewalks int will improve it.
- e) No. will be improved with sidewalks, crosswalk and stop signs.

**14. Impacts on Energy - No  Yes**

- a) No
- b) No
- c) No
- d) No.

**15. Impacts on Noise, Odor, and Light -  No  Yes**

- a) No
- b) No
- c) No
- d) No, lighting plan submitted
- e) No, night sky compliant lighting proposed. Small impact to prior use.
- f) No

**16. Impacts on Human Health -  No  Yes**

**17. Consistency with Community Plans -  No  Yes**

- a) No
- b) No
- c) No
- d) No
- e) No
- f) No
- g) No
- h) None

**18 Consistency with Community Character -  No  Yes**

- a) No
- b) No
- c) No
- d) No
- e) No
- f) No

The board performed a final review of part 2 of the EAF and did not determine any changes from the draft review of part 2. Counsel Molnar stated that part 3 provides the reasons and support for the determination of significance and recommended that the board check box A that there will no significant adverse environmental impacts and that a negative declaration could be issued.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Hamlin, the Board reviewed this application as an Unlisted Action, and after review of the SEQR long environmental assessment form, determined that the proposed action will not result in any significant adverse environmental impacts.

**RECORD OF VOTE**

Chair	Donald Kasper	Present	[Yes]
Vice Chair	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

Member Marshall inquired about a planting plan and Mr. Eggleston commented that they have not prepared a detail plan yet. They have shown that they will be using street trees and native species. Member Winkelman asked about the future management of the facility and Mr. Eggleston stated that his understanding is that it would be part of the boutique hotel/property collection they have.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Winkelman to schedule a public hearing on *Tuesday, March 15, 2022 at 6:30 pm*. The Board having been polled resulted in the unanimous affirmation of said motion.

**Discussion**

Member Marshall commented that a recent hamlet committee meeting was conducted, and Member Hamlin said that it is going well but that it is a long project that has had a slow start.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Hamlin to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:07 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Clerk

Additional Meeting Attendees:

Mike Lasell

Robert Eggleston

Sherill Ketchum

Kim Benda

Tom Hernandez