

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
April 15, 2014**

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

Chairman Tucker opened the meeting at 7:30 p.m. The meeting minutes of March 18, 2014 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Kasper and seconded by Member Estes to approve the minutes with minor corrections. The Board having been polled resulted in the unanimous affirmance of said motion.

RECORD OF VOTE

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

The public hearing continuance for Medhi Marvasti will be continued later in the evening at the request of the applicant and his representative.

Continued Site Plan Review

Applicant: Greg Weaver
2888 East Lake Road
Skaneateles, New York
Tax Map #036.-01-37.3

Present: Claude Weaver, Representative; Robert Eggleston, Architect

A revised site plan dated March 24, 2014 was submitted reflecting relocation of the southern rain garden, with a 15 foot grass area for snow banks and driveway runoff to filter before reaching the rain garden; the eastern rain garden has been elongated with the driveway sloped towards the rain garden for collection of storm water. The narrative has been updated to reflect the modifications and the OCDOH conceptual approval has been received for the proposed septic

system. The construction sequence dated February 28, 2014 has not been impacted by the modifications.

Chairman Tucker stated that he had met with Robert Eggleston, Don Spear, Scott Molnar and Todd Hall to discuss the drainage concerns in the Hidden Estates subdivision. Pictures were provided that reflect that the water is draining properly to the culverts; however, NYSDOT needs to review and approve the drainage plans. Mr. Eggleston stated that Paul Olszewski had completed spot elevations of the ditch and determined that the elevations from the Goldmann ditch to the southern culvert vary by tenths of a foot. A dike was placed in the ditch to focus the water to the south. Larry Hasard and Don Spear have discussed the drainage at the site and determined that either culvert can handle the water as there is no more water entering as a result of the detention pond. Remediation to the detention pond will make the pond more effective in handling the storm water coming across from the Pajak property. One of the challenges in the timing of the pond remediation is for completion of the work to coincide with utilities installation so that the soil disturbance occurs at one time.

Member Winkelman stated that there are two problems with the drainage on the Hidden Estates site, with the detention pond not effectively handling stormwater and that the outlet drain is draining into the northern culvert and across the road. Mr. Eggleston clarified that the issue is that the stormwater is not going to the retention pond and that the outlet drains to the south. Member Estes stated that there was still an issue as the water is draining to the south. Mr. Wickman stated that Larry Hasard, NYSDOT, is not satisfied with the work that was completed without DOT approval. He continued stating that the south culvert is two feet higher in elevation than the north culvert with approximately 150 feet in between the two culverts based on information provided by Larry Hasard. The objective was always to direct the water to the south culvert and no computations have been submitted to NYSDOT to justify the work that was completed. Mr. Claude Weaver, stated that he observed the drainage today as it was raining steadily, and that the area has been improved since the last site visit with the storm water draining to the south culvert. Chairman Tucker stated that the pictures that were provided to him from the snow melt earlier this year reflect the culverts working but that there is storm water from the Pajak property to the north that is running across the parking area located on the Hidden Estates property. Mr. Eggleston stated that the storm water from Pajak will be addressed as part of the pond remediation.

Member Estes stated that we are at the point where we need to wait for DOT approval for the drainage remediation before this application could move forward. Mr. Eggleston stated that this presents a problem in that utilities will not be installed until there are driveways, a well and a foundation installed. He recommended that DOT approval of the drainage installation and remediation be made a condition of the site plan approval for this applicant. All requirements for the Weaver application have been satisfied and the Hidden Estates subdivision drainage is what is stopping the approval process. Counsel Molnar clarified that the conditions of acceptance would be that DOT approval of the Hidden Estates drainage remediation plan be accepted prior to issuance of a building permit. Mr. Eggleston stated that they would convince Larry Hasard that the proposed solution would alleviate all of the drainage problems. Chairman Tucker stated that the bank of the ditch to the south along the right of way is shallow and will also need to be addressed in the draining plan.

Mr. Wickman stated that the underdrain needs to outlet to a ditch, the site plan does not indicate the location of the ditch, and that the site plan should be revised to reflect the grading around the proposed rain gardens. Member Southern inquired whether draining onto a hill will impact the

neighbor. Mr. Wickman stated that it could outlet down the hill that would drain in the Goldman swale.

Member Winkelman stated that he would like to move forward on the application and condition the approval in the hope that it would apply pressure to correct the drainage issues. Counsel Molnar stated that the Board could design a resolution that a building permit would not be issued until the DOT approval of the drainage plans has been submitted. Mr. Eggleston stated that because of the issue with land disturbance potentially occurring twice, the Board could condition getting the conceptual approval of the remediation plan before a building permit is issued. He continued stating that the drainage problem is with the stormwater not draining into the retention pond.

Member Estes stated that the conceptual design had already been approved as part of the subdivision approval. Mr. Weaver stated that what has been installed in the ditch is working. Chairman Tucker clarified that although it is working today it has not been approved by DOT and it could be unknowingly removed in the future as DOT maintains the right of way. Mr. Wickman stated that the drainage plan design must meet a 50 or 100 year storm event and the design has to be proven to withstand the large storm events. Member Kasper stated that National Grid does not always restore an area when they do installations.

Counsel Molnar stated that there are three issues to manage; 1. Detention pond engineered to hydraulically collect water coming down the hill satisfactorily, be a pre-condition to a building permit; 2. The drainage to the state right of way and across the state highway needs to be completed to the satisfaction of DOT; 3. Completion of the construction of the remediation after a permit is issued.

Member Estes inquired whether a foundation only permit be issued until the work has been completed before a full building permit could be issued.

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

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Scott Winkelman and seconded by Chairman Mark Tucker, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the minor site plan review, with the following conditions:

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

1. That Special Permit shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.
2. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$500; and
3. That the March 24, 2014 site plan with construction sequence be updated to include contours around the two proposed rain gardens and indicate location of the drain outlets be submitted for review and approval by the Planning Board Chairman and Town Engineer; and

4. That the Hidden Estates drainage remediation plans are submitted for review and approval by the Planning Board Chairman and Town Engineers; and
5. That a foundation only permit be issued after the drainage remediation plans have been approved by the Planning Board Chairman and Town Engineer; and
6. That the building permit for completion of the entire project be issued after:
 - A. The deficiencies in the detention pond and drainage facilities for the Hidden Estates subdivision have been corrected and completed: and
 - B. New York State DOT has verified that the drainage culverts in the road right of way in front of the subdivision are effectively handling stormwater runoff.

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

1. That the Narrative dated February 28, 2014 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
2. 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	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Elizabeth Estes	[Yes]

WHEREFORE a motion was made by Member Kasper and seconded by Member Southern that developer of the Hidden Estates subdivision establish an escrow account in the amount of \$1000 for engineering review of the drainage remediation plan. The Board having been polled resulted in the unanimous affirmance of said motion.

Chairman Tucker recused himself as he leases land from the Kotlarz family for farming.

Sketch Plan –Subdivision

Applicant: Terry Kotlarz
 Donna Kotlarz
 2851 Rickard Road
 Skaneateles, New York
Tax Map #035.-04-29.0

Present: Donna Kotlarz & Terry Kotlarz, Applicants

No one requested the public notice to be read. The Onondaga County Planning Board had no comments to the proposal in their resolution dated April 2, 2014. The City of Syracuse

Department of Water had no comment in their correspondence dated March 12, 2014. Members from the Board have visited the site on February 15, 2014.

The applicants submitted a revised survey dated March 30, 2014 reflecting the pinning along the road frontage, lot calculation determined from the right-of-way and the existing farm driveway shown on proposed lot 2.

WHEREFORE, a negative declaration for the Unlisted action was determined at the last Planning Board meeting on March 18, 2014

At this time, Member Southern opened the Public Hearing. No one spoke in favor of the project. Member Southern asked if there was anyone wishing to speak in opposition, or had any other comments. No one spoke in opposition or had any other comments.

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

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Beth Estes and 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 Subdivision map dated March 30, 2014 prepared by Paul Olszewski be submitted (“Map”), for the Planning Board Chairman’s review and signature within 180 days from the signing of the resolution; and
2. 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	Mark J. Tucker	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Elizabeth Estes	Present	[Yes]

Chairman Tucker rejoined the Board at this time.

Sketch Plan- Special Permit

Applicant: Nathan Card
Card Mowing LLC
Jordan Road
Skaneateles, New York
Tax Map #023.-02-24.0

Present: Nathan Card, Applicant; Debbie Williams, Representative

No one requested the public notice to be read. The Onondaga County Planning Board had no comments in their resolution dated April 2, 2014. The Onondaga County Department of Health issued conceptual approval for the disposal system on March 21, 2014. Onondaga County Department of Transportation issued a driveway permit on February 11, 2014. Members from the Board have visited the site on March 15, 2014.

A revised site plan was submitted dated March 28, 2014 reflecting topography and construction sequence. A revised narrative dated April 3, 2014 was submitted noting drainage of proposed buildings to the retention area, 92,000SF in total disturbed area and exterior LED lighting being night sky compliant. The draining for the two building will only flow southwest towards the retention pond. The DEC application and the SWPPP plan are pending approval. Member Kasper asked for clarification of the proposed land disturbance. Ms. Williams stated that the project will only clear the area for the driveway, parking and buildings and that it is the intention of the applicant to leave the rest of the lot in a natural state.

Closing on the property will occur pending the approval of the special permit/site plan. Mr. Wickman suggested a modification to the construction sequence so that the silt fence is installed prior to the driveway installation. Mr. Eggleston stated that the swale does not exist until the driveway is installed. Mr. Brodsky inquired if the overflow parking was included in the lot coverage calculations. Ms. Williams stated that it has been included in with the driveway calculation.

At this time Counsel Molnar recommended to the Board that the application be an Unlisted Action and reviewed the short form SEQR with the Board. In evaluating each of the criteria set forth in Part II:

Part II	No or small impact	Moderate to Large impact
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulation?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a CEA?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing public/private water supplies and/or public/private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archeological, architectural, or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, water bodies, groundwater, air quality, flora, and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?	X	
11. Will the proposed action create a hazard to environmental or human health?	X	

WHEREFORE, a motion was made by Member Southern and seconded by Member Winkelman to declare this application to be an Unlisted action, and after review of the SEQR short environmental assessment form and determined that the proposed action will not result in any significant adverse environmental impacts. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chairman Tucker opened the Public Hearing. No one spoke in favor of the project. Chairman Tucker asked if there was anyone wishing to speak in opposition, or had any other comments. No one spoke in opposition or had any other comments.

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

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Don Kasper and seconded by Member Beth Estes, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the minor special permit/site plan review for a lawn care/property maintenance company, a use allowed in the IRO district, with the following conditions:

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

1. That Special Permit shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.
2. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$500; and
3. That the March 28, 2014 site plan with construction sequence, prepared by Robert Eggleston, Licensed Architect, be updated and submitted for review and approval by the Planning Board Chairman and Town Engineer; and

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

1. That the Narrative dated April 3, 2014 prepared by Debbie Williams, Building & Zoning Consultant, be followed in all respects; and
2. That an as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of the completed project within (60) days of completion of the project.

RECORD OF VOTE

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

Public Hearing Continuance– Special Permit/Site Plan

Applicant:	Mehdi Marvasti	Property:
	4337 City Lights Terr.	2022 West Lake Road
	Jamesville, NY	Skaneateles, NY 13152
		Tax Map #058.-01-24.0

Present: Mehdi & Kathi Marvasti, Applicants; Andy Ramsgard, Architect

No one requested the public notice to be read. The Onondaga County Planning Board suggested modifications to the proposal to include OCDOH to approve the existing/proposed septic system, and any additional agency approvals in their resolution dated February 19, 2014. The City of Syracuse Department of Water commented that the onsite wastewater treatment system needs to be approved by the OCDOH and their Department in their correspondence dated January 29, 2014.

A revised site plan dated April 15, 2014 reflecting a proposed six foot access door on the boathouse and grass strip in the center of the driveway to reduce impermeable surface coverage. The permeable walkway between the dwelling and garage has also been shown. A revised grading plan dated April 15, 2014 was also submitted representing the stabilization of the diversion swales during construction along with a detail of the driveway construction. Impervious coverage has been reduced by 26.6%, dropping to 14.6% from the existing 19.9%. Chairman Tucker stated that the Scutari grass strip is approximately two feet in width and the Marvasti grass strip is proposed at 2.5 feet. Mr. Ramsgard stated that the Scutari grass strip varies from 2' to 2.5' in width. Member Winkelman inquired on the stormwater path. Mr. Ramsgard stated that the water will drain into the swale that eventually flares out to the lake at a very gradual elevation to allow for percolation into the soil.

WHEREFORE, a declaration that this application is a Type II action not subject to SEQR was determined at the March 18, 2014 Planning Board meeting.

At this time, Chairman Tucker opened the Public Hearing. No one spoke in favor of the project. Chairman Tucker asked if there was anyone wishing to speak in opposition, or had any other comments. No one spoke in opposition or had any other comments. A letter of support from the neighbor to the south, Mr. Leverich, in support of the proposal was submitted.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Don Kasper and seconded by Member Joseph Southern, and after an affirmative vote of a majority of Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the special permit and minor site plan review, with the following conditions:

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

4. 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.
5. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$500; and
6. That \$5,170.17 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and

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

1. That the Site Plan Z-1.1 dated April 1, 2014, grading plan Z-1.3 with construction sequence dated April 15, 2014 prepared by Andrew Ramsgard, Licensed Architect, be followed in all respects; and

2. 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	Mark J. Tucker	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Elizabeth Estes	Present	[No]

Sketch Plan- Special Permit

Applicant: Chacea Sundman
 Prague 4 LLC
 1695 Stump Road
 Skaneateles, New York
Tax Map #020.-02-15.1

Present: Chacea Sundman, Applicant; Jeremy Dinghy, Representative

No one requested the public notice to be read. The Onondaga County Planning Board suggested modifications to the proposal to provide a trip generation traffic study for the horse shows to OCDOT and that there will be no additional access allowed of Stump Road in their resolution dated April 2, 2014. Members from the Board have visited the site on March 15, 2014. A revised site plan was submitted dated April 11, 2014 reflecting the proposed event parking and the impermeable surface coverage of 9.5% for the primary lot. The parking area shown represents 100% of the show participation they expect for the small horse shows. There is a clear turnaround and the extended parking has been relocated onto the primary parcel.

The three parcels will be kept separate and will not be merged. Ms. Sundman stated that the use as a riding academy is the same use that existed in prior years. The layout of the parking area in front of the barn has been designed for the best ingress/egress of the area. Counsel Molnar stated that the proposed parking along the northern fence would need to be amended to comply with a 20' setback and the special permit/site plan would need to be amended in the event of the northern parcel being sold to another individual.

At this time Counsel Molnar recommended to the Board that the application be an Unlisted Action and reviewed the short form SEQR with the Board. In evaluating each of the criteria set forth in Part II:

Part II	No or small impact	Moderate to Large impact
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulation?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a CEA?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway?	X	

6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing public/private water supplies and/or public/private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archeological, architectural, or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, water bodies, groundwater, air quality, flora, and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?	X	
11. Will the proposed action create a hazard to environmental or human health?	X	

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Estes to declare this application to be an Unlisted action, and after review of the SEQR short environmental assessment form and determined that the proposed action will not result in any significant adverse environmental impacts. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chairman Tucker opened the Public Hearing. No one spoke in favor of the project. Chairman Tucker asked if there was anyone wishing to speak in opposition, or had any other comments. No one spoke in opposition or had any other comments.

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

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Don Kasper and seconded by Member Beth Estes, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the 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; and
2. That the Survey dated April 11, 2014, prepared by Paul Olszewski, be followed in all respects; and
3. That the special permit approved herein be amended to relocate the pull off parking area to comply with the required 20 setback from the property line, in the event that title to the adjacent parcel to the north (020.-02-14.0) is sold or transferred by Applicant to another party.

RECORD OF VOTE

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

Sketch Plan- Special Permit/site Plan Review

Applicant:	Patricia Ford	Property:
	41Academy Street	2797 East Lake Rd

Present: Patricia, Ford, Applicant: Robert Eggleston, Architect

The Applicant is in the process of purchasing the property from her parents and is proposing the demolition of the existing 906SF cottage with 221SF shed, and construction of a 3,023SF dwelling with garage and porches, and including a 120SF shed. The driveway will be reduced from 3,592SF to 1,362SF. Impervious surface will be reduced from 10.7% to 9.98% on the 44,223SF lot, and the new structures comply with all required setbacks. A new septic system for the four bedroom dwelling will be installed and located 180FT from the lake line.

Also proposed will be the replacement of the shoreline stairs, and the expansion of the permeable patio to 549SF. 706SF of shoreline structures are proposed with a maximum of 800SF allowed for this lot. Landscape plantings will be added along the top of the bank on the northern property line for stabilization and stormwater control.

Chairman Tucker inquired on the width of the grass strip in the driveway. Mr. Eggleston stated that the wide will be two feet and the grass strip will be lower than the paved areas with an underdrain to protect the driveway from frost. Mr. Wickman requested a cross section of the driveway design be provided to the Board. A site visit will be conducted on May 10, 2014.

WHEREFORE, a motion was made by Member Winkelman and seconded by Chairman Tucker to schedule a public hearing on *Tuesday, May 20, 2014 at 7:30 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Member Kasper commented that the driveway grass strips are being used on tear down proposals to attain 10% impervious coverage rather than a mitigating effort in redevelopment applications. Further discussion needs to occur to formalize how a driveway grass strip should be regulated by the Town.

Amendment Request Major Site Plan

Applicant: Erica Sedberry
GTS Holdings LLC
8409 Pickwick Lane
Dallas, Texas

Property:
2595 West Lake Rd
Skaneateles, New York
Tax Map #055.-03-10.0

Present: Peter Simpson, RZ Engineers

A revised plan dated January 17, 2014 was submitted reflecting the proposed driveway layout superimposed over the existing land. The property would be divided by the driveway with 8.4 acres on the upper part of the lot and 5.6 acres on the eastern part of the lot. Both sections could continue to be farmed. Chairman Tucker inquired as to why the modification is being proposed. The approved driveway followed the tree line to the north and did not divide the lot. Mr. Simpson stated that the land along the tree line is with a thirty-five foot grade difference, making it a potential challenge to drive during inclement weather. Impervious surface would be reduced with the latest proposed driveway location. Chairman Tucker commented that although the 5.6 acre section of the lot is workable for farming, it is not ideal. Member Winkelman commented that there is a watercourse located close to the tree line at the north end of the lot. There will be

swales along the driveway for stormwater management and provide filtration of the stormwater. A site visit will be conducted on May 10, 2014.

Amendment Request- Special Permit

Applicant: Brad Wirth
2590 Nunnery Road
Skaneateles, New York

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

Present: Brad Wirth, Applicant

The applicant is requesting a modification to the approval proposal of October 15, 2014. Instead of the proposed 5670SF boat storage building, he would like to leave the area as open boat storage on a gravel base. The impermeable surface coverage does not change significantly as it will be reduced by .34%.

Whereas, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constituted an UNLISTED ACTION with a negative declaration; and

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Don Kasper, seconded by Member Joe Southern, and upon a vote thereon, the Town of Skaneateles Planning Board hereby **APPROVES** the Application and amends the Prior Approval, with the Prior Approval remaining in full force and effect according to its terms, with the following additional conditions:

1. That the Revised Site Plan CS-1, G-1 and G-2 dated January 30, 2014, prepared by Peter Crissey, Licensed Architect, be followed in all respects.

RECORD OF VOTE

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

Amendment Request

Applicant: James Nocek, owner of Anyela's Vineyard
2381 Skillet Road
Auburn, NY 13021

Location: 2433 West Lake Road
Tax parcel: 055.-03-13.2

Present: Patricia Nocek, Applicant; Doug Sutherland, Skan-Fest

The applicant provided an update to the construction sequence and narrative including modifications to the bathroom tower access to the second floor for wine tastings, and modifications to the existing wine cellar for overflow tastings. Also noted is that the ground floor bathrooms will be completed as designed.

Mr. Sutherland stated that the Skaneateles Festival (SkanFest) is celebrating its 35th year this year. The Saturday night performances have been held at Brook Farm which will not be available for much longer for SkanFest's use. In 2005 discussion began with Anyela's Vineyard and an

agreement was reached to lease land for the Skaneateles Festival. In January 2011 the Planning Board had granted an amendment to Anyela's Vineyard special permit to allow SkanFest an outdoor performance area with parking during the summer, located in the mixed use portion of the site. A tented pavilion with lawn seating was proposed and approved as part of the approval. SkanFest would like to amend the approval to enlarge the approved 600SF pad to a 926SF pad with a permanent wood pavilion and stone retaining/seating walls on the sloped lawn. The three sided wood pavilion would face to the southeast and away from the neighbors on the lake. This would allow the music to be focused on the audience and towards the woods at the southeast edge of the property. Storage space for a piano and equipment would be included on the pavilion between performances rather than moving trucks loading/unloading equipment between performances. Costs of removing and storing the approved tent for the pavilion would be eliminated. The pavilion would be controlled by SkanFest and not available for unauthorized use.

Member Kasper inquired on the attendance of the festival. Mr. Sutherland commented that the attendance varies but can reach 600 people for a well known performer. Chairman Tucker inquired on the lighting design. Mr. Sutherland stated that there is up-lighting at the front of the stage and back lighting focused downward on the artist. There will be night sky compliant safety lighting behind the pavilion for staging of the musicians for performances. Chairman Tucker stated that the lighting should not shine on the neighbors. Mr. Sutherland stated that the lighting could be shielded so that it does not shine beyond the property.

The style of the architecture will be in keeping with the agricultural style of Anyela's Vineyard with a corrugated metal roof that is barrel shaped with the interior of the roof structured for the best acoustic quality. Chairman Tucker inquired about the lease contract between SkanFest and Anyela's Vineyard. Mr. Sutherland stated that the lease contract is for 21 seasons for the exclusive use of SkanFest for the four Saturdays in August and any fund raising required. Mr. Wickman stated as the plans are developed, grading, topography and construction sequence will need to be completed.

WHEREAS, on March 31, 2014 the Applicant requested further modification of the Original Major Special Permit to expand the size of the approved 20' x 30' outdoor performance area to 926SF with permanent wood performance structure to be used for "SkanFest" performances, with the addition of granite retaining/seating walls on the sloped lawn; construct access stairs on the east side of the bathroom tower, and modify the existing wine cellar for overflow tastings (hereafter the "Fifth Amendment Application"); and

WHEREAS, the Board adopted the negative SEQRA findings of June 19, 2011, as adopted October 18, 2011, February 21, 2012, and November 20, 2012; and

WHEREAS, the Board adopted and ratified its findings of fact and conclusions supporting the First Amendment to Major Special Permit, Second Amendment to Special Permit, Third Amendment to Special Permit, and Fourth Amendment to special Permit, attributing said findings to the Fifth Amendment Application.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Chairman Mark Tucker and seconded by Member Joseph Southern, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Fifth Amendment Application with the following conditions:

1. That except as modified hereby, the terms and conditions of the Original Major Special Permit, as amended by the First Amendment to Major Special Permit, the Second Amendment to Major Special Permit, the Third Amendment to Major Special Permit, and the Fourth Amendment to Major Special Permit will be strictly complied with; and
2. That the Anyela's Vineyard narrative dated March 31, 2014 in conjunction with the SkanFest narrative dated April 4, 2014 be followed; and
3. Night sky compliant lighting for all areas outside of the stage area; and
4. That the final proposed site plan reflecting the SkanFest revisions with construction sequence, grading and topography contours be submitted for review and approval by the Planning Board Chairman and Town Engineer, and thereafter be complied with for construction of the Fifth Amendment Application improvements.

RECORD OF VOTE

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

WHEREFORE a motion was made by Member Kasper and seconded by Member Estes to adjourn the Planning Board Meeting as there being no further business. The Board having been polled resulted in favor of said motion.

Respectfully Submitted,

Karen Barkdull

Karen Barkdull, Secretary/Clerk