

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
March 19, 2019**

Joseph Southern
Donald Kasper
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 February 19, 2019 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Kasper to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion. Member Marshall abstained from the vote as she was not present at the previous meeting.

RECORD OF VOTE

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

Public Hearing- Special Permit

Applicant: Mandana Barn
Heather Carroll
1274 Lacy Rd
Skaneateles, NY
Tax Map #061.-01-04.0

Present: Tim & Heather Carroll, Owners

The applicant is requesting a special permit to continue the use of the event center for gatherings including weddings. At the last meeting, the board had requested a parking plan, and the parking plan submitted reflects an excess capacity of 18% based on the largest event that would be held, an event that was based on 200 guests and a staff of 25 people. Mr. Greenfield, who provides the parking area on his property, submitted a letter of support. They have owned the property since 2001 with the first wedding held in 2010. In addition to weddings, they have held graduation parties and memorial services. There are no physical changes proposed for the property and it is a seasonal use from Memorial Day to Columbus Day.

WHEREAS, a motion was made by Member Winkelman and seconded by Member Marshall the Planning declared this application a Type II action pursuant to 6 NYCRR617.5(c)(10) 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. David Cutten, stated that he had no objections to the proposal. Bob Eggleston, appreciated that the applicant has obtained the appropriate approvals. He continued saying that there should also be appropriate code review for life safety by the Codes Enforcement Officer. He commented that the continued use of the traditional agrarian barns is to be commended. 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 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.

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Marshall to adopt the findings. The Board having been polled resulted in the unanimous affirmation of said motion.

Mr. Brodsky commented that better documentation is needed for the application; however as it is a seasonal use the board may want to accept the documentation as submitted.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Donald Kasper 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 and Site Plan Approval Application, with the following conditions:

1. That the Findings are incorporated in this decision, as if set forth at length.
2. That the Special Permit Approval stated herein 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; and
3. That the survey/site plan dated August 23, 2018, prepared by Paul Olszewski P.L.S., Aerial Parking Plan dated March 2019 prepared by GTS Consulting Floor Plans 1 of 2

through 2 of 2, and Narrative dated March 19, 2019, prepared by Heather & Timothy Carroll 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, Event Center or Application, and

5. That the Code Enforcement Officer will have access to the Event Center for all applicable inspections required; and

6. That the Event Center is used for seasonal use only; and

7. That adequate staffing is provided to assist Event Center attendees safe access to and from the offsite parking to the Event Center; and

8. That the Applicant shall not have any more than ninety (99) people gathered at any one time in the Barn located on the Property, and utilize tents for any event exceeding the Barn capacity; and

9. That there shall be no on-site food preparation at the Premises for events except that warming or assembling of cooked food brought onto the Premises shall not be considered preparation; and

10. That no event shall operate past 11:00 pm Fridays and Saturdays, or past 9:00 pm other days. Cessation of music shall occur one hour prior to conclusion of the event, and

11. That any proposed signage for the event center complies with Town zoning codes.

RECORD OF VOTE

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

Public Hearing-2 lot Subdivision

Applicant: Gregory & Amanda Steencken
3943 Highland Ave
Skaneateles, NY
Tax Map #044.-02-05.0

Present: Amanda Steencken, Applicant

The applicant submitted an updated two-lot subdivision plan with lot 1 that includes the barn at 2.2 acres, and lot 2 including the dwelling at 2.01 acres. Both structures have existing separate septic systems and town water supply. The plat plan was revised so that the two acres is being measured from the road right of way rather than the road centerline. Lot 2 has a modified shaped to achieve two acres. Setbacks to the proposed property lines are be shown as well as lot coverage calculations for both of the lots. The Skaneateles Rod & Gun club is located behind the property. The existing barn has an open building permit that will need to be finalized.

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	

WHEREAS, a motion was made by Member Winkelman and seconded by Member Kasper the Planning 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 affirmance of said motion.

At this time, Chairman Southern opened the Public Hearing and asked if there was anyone 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 Winkelman and seconded by Member Marshall to close the public hearing. The Board having been polled resulted in the unanimous affirmation of said motion.

Mr. Brodsky commented that the use of the barn has not yet been determined, and it could affect whether the applicant would require a special permit.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Donald Kasper, duly seconded by Member Scott Winkelman, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Subdivision, with the following conditions:

1. The Final Plan subdivision of the Steencken Subdivision, dated February 28, 2019 prepared by D.W. Hannig. Land Surveying, PC be submitted for the Planning Board Chairman's review and signature within 180 days from the signing of this resolution; and
2. That the Applicant obtain a final Certificate of Occupancy for the barn located on the property prior to filing the Subdivision plat plan in the County Clerk's Office; and

3. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or Application; and
4. The Subdivision Map and deed transferring the property must be filed in the Onondaga County Clerk's Office within sixty-two (62) days of the signing of said Map, or the Subdivision approval shall be null and void. Proof of said filing shall be immediately forwarded to the Secretary of the Planning Board upon receipt by the Applicant and/or Applicant's representative.

RECORD OF VOTE

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

Public Hearing-Special Permit/Site Plan Review

Applicant:	Mark Heffernan	Property: 1646 Amerman Rd
	108 Longbranch Circle	Skaneateles, New York
	Liverpool, NY 13090	Tax parcel:062.-01-36.1

Present: Mark Heffernan, Applicant; Robert Eggleston, Architect;

The submitted site plan reflects the proposed small-scale stormwater management guidelines in the area of the lot where it is at 3-4% slopes and the flattest are on the lot. It would provide the proper location to provide erosion and stormwater control before the stormwater reaches the cliff. The driveway is designed to accommodate a fire truck and includes a turnaround. The septic system has been approved by the OCDOH.

Member Kasper commented that the letter submitted by Ms. O'Brien had concerns regarding the proposal. Her property is located to the north of the applicants. When there is a property that does not have a stormwater control plan, the stormwater can come straight downhill down the road and cause the cliff to topple. Mr. Eggleston said that this lot would have a stormwater control plan to prevent this occurrence. Member Kasper commented that she also was concerned that the private road was going to be utilized by the applicant. Mr. Eggleston stated that the access to the property would be off the existing driveway that leads to the property to the south. The trees will be opened up in front of the house to provide views through the trees but will not be doing any clear cutting of the trees.

WHEREAS, a motion was made by Chairman Southern and seconded by Member Kasper 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. 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 Winkelman and seconded by Member Marshall 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 Member Scott Winkelman and seconded by Member Donald Kasper, 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 comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. The Site Plan 1 of 2 through 2 of 2 dated January 31, 2019, Elevations and Floor Plans 1 of 5 through 5 of 5 dated January 31, 2019, and Narrative dated January 31, 2019 prepared by Robert O. Eggleston, Licensed Architect, be strictly followed; and
3. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250 for engineering review of the small scale stormwater system; and
4. That the Applicant shall obtain all necessary permits and approvals from NYSDEC, OCDOH and any agency or authority having jurisdiction over the Property or the Application; and
5. That the applicant selectively prunes trees close to the lake to minimize clearing of vegetation at the edge of the bank.

RECORD OF VOTE

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

Decision-Special Permit/Site Plan Review

Applicant: Eileen Murphy
 3259 East Lake Rd
 Skaneateles, NY
Tax Map #040.-01-03.0

Present: Joanne Gagliano, Joe Falco, EDR

Submitted was an updated site plan dated March 8, 2019, reflecting the turnoff space along the driveway to support a fire truck passing another vehicle. The revised site plans reflects the removal of the tennis court and the placement of the proposed dwelling, meeting all zoning setbacks. Detail drawings of the boulder wall were provided to John Camp. The shared driveway between the properties to the south would have a grass strip down the center. Impermeable surface coverage will be reduced from 25% to 13.0%, and open space will be increased from 73.2% to 87.0%. The proposed septic system has been approved by OCDOH. There will be two stormwater drainage ponds one by the shoreline that the one the west side of the dwelling. When the site work is being performed, they commonly start at the lake and work outward.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Donald Kasper 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 comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. The Site Plan SPR-101 through SPR-103 dated March 8, 2019, prepared by Environmental Design & Research, D.P.C., Licensed Architects, be strictly followed; and
3. That a revised Narrative with construction sequence be provided to the Town; and
4. That \$20,355.75 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
5. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250 for engineering review of the small scale stormwater system; and
6. That the Applicant shall obtain all necessary permits and approvals from NYSDEC, OCDOH and any agency or authority having jurisdiction over the Property or the Application; and
7. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance, be fulfilled.

RECORD OF VOTE

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

Decision- Special Permit

Applicant: John Swygert
 104 Airline Lane
 Hummelstown, PA 17036

Property: 3101 East Lake Road
 Skaneateles, New York
 Tax parcel: 039.-01-01.0

Present: Robert Eggleston, Architect; JoAnne Gagliano, EDR

A revised site plan dated March 6, 2019 was submitted reflected the proposal changes to the shoreline and includes the revised dock shown up to the mean high water mark. Member Kasper commented that at the public hearing a comment was made that when seawalls are created, stormwater is redirected to the neighbor's properties causing erosion. The proposed retaining wall will have stone that is staggered back and will not be along the shoreline. It is a foot above the mean high water line as requested by the NYSDEC. The retaining wall will connect to the tall bank to the south and to the north is a culvert where they will be adding stone. There is an existing partial seawall and the timber seawall will be removed on

the south half of the property. The bio-swale is in place and it was placed early in the construction to assist with the storm drainage.

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 Special Permit/Site Plan Approval 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; and
2. The Site Plan 1 of 1 dated March 6, 2019, and revised Narrative dated February 8, 2019 prepared by Robert O. Eggleston, Licensed Architect, be strictly followed; and
3. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250 for engineering review of the shoreline improvements; and
4. That the Applicant shall obtain all necessary permits and approvals from NYSDEC, OCDOH and any agency or authority having jurisdiction over the Property or the Application.

RECORD OF VOTE

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

Continued Review –Site Plan Review

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	

Present: JoAnne Gagliano, Emily Garavuso, EDR

The proposal is for the re-design of the existing driveways so that the driveway on the southerly parcel will be extended across the front of the house and connects with the driveway on the northerly parcel, and then connect to the internal road that is part of the Colony. A copy of the Colony covenants was submitted to the town that reflects that all residents in the Colony enjoy use of all of the driveway and parking areas in the Colony.

WHEREAS, a motion was made by Member Winkelman and seconded by Chairman Southern 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.

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 comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. The Site Plan SPR-101 through SPR-104 dated February 1, 2019, and Narrative dated February 7, 2019 prepared by Environmental Design & Research, D.P.C., Licensed Architects, be strictly followed; and
3. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250 for engineering review of the small scale stormwater system; and
4. That the Applicant shall obtain all necessary permits and approvals from NYSDEC, OCDOH and any agency or authority having jurisdiction over the Property or the Application.

RECORD OF VOTE

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

Continued Review

Applicant: Tim Green/owner Loveless Farm Development 1194 Greenfield Lane Skaneateles, New York 13152	Property: 2783 West Lake Rd West side 051.-02-18.1 Vacant land: East side 053.-01-39.1
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Present: Jeff Davis, Legal Representative; Julian Clark, P.E., Plumley Engineering

Mr. Davis stated that all areas outside of the building envelopes for the four lots are included in the conservation area, in addition to the areas outside of the building envelopes for the barns on the conservation lot. The stormwater managements system for the subdivision is not included in the conservation area, but should be part of the driveway easement agreement. The conservation easement agreement and driveway agreement have been reviewed by Mr. Molnar and the Town Board.

The driveway entrance was widened to accommodate fire trucks and any large vehicles that may be entering a large animal veterinary business should one be established in the existing barns. If a veterinary business were established at a later date, then it would be required to meet zoning that is in place at that time. Mr. Brodsky inquired where the parking area might be of the potential veterinarian business. Mr. Davis stated that the parking area would be part of an application to the Planning Board for the new use if there were a new use developed with the barns. Lot 5, the conservation lot with the agricultural barns is and will be owned by Loveless farms.

The site plan reflects the light green areas indicating grass, the medium green areas as forests, and the dark green areas as wetlands. The blue section reflects the stormwater management system. Mr. Brodsky recommended that it be labeled appropriately.

Counsel Molnar reviewed the draft resolution with the board. It was determined that as there is a subdivision stormwater management plan, well defined building envelopes, and that the lots are beyond

1000 feet from the lake, site plan approval would not be required for each of the lots. Counsel Molnar commented that the conservation easement is written that reflects a benefit to the town without obligations. The driveway agreement will be modified to reflect the inclusion of the stormwater maintenance agreement.

There is an outstanding invoice for engineering services rendered that will required additional funds from the applicant to process.

WHEREFORE a motion was made by Chairman Southern and seconded by Member Kasper that the applicant increases the escrow account in the amount of \$2,250. The Board having been polled resulted in the unanimous affirmance of said motion.

**RESOLUTION OF THE TOWN OF SKANEATELES PLANNING BOARD,
FINAL PLAT APPROVING RESOLUTION**

Action Date: March 19, 2019

PLEASE TAKE NOTICE that the following Resolution was proposed and duly adopted at the March 19, 2019 Town of Skaneateles Planning Board (“Planning Board” or “Board”) Meeting:

WHEREAS, an application, as amended, was made by **Loveless Farm Development, LLC**, of P.O. Box 866, Skaneateles, NY 13152 (“Applicant”) for property located at **2783 West Lake Road** in the Town of Skaneateles, to subdivide a single 30+/- acre parcel into four residential subdivided lots with a single conservation lot to preserve agricultural structures and manage conservation value of the Property and/or wetland located thereon, in the RF Zone and Skaneateles Lake Watershed Overlay District (“Premises”, “Property” or “Project”), as set forth on a Preliminary Plat dated April 11, 2018 (“Preliminary Plat”), (collectively the “Application”); and

WHEREAS, the Application has been reviewed by the Planning Board to date as a Major Subdivision pursuant to §131-3(C), an Open Space Subdivision pursuant to §148-9(C), and a Conservation Density Subdivision pursuant to §131-6 of the Town of Skaneateles Town Code, and

WHEREAS, pursuant to and in accordance with the **New York State Environmental Quality Review Act**, 6 NYCRR 617 *et seq.* (“SEQR”), and Section 276 of the **Town Law of the State of New York**, a public hearing was held on February 13, 2018 concerning the Application and a review of SEQR by the Planning Board as lead agency, resulting in a Resolution of the Planning Board, SEQR Findings and Determination dated August 28, 2018 (Approving Resolution”), which approved the Preliminary Plat and determined that the Project, as modified and set forth in the Preliminary Plat, avoided, mitigated and/or minimized potential significant environmental impacts potentially applicable to the Property; and

WHEREAS, pursuant to and in accordance with Section 276 of the Town Law of the State of New York, and Chapter 148 of the Town of Skaneateles Code, and in accordance with the conditions of the Approving Resolution, the Applicant has submitted the following items to the Planning Board for consideration when approving the Final Plat, including:

1. Final Plan Loveless Farms Subdivision dated March 15, 2019, prepared by Paul James Olszewski, P.L.S. (“Final Plat” or “Subdivision Map”);

2. Community Open Space Plan prepared by Plumley Engineering, P.C. dated January 2019 (“Open Space Plan”);
3. Conservation Analysis, last updated January 11, 2019 by Plumley engineering, P.C. (“Conservation Analysis”);
4. Grant of Conservation Easement Loveless Farms Subdivision (“Conservation Easement”); and
5. Driveway Declaration and Agreement (“Driveway Agreement”); and

WHEREAS, upon review of the Subdivision Map, the Board concurs that it fulfills the Preliminary Plat approval condition by not materially deviating or altering the final design as depicted on the Preliminary Plat, constituting four residential subdivided lots with a single conservation lot to preserve agricultural structures and manage conservation value of the Property and/or wetland located upon the single parcel under consideration for subdivision; and

WHEREAS, upon review of the Conservation Analysis, the Board concurs that it provides an accurate and representative analysis that the Property includes limited areas of High Conservation Value (as defined therein), mainly in the vegetated forest area and the wetlands area, as depicted on the Subdivision Map and Open Space Plan, which will be adequately perpetually protected by imposition of the Conservation Easement; and

WHEREAS, pursuant to and in accordance with Chapter 148 of the Town of Skaneateles Code, Sections 276(d)(iii) and (iv) of the Town Law of the State of New York, and applicable SEQR regulations, the Planning Board hereby makes its decision on the Final Plat/Subdivision Map.

NOW, THEREFORE, upon a motion made by Member Scott Winkelman, seconded by Member Donald Kasper, and upon the affirmative vote of all Members present, as set forth in the Record of Vote referenced below, the Skaneateles Planning Board approves the Subdivision Map for the Loveless Farm Subdivision, subject to the following conditions:

1. The foregoing recitals are incorporated herein as if set forth at length;
2. That the Town Attorney and the Planning Board Attorney shall approve all language set forth in the Conservation Easement and Driveway Agreement, and that same be recorded by the Applicant in the Onondaga County Clerk’s Office contemporaneously with the filing of the Subdivision Map.
3. That one mylar and five copies of the Subdivision Map shall be submitted for signature within six months of the filing of this decision, and that Chairman is authorized to sign said Subdivision Map, subject to fulfillment of applicable conditions herein.
4. That consistent with the Conservation Analysis and the Conservation Easement, the Applicant shall preserve community open space, forest area and a small wetland, as depicted on the Subdivision Map and the Open Space Plan, which shall remain open space as required by Section 148-9 of the Skaneateles Town Code, and applicable sections thereof, without adjustment, modification or change, except upon the express written consent of the Town of Skaneateles Planning Board;
5. That the Subdivision Map be filed with the office of the Onondaga County Clerk within sixty days of the signing of the Subdivision Map and proof of said filing shall be submitted to the Planning Board;
6. That the Applicant shall obtain all necessary septic approvals from the Onondaga County Department of Health;
7. The Applicant shall obtain all necessary approvals from any other agency or authority having jurisdiction over the Property or Project, and build all required infrastructure including, but

- not limited to, drainage basins stormwater drainage facilities, the common driveway, and otherwise as set forth on the Subdivision Map;
8. That prior to the start of any construction, the Applicant shall submit, as necessary, any additional erosion and sediment control plans, grading plans, construction sequences, or any plans as may be required by the Planning Board, the Code Enforcement Office and/or the Town Engineer.
 9. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$2,250 for engineering and legal review.

RECORD OF VOTE

			Yes	No
Chair	Joseph Southern	Present	[X]	[]
Vice Chair	Donald Kasper	Present	[X]	[]
Member	Scott Winkelman	Present	[X]	[]
Member	Douglas Hamlin	Absent		
Member	Jill Marshall	Present	[X]	[]

Sketch Plan-Minor Site Plan Review

Applicant: David & Stacie Schnapp
 24 Elkland Road
 Melville, NY 11747

Property:
 4081 O’Neil Lane
 Skaneateles, NY 13152
Tax Map #027.-01-30.1

Present: Andrew Ramsgard, Architect; Adrienne Dunn, Architect

The applicant has a vacant nine-acre lot with access off O’Neil Lane. Proposed is a single-family dwelling, detached garage and driveway. The driveway will run along the shallow portion of the slope, cross the watercourse to the dwelling that is located in the southwest corner that affords the best views of the property. The 12% slopes and 30% slopes are marked in the revised site plan. There will be dry swales along the drive and the drive will be tipped towards the dry swales to flow through check dams and then to a vegetated buffer to capture any stormwater runoff.

An analysis was completed and an ASTM507 elliptical reinforced concrete culvert would be used to cross the watercourse. Member Winkelman commented that the NYSDEC tends to prefer open bottomed culverts. Mr. Ramsgard said that the stream is hard bottomed with exposed shale where it crests. Across the watercourse, it takes a bend and the plan is to straighten it out and do the excavation outside of the watercourse before re-directing it. The elliptical culvert is 25% more efficient than a traditional round culvert. When the driveway is in and the culvert is in, there will be no change to the water flow or sheet action of the drainage across the site. Upstream of the lot is Parker Lane which has a triple culvert that has a free area capacity of 8.05SF, then at position B there are two 24 inch diameter culverts and then down to an 18 inch capacity culvert at position C. The 18 inch culvert is for the east and west portion of the stream and the others are for the north and south portion of the stream. The elliptical culvert is 12.9-inch capacity, which will improve the flow as it is supersized.

When the subdivision was approved in 2018, it was approved with two septic system locations. There is one that is located in the 12% slope area that cannot be used. The second location is outside of the slope area that can work; however, there will be piping from the dwelling to the fields that will cross the watercourse. They will do perc tests near the dwelling to consider relocating the proposed septic system away from the watercourse. The culvert will be a rigid base culvert with insulation and concrete duct bank for 4-inch conduits allowing a 2-inch line for sanitary, and additional lines for electrical cable etc. Spare

conduits are also added for future needs. Then a subbase is placed on top with a binder and topping afterwards with the headwalls between limestone blocks. There will be curbs along the curve of the drive to keep motorists on the road.

Member Kasper expressed concerns with the stormwater from the roof flowing downward over the edge of the cliff, and the view of the dwelling from the trail. Mr. Ramsgard stated that the water from the hillside would flow northeast to the creek. Mr. Ramsgard continued saying that there are trees on the bank below the proposed dwelling that would shield any views of the dwelling from the trail. Member Kasper suggested that a bio swale be developed to capture the roof runoff. Mr. Ramsgard stated that it could be done with a linear approach to follow the contours and drain into the dry swale.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Marshall to schedule a site visit on *Saturday, April 6, 2019 beginning at 9 a.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan-Minor Partial Open Space Subdivision

Applicant: Glenn Beran
Susan Rosenberg
3678 Fisher Road
Skaneateles, NY 13152
Tax Map #032.-02-04.0

Present: Robert Eggleston, Architect;

The applicants are proposing a two-lot subdivision of a 12.2-acre lot, with the farmstead house and barn on a 2-acre lot separated from the farmland. The area is supported by public town water. The lot could be conventionally subdivided with six two-acre lots. The open space subdivision would allow four lots and place 60% of the property into conservation with the conservation land located at the back of the property next to active farmland. In the partial open space subdivision, the entire subdivision can have a maximum of 15% impermeable surface coverage average, with individual lots able to maintain a higher level of impermeable surface coverage. The applicants are proposing a partial open space subdivision to create the two acre lot with dwelling and barn, and the remaining lot of 10 acres would be vacant farm land with a conservation easement over 3.23 acres. The property line of the two-acre lot would follow along the row of existing trees on the north side.

The conservation analysis prepared shows that the farmland is high conservation value, medium conservation value for the land between the dwellings located to the north along Highland Avenue and the farmstead to the south, and low conservation value on the developed farmstead lot. Lot 2 will have a 3.23-acre conservation easement on the 10.2-acre vacant lot.

Mr. Eggleston stated that the applicant would prefer to do a partial open space subdivision at this time as the two projects outstanding in the area are due to water issues. Mr. Camp stated that the reason the two projects in the area cannot move forward is because they need health department approval relative to water. The water line addition might not be delayed awaiting the Village water line improvements for this project, although the OCDOH would not approve new septic proposals until the improvements have been completed.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Marshall to schedule a *site visit* on *Saturday, April 6, 2019 beginning at 9 a.m.* and a *public hearing*

scheduled for *Tuesday, April 16, 2019 at 6:30 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan-Minor Site Plan Review

Applicant: Kyle Albright
3140 West Lake Road
Skaneateles, NY 13152
Tax Map #050.-01-32.0

Present: Robert Eggleston, Architect;

The property is 63,766 square feet with a private road that runs through it that services four properties. The proposal is for the removal of the existing deck, and a 36 ‘ x 24’ addition to the east side of the dwelling with an 810 square foot deck. There is an existing septic system and the proposal also includes a swale north of the dwelling that would feed a proposed bio swale locate to the northeast.

Mr. Eggleston began saying there has been a question on whether this is a private road or private driveway. There were two previous applications where it was accepted as a private road, and if the road were considered a shared driveway, the impermeable surface coverage would be over 10% of the lot. Mr. Eggleston continued saying that it is consistent with other private roads in the area including The Lane. The only reason the application is in front of the board is because the structures exceed 2500 square feet within 1500 feet of the lake line. The shed could be removed and with an additional removal of three feet from the addition, it would not need this review as it would be under 2500 square feet.

Downslope of the property is a vacant lot that has a garden beyond the hedgerow. Member Kasper commented that there is a drainage ditch that runs along the property line that a sump pump drains to. Mr., Camp inquired if another line could be directed to it. The board will review it at the site visit.

Mr. Brodsky stated that the history that Bob had was correct although the property adjacent to it to the west had an application where the access was considered as a driveway in 2007. The existing access does not meet the dimensions required for a private road at 60 feet in width, and the access is not connected to The Lane. Mr. Eggleston stated that calling it a private driveway would be punitive as the applicant has no control over eliminating impermeable surface coverage. Additionally, the stormwater control will be improved with the addition of the bio swale. Member Marshall commented that it does not make sense to backtrack on the access determination as the prior applications considered it a road. Member Winkelman commented that if it were considered a private road there would be an opportunity for it to connect to The Lane in the future.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Marshall to schedule a site visit on *Saturday, April 6, 2019 beginning at 9 a.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Extension Request –Site Plan Review

Applicant: Raymond Poole
PO Box 53145
Sarasota, FL 34232

Property:
1025 The Lane
Skaneateles, NY 13152
Tax Map #050.-01-17.0

Present: Robert Eggleston, Architect

The applicant is requesting a six-month extension on their Site Plan approval from March 2017.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Donald Kasper and seconded by Chairman Joseph Southern, and after an affirmative vote of all Members present, the Skaneateles Planning Board **APPROVES** the Extension Application for an additional six (6) months, with the following conditions:

1. That the original Site Plan and Construction Narrative approved for the Project shall be followed in all respects for the construction of buildings and improvements not otherwise completed to the date hereof, and that prior resolutions of the Planning Board be followed in all respects, except as extended hereby for an additional six (6) months to September 19, 2019.

RECORD OF VOTE

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

Discussion

Applicant: Emerald Estates Properties, LP
Skaneateles, New York

Property:
2894 East Lake Rd
Skaneateles, New York
Tax Map #036.-01-37.1

Present: Robert Eggleston, Architect;

A special meeting to begin the SEQR scoping process for the Hidden Estates application was scheduled for Tuesday, March 26, 2019 at 6:30 p.m.

Attorney Advice Session

WHEREFORE a motion was made by Chairman Southern and seconded by Member Marshall to enter an attorney advice session. The Board having been polled resulted in favor of said motion.

WHEREFORE a motion was made by Member Winkelman and seconded by Member Kasper to return from attorney advice session. The Board having been polled resulted in favor of said motion.

The Board returned at 9:27 pm.

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 9:28 p.m. as there being no further business.

Respectfully Submitted,
Karen Barkdull, Clerk