

**TOWN OF SKANEATELES
PLANNING BOARD
MEETING MINUTES
March 15, 2022**

Donald Kasper
Douglas Hamlin
Scott Winkelman -absent
Jill Marshall
Jon 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 6:30 p.m. The meeting minutes of February 15, 2022 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Marshall and seconded by Chair Kasper to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

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

The meeting minutes of February 28, 2022 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Hamlin and seconded by Member Marshall to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

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

Public Hearing- Major Special Permit

Applicant	Norman Swanson	Property:
	813 West Genesee Street, LLC	813 W Genesee St
	505 E Lafayette St	Skaneateles, NY 13152
	Syracuse, NY 13202	Tax Parcel #047.-01-46.1

Present: Norman Swanson, Applicant; Tom Fernandez, Woodbine Group; Robert Eggleston, Eggleston & Krenzer Architects; Mike Lasell, MBL Consulting

The Cedar House and Hilltop Restaurant property will be redeveloped, keeping the cement domed-roof over the cedar house. The Hilltop portion of the building will be removed and will be replaced with a two story building that will be on the southern and western side of the existing cement dome building. There will be 26 hotel rooms with the rooms moderately priced for the businessperson or family coming in for a hockey event. There will be a 100 seat restaurant that is smaller than the prior restaurant. Four of the bowling alleys will remain and the remaining 4,400 square feet will be converted to a recreation/games room. All the uses will be interconnected.

There are two main entrances with the restaurant entrance on the east side of the structure, the hotel entrance on the south side of the buildings, and then there will be a common entrance on the west side with an elevator. There will be exterior access to the first floor rooms with elevator access to the rooms on the second floor. There are proposed 83 parking spaces which will provide 85% of the peak demand for the uses. There will be an overlap of uses with the restaurant use being in the morning, noon, and the evening; the games area will be more in the evening and weekends; and the hotel use more of the nighttime period.

Impermeable surface coverage will remain close to the same coverage. The stormwater will flow to the storm sewers to back on to the town property drainage system. The stormwater will be collected then it will be directed to a bioswale where the water will be filtered, released slowly to the existing stormwater system.

The property and buildings will have night sky compliant lighting as shown in the lighting plans and detail provided to the town. There will be ancillary sidewalks on the property in addition to the western gateway sidewalk that had been established a few years ago. There will be a walkway off the existing Route 20 sidewalk to the front entrance of the hotel. There will be brick sidewalks along the edge of the parking lots providing safer egress. There is a service entrance off the northwest corner of the property for separate access for deliveries and trash pickup away from the hotel and restaurant traffic. There will also be employee parking located on the north side of the building. The entrance off Transportation Drive will be narrowed to 24 feet in width to provide a more controlled access to the hotel and restaurant. There will be a fire hydrant at Transportation Drive and Route 20 in addition to the existing fire hydrant located to the north of this property along Transportation Drive.

Water pressure in the area does not meet the requirements of OCDOH, and the applicant is proposing augmentation to achieve the required fire flow and water pressure. This will be accomplished with storage tanks in the basement area both for fire flow and for water pressure so that it does not tax the existing water system. Variances have been received for the total lot coverage and for the employee parking located 5.1 feet to the north property line. SEQR has been completed by the Planning Board with a negative declaration made.

Chair Kasper commented that new elevation drawings have recently been submitted to the board. Mr. Eggleston said that the design have gone from a literal historic replication of the downtown area to more of a natural materials building façade. The current design is using traditional materials in a transitional design with a mix of materials. The façade is broken up with the various materials and this is in keeping with the recommendations of the zoning code. The corner of the hotel portion will be a stone façade on the left side with brick and windows panels between it; the second floor will have a series of windows with panels with masonry ash wood stone panel with relief so that it is not flat. Mr. Fernandez commented that although the first design looked good on paper, it became challenging to move in and out of the building and considering the option of a similar finish would make it institutional in look. The most recent design provides more depth so that it does not read flat across the length of the building. Member Holbein inquired about the white area on the designs, and Mr. Eggleston explained that it is showing the barreled roof that would only be seen from the hill coming down into the area from the east. It would not be exposed at street-level views. Mr. Brodsky asked what colors will be used on the exterior of the building and Mr. Fernandez stated that

they will be natural colors; their inspiration was from the Packwood and Talbot buildings and their brick will be more washed than the red brick used on those buildings. The intent is to keep the colors natural towards greys, slate, something in between browns and greys but natural and muted. The second floor panels will be a natural stone with panel stone. Chair Kasper inquired on the canopy flat roof on the entrance and suggested that canopy roofs should be located over the hotel room entrances on the first floor.

Chair Kasper inquired if the pedestrian cross traffic on Transportation was review by C&S Engineering. Mr. Camp said they had reviewed the plan and said that the engineer, Kelsey Wessel, commented that it is not typical to have a crosswalk so close to the crosswalk along Route 20; however given that there would be a stop sign there it would be reasonable to put the crosswalk there. Mr. Camp said that it seems logical to put one there if it landed on the other side of Transportation Drive in the parking lot next to the grass area. Chair Kasper suggested that crosswalk signs like the state has and markings in the road would be warranted.

Chair Kasper inquired if there was written correspondence from NYSDOT regarding the parking in the right of way. Mr. Lasell stated that NYSDOT is okay with the entrance onto the property from Rouse 20, and that they will obtain a use occupancy permit (UNO) for the use of the parking in the right of way. They also had to demonstrate how the parking would be modified to be completely out of the right of way if Route 20 would need to be widened. Chair Kasper requested a copy of the correspondence to be submitted to the town.

Member Marshall inquired if the green areas on the plan would be lawn that would need to be mowed and Mr. Eggleston responded that it would be lawn and landscaping. He continued saying that the planting plan is still in development and provided clarification that the bioswale will be with water only intermittently after large storms. Mr. Brodsky suggested that the bioswale be labeled as an intermittent storage facility. Member Marshall asked about steps to the property to the east that adjoin the neighboring property and Mr. Eggleston explained that there are existing steps on the neighboring property.

WHEREFORE a motion was made by Member Hamlin and seconded by Member Marshall to open the Public Hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time Chair Kasper asked if there was anyone in favor of the project. Mike Balestra, 10 E. Elizabeth Street, said that he lives in Skaneateles and loves living here although there are parts of the western and eastern gateways that needs attention. He is in support of the project as it will be a dramatic improvement over the current structure. He has a fondness for the current structure, but it is not the best visual as you drive into Skaneateles from the west. It would be nice to have another place for the family to gather or to have a meal. Lodging at certain times of the year is needed in Skaneateles and it would be great to have it available for hockey tournaments, etcetera. Visitors would help assist this owner and other businesses in the town and village. He hopes that the board grants the approval for the project. Chairman Kasper 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. Mr. Eggleston stated that there have been letters of support submitted to the town for this project.

Chair Kasper recommended that the board leave the public hearing open to allow more time for comment, the board time to review the materials, and for counsel to prepare a draft resolution.

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

Continued Review – Site Plan Review

Applicant: Habermaass/Haba USA
4407 Jordan Rd
Skaneateles, NY 13152
Tax Parcel #029.-01-09.0

Present: Bryon McKee, Haba Toys; Mike Palmieri, Architect; Tim Buell, Engineer;

A revised site plan has been submitted to the town with additional architectural drawings explaining the project in terms of the warehouse and additional office space. The warehouse addition will be 20,448 square feet that will be mostly for storage in the main building; they will add another 1,440 square feet of space for the second floor only for a communal area for the offices. The height of the building will be 26 feet at the peak. A dock area will be added on the west side of the building. There is a small retail area on the first floor that is 1550 square feet on the east side of the building, with 3-4 customer visits a day. There will be additional bathroom facilities in the warehouse with the existing septic located on the east side.

The stormwater will be collected in the gutters and directed to a basin on the north side of the building. The water will be captured from the building addition and sent to the drainage basin. As there was no additional parking proposed, there was no additional drainage proposed for the parking lot. The downspouts from the gutters will tie into an underground pipe that runs under the exiting driveway and discharge into the drainage basin.

Mr. Camp said that the grading plan indicates that there will be a foundation and Mr. Palmieri stated that it will be slab on grade construction with a vertical wall at the end of the building near the parking where the grade changes. Mr. Camp surmised that there will not be much grading with the project.

There will be some trees that will be removed for the addition. There are seven parking spaces in front of the building and eight across the building. Member Marshall inquired about the trees along the edge where the new building is going, and Mr. Palmieri stated that the driveway will not change in that area. There was some confusion regarding where the edge of the parking area is as the photo underlayment is also reflecting the shadow of the trees. Chair Kasper requested that the drawings be submitted without the photo underlayment so that they will be clearer to read.

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; **WHEREFORE**, a motion was made by Member Marshall and seconded by Member Hamlin to classify the action and an Unlisted Action. The Board having been polled resulted in the affirmance of said motion.

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? small	X	
11. Will the proposed action create a hazard to environmental or human health?	X	

WHEREFORE, a motion was made by Member Marshall and seconded by Member Hamlin 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.

WHEREAS, the Planning Board finds that such Amendment Application is consistent with the terms of any prior approval and does not represent a substantial change from the approved special permit/site plan, and therefore proceeded to decide on the Amendment Application without a hearing; and

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Douglas Hamlin and seconded by Chair Donald Kasper, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the Amendment Application with the following conditions:

1. That the Site Plan ST-1 through ST-03 dated March 8, 2022, and Narrative with Construction Sequence dated March 4, 2022 prepared by Michael Palmieri, Licensed Architect be updated to reflect the site plan without the photo underlayment and submitted to the Chair for approval, and then followed in all respects, and
2. That the Applicant shall obtain all necessary permits and approvals from the OCDOH, OCDOT, and any agency or authority having jurisdiction over the Property or the Application; and
3. Except as modified hereby, the conditions set forth in the Prior Approvals remain in full force and effect: and
4. 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	Donald Kasper	Present	[Yes]
Vice Chair	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Absent	
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

Continued Review – Site Plan Review

Applicant: James & Michelle Hunt
947 Mottville Rd
Skaneateles, NY 13152
Tax Parcel #024.-03-01.0

Present: Jamie Hunt, Applicant; Robert Eggleston, Eggleston & Krenzer Architects;

Proposed is a two family house on the property that is in the hamlet where a half-acre is required for each dwelling unit, with the property consisting of over six acres. All setbacks will be conforming, and the septic system is under review. From the site visits there was a question of where the roof leaders lead to, and the roof leader is piped to the south lawn beyond the septic system.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Hamlin, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(9) and not subject by SEQR for further review. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Chair Donald Kasper and seconded by Member Douglas Hamlin, and after an affirmative vote of a majority of Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application for a minor site plan review, with the following conditions:

1. That Special Permit shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.
2. That the Site Plan 1 of 1, elevation and floorplans 1 of 3 through 3 of 3 dated January 31, 2022, and Narrative with construction sequence dated January 2 2022 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
4. That the Applicant shall obtain all necessary permits and approvals from the OCDOH and any agency or authority having jurisdiction over the Property or the Application; and
5. That an as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of all phases of the completed project within (60) days of completion of the project.

RECORD OF VOTE

Chair	Donald Kasper	Present	[Yes]
Vice Chair	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Absent	

Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

Continued Review – Site Plan Review

Applicant: Peter & Renee Teller
 1818 West Lake Rd
 Skaneateles, NY 13152
Tax Parcel#062.-01-08.1

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The proposal is for a roof over the existing deck on the shoreline structure. There will be no land disturbance near the lake as the 160 square feet of tarvia being removed is located near the office building that is more than 200 feet from the lake and near West Lake Road.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Hamlin, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(9) and not subject by SEQR for further review. The Board having been polled resulted in the affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Douglas Hamlin and seconded by Member Jonathan Holbein, and after an affirmative vote of a majority of Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application for minor site plan review, with the following conditions:

1. That Special Permit shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.
2. That the Site Plan 1 of 2 through 2 of 2 dated January 28, 2022, and Narrative dated January 28, 2022 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
4. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
5. That an as-built survey including impermeable surface and lot coverage calculations be submitted to the Codes Enforcement Officer with verification of conformance of all phases of the completed project within (60) days of completion of the project.

RECORD OF VOTE

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

Sketch Plan – Site Plan Review

Applicant: Nicholas & Hilary Reeves
 4388 State Street Rd
 Skaneateles, NY 13152
Tax Parcel#022.-02-28.3

Present: Nicholas Reeves, Applicant; Bob Scepaniak, ETM Solar;

Mr. Scepaniak stated that they are proposing a 24.96 kW solar array located 30 feet to the south side property line and 135 feet to the east side and hundreds of feet from the other property lines. There will be two side by side arrays that measure 44.5 feet by 13.5 feet deep each. The maximum height will be 12.5 feet with grass underneath. Chair Kasper commented that the board will need the dimensions of how high they will be above the ground. He continued saying that the plan should be shown on a survey rather than an overlay over a picture. Mr. Reeves stated that he has a survey that he could drop off at town hall. Chair Kasper reiterated that the site plan should be shown on a copy of a current survey showing the 30 foot setback to the side property line and the other setbacks. Mr. Reeves responded asking why it must be 30 feet as there is a lot of land. Chair Kasper commented that it is a required of the code and Mr. Camp explained that it is written in the zoning code and Mr. Brodsky stated that the zoning code for solar arrays is in §148-5-8. Chair Kasper said that the board wants to make sure that the location complies with the zoning code, just like you would want your neighbors to do the same. Mr. Reeves said that he has no neighbors and there are several hedgerows between the properties. Mr. Brodsky inquired if there are gaps between the solar panels where rainwater can run through, and Mr. Scepaniak said that the panels do have tiny spaces where water can run through. Mr. Brodsky summarized that the panels are a solid mass without gaps. Chair Kasper said the board will be conducting a site visit on March 27, 2022 beginning at noon.

Sketch Plan – Special Permit Amendment/Site Plan Review

Applicant: Kelly Scalzo
7108 Thorn Tree Trail Property: 2803 East Lake Rd
Fayetteville, NY 13066 **Tax Parcel #038.-01-18.0**

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The applicant is continuing with improvements to the property and this application is for replacement of the existing seawall with steel driven piles/channels. They will be going down 2-3 feet, and they will be removing a portion of the concrete footing that was part of the existing seawall. An additional part of the proposal is the replacement of the existing garage in a location closer to the existing dwelling that will conform to the required setbacks except for the side yard setback of ten feet, which the applicant has a variance request in to the ZBA. Impermeable surface coverage of 20.8% previously approved will be maintained.

Additionally, a prior approved bioswale was to be located on the north side of the dwelling and it will be moved to the south side of the dwelling to accommodate the new location for the garage. On the north side there will be permeable steps and a walkway to the dwelling. A second bioswale will be located on the northwest side of the dwelling to capture runoff from the dwelling.

The docks shown in the photograph are seasonal docks that the applicant would maintain. There will be no change in grade with the seawall. A site visit will be conducted on March 27, 2022.

Sketch Plan – Special Permit/Site Plan Review

Applicant: Anne Scholl
4896 Coventry Road Property: 2713 East Lake Rd
Syracuse, NY 13215 **Tax Parcel #038.-01-36.0**

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The existing timber seawall is failing and proposed is the replacement of the wall in kind. The dock beyond it is below flood level, and the grade will be raised to meet the flood level of 867 feet in elevation, and there will be some replacement of the deck boards. There is a set of stairs to the south that will be replaced with permeable stairs, and the second set of stairs on the northside that will be permanently removed. Shoreline structures will be reduced from 495 square feet to 444 square feet, with impermeable surface coverage and total lot coverage being reduced to 14.6% and 20.6% respectively.

The method to construct the wall will utilize 18x31 steel posts driven into the ground with the 6x6 timbers between with a flange holding them into place. Any disturbed vegetative buffer will be replaced. Chair Kasper inquired if the deck shown on the site plan is considered a dock. Mr. Eggleston said that it is on land and that is why he called it a deck. The property line is considered to the edges of the deck as there is ground underneath and grass. Chair Kasper commented that it is a manufactured structure. Mr. Eggleston said that the high water mark runs along the seawall and around the deck. Member Marshall inquired if the area is filled in with soil and Mr. Eggleston said that it is filled in with earthen material and rock. Chair Kasper inquired if the deed reflects that, and Mr. Eggleston said that the surveyor reflected it as part of the property. Member Marshall said that it may have been a crib that was filled in and that does not necessarily mean that it is land. Counsel Molnar said that the fact that it has been in existence for over 60 years does come into play and recommended that there should be a no objections letter obtained from OGS. Chair Kasper commented that it should be considered a dock and Mr. Eggleston said that the only zoning impact would be for lot size and shoreline width, which are both nonconforming regardless. A copy of the deed will be provided to the board. A site visit will be conducted on March 27, 2022.

Chair Kasper asked if the retaining wall be at a different height than the existing wall. Mr. Eggleston said that the replacement wall will be at the same height; however, it will be raised behind the existing deck

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Marshall to schedule a public hearing on *Tuesday, January 18, 2022 at 6:40 pm*. The Board having been polled resulted in the unanimous affirmation of said motion.

The work will be done from the water by Trident and the deck face has boards that allow water to run through the boards. Chair Kasper stated that the survey reflects that the property line does go out into the water and Member Marshall inquired how it interacts with the neighboring property. Mr. Eggleston said that the neighbors have 12 feet of solid area. Mr. Brodsky inquired when the retaining wall was installed, and Mr. Eggleston said that the wall was in 2005 and that the deck was constructed in the 1970s. Chair Kasper commented that the survey indicates pipe in the water and wondered if the land had eroded due to the flood level.

Sketch Plan – Special Permit-Site Plan Review

Applicant: Christopher Feeney
Jennifer Buchanan
2707 East Lake Rd
Skaneateles, NY 13152
Tax Parcel#037.-01-01.0

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The applicants have a 12 foot wide and deck with an additional 2 feet of dock that runs 88 feet across the 90 feet of lake frontage. Proposed is a permanent dock on steel piles that goes out 50 feet into the lake for a total of 400 square feet of dock. As the existing shoreline structures at 1382 square feet is already nonconforming, they will remove the first 15 feet on each side of the deck/dock structure back to

landscaped areas. They will also raise it up about a foot by adding timbers to the seawall so that it is above flood level. The shoreline structures will remain the same. Total lot coverage will be improved from 36.4% to 34.1% of total lot area.

The deck area is crib with rock and earth underneath. The new dock will be constructed with steel and allow water to readily allow water to flow. A site visit will be conducted on March 27, 2022.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Hamlin to schedule a public hearing on **Tuesday, April 19,, 2022 at 6:40 pm**. The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan – Lot Line Adjustment

Applicant: George & Helen Dursch
William Upfold
Properties: 1624/1622 Coon Hill Rd
Skaneateles, NY 13152
Tax Parcels #035.-04-11.0 & 035.-04-10.0

Present: Robert Eggleston, Eggleston & Krenzer Architects;

Mr. Upfold owns the smaller property of the two properties shown, started to build a structure, and then realized he needed a building permit. During the process he discovered that he did not have sufficient acreage to offset the increase in impervious coverage and approached his neighbor for additional land. Proposed is a lot line adjustment between the two properties where the Uphold property will reduce the impermeable surface coverage from 20.5% to 9.7%. Mr. Dursch will release 38,436SF of land located in the rear of Mr. Uphold's property to bring the coverage into conformance. This will also provide a conforming 50 foot rear yard setback to the pole barn under construction. The additional land is notched in the southwestern corner to provide adequate setback for the shed that is located on the Dursch property. There is a ravine further south on the Dursch property and the land between the ravine and the Uphold property is forested. The structure under construction is beyond 200 feet from the watercourse. A site visit will be conducted on March 27, 2022.

Sketch Plan – Site Plan Review

Applicant: Sean Callahan
4742 Amerman Rd
Skaneateles, NY 13152
Tax Parcel#062.-01-38.2

Present: Robert Eggleston, Eggleston & Krenzer Architects; Phil Ricklef, Contractor;

A 3-lot subdivision was done some time ago and the lots were in two different counties. The applicant owns one of the lots with an existing dwelling, and this lot is the lakefront lot, which is flat to a vertical cliff at the lake line. The existing steps to the lake are failing and precarious and will be replaced with a bridge to a stair tower to a 16x30 dock in the lake. The dock will house the boat hoist and temporary dock in winter as there is no other area to store due to the vertical cliff.

The existing stairs stop midway, and the owner ties an extension ladder to reach the lake. The proposal will provide safer access to the lake. Mr. Brodsky inquired on the height of the lake line to the top of the cliff and Mr. Eggleston said that it is about 20 feet above the water where the bridge would be located. Mr. Brodsky inquired about the depth of the lake at that location and Member Hamlin commented that the water

drops off quickly in the area. Chair Kasper asked how much lake frontage is there on this lot and Mr. Eggleston replied 344 feet. The amount of shoreline structures does include the stair tower but not the temporary docks in the calculation. Mr. Callahan said that they may not need any temporary dock and are going to see if they need it. Mr. Ricklef stated that due to the circumstances of the lot and no place to store a lift, the NYSDEC understands that the dock must be wider to support the storage. The NYSDEC should be sending their letter of approval shortly.

Mr. Eggleston suggested that as the town is updating the shoreline structures portion of the zoning code, consideration should be given to allow a shed for storage of boating equipment. A site visit will be conducted on March 27, 2022.

WHEREFORE, a motion was made by Member Marshall and seconded by Chair Kasper to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:53 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston	Mark Tucker	Phil Ricklef
Norm Swanson	Mike Lasell	Mike Palmieri
Thomas Fernandez	Nicolas Reeves	Jamie Hunt
Bryon	Mike Balestra	Mike Drake
Brendan Ferratti	Tim Buhl	315-224-4168
Sean Callahan	Bell	Kathleen Zappatta
Bob Scepaniak		