

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
April 17, 2018**

Joseph Southern
Donald Kasper
Scott Winkelman
Douglas Hamlin
Anne Redmond
Scott Molnar, Legal Counsel
John Camp, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk

Chairman Southern opened the meeting at 6:30 p.m. Site visits are scheduled for May 5, 2018 beginning at 9 a.m. The meeting minutes of March 13, 2018 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. Members Winkelman and Redmond abstained from the vote.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Abstain]
Member	Douglas Hamlin	Present	[Yes]
Member	Anne Redmond	Present	[Abstain]

The meeting minutes of March 20, 2018 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 Chairman Southern to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion. Members Hamlin and Redmond abstained from the vote.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Abstain]
Member	Anne Redmond	Present	[Abstain]

Public Hearing – Special Permit

Applicant: Daniel Murphy
4616 Amerman Rd
Skaneateles, NY 13152

Property:
Jewett Road
Skaneateles, NY 13152
Tax Map #029.-03-06.1

Present: Daniel Murphy, Applicant;

The applicant proposed placing two sheds, one 200 square feet, and the second 180 square feet on a vacant parcel. The sheds will be used to house garden tools and a lawn mower.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Hamlin to consider the proposed action as a Type II SEQRA action and not subject to SEQRA review. The Board having been polled resulted in the unanimous affirmance of said motion.

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

WHEREFORE, a motion was made by Member Hamlin and seconded by Member Winkelman 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 Donald Kasper and seconded by Member Doug Hamlin, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor special permit, with standard conditions and the following additional conditions:

1. That the 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. That the Site Plan/Survey dated April 17, 2018, prepared by Daniel Murphy, be strictly followed; and
3. The Applicant is not required to submit a final as-built Survey of the Property after construction of the two sheds, as an exception to the standard conditions.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Anne Redmond	Present	[Yes]

Sketch Plan- Special Permit

Applicant:	Andrew Newton 58 East Street Skaneateles, NY 13152	Property: East Street Skaneateles, NY 13152 Tax Map #044.-02-27.1
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Present: Andrew Newton, Applicant;

The proposal is for a 40 foot x 60 foot pole barn on a vacant lot for personal boat storage. There will be no water or electric in the barn and the barn will be placed on a stone base. There is an existing driveway that will be extended to the pole barn that will be located in the corner of the lot located closest to the

village of Skaneateles boundary line. The proposed barn is more than 100 feet from the 100-foot wetlands boundary. A site visit will be conducted on May 5, 2018.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Redmond to schedule a public hearing on *Tuesday, May 15, 2018 at 6:30 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan- Subdivision

Applicant:	Mark Aberi	Property:
	Harmony Homes LLC	3125 Benson Road
	PO Box 782	Skaneateles, NY 13152
	Skaneateles, NY	Tax Map #051.-01-04.2

Present: Mark Aberi, Applicant; Bob Eggleston, Architect;

The existing 7.4-acre flag lot was originally subdivided from a lot that has a dwelling to the southeast. Proposed is a three-lot subdivision with lot 1 being a 3.2 acre flag lot that also contains the shared driveway for all three lots, lot 2 at 2.1 acres, and lot 3 at 2.1 acres. The driveway is designed with a hammerhead for easy turn around. The driveway represents 7% impermeable surface coverage on lot 1, leaving approximately 4,000SF of impervious coverage for the dwelling and accessory buildings. Following rural siting principles, the proposed driveway will be located along the existing hedgerow.

Perc tests are in process for the three lots. The Skaneateles Aerodrome is located further south of the property. The property is located in the lake watershed and site plan review will be required for each of the lots to review the onsite stormwater systems. The existing property drains to the southeast to the road ditch.

Mr. Brodsky inquired if there might be an opportunity for a developed drainage system for all three lots. Mr. Eggleston commented that once they have the topography of the lot they could better determine how to manage the stormwater on the site.

Member Kasper inquired if the land was farmland. Mr. Eggleston commented that the lot is disjointed from the farmland in the area and is too small to farm easily. Member Kasper inquired whether SHPPO has been competed. Mr. Eggleston commented that there would be less than an acre of disturbance so there will be no SPEDS permit required, and that usually involves SHPPO. A site visit will be conducted May 5, 2018. Mr. Eggleston said that they would have a plat plan available by May 4, 2018.

Member Hamlin inquired if there will be drainage along the proposed driveway. Mr. Eggleston said that they would probably install a bio-swale along the driveway for drainage. The driveway will be built above natural grade. Mr. Camp commented that with a three-lot subdivision as proposed, there is the potential for a more centralized stormwater system with the upkeep of the drainage system included as part of the driveway agreement. He continued saying that it would be best to review a drainage plan after topography is available for the site.

The Karlik application had an analysis of the drainage patterns, and individual drainage systems were reviewed at the time of site plan review for each lot, with the subdivision having two distinct lots. With the proposed subdivision, it may be more suited to a single stormwater system; however, it cannot be determined without topography. Mr. Eggleston suggested that a condition could be made that at the time of development of any of the three lots the drainage plan for the driveway would be installed.

Mr. Camp suggested that part of the driveway agreement could include maintenance of the subdivision stormwater system with the driveway agreement for all parties. Mr. Aberi commented that it could be included in addition to the driveway agreement for access and maintenance of it. Member Winkelman said that the stormwater agreement is very important, as the lots are just two acres in size. He continued saying that the lots are encroaching the farmland and their farm activities. Mr. Eggleston stated that they have established a 50-foot buffer along the lots that border farmland. Mr. Aberi commented that there are nice trees along the property borders that he was trying to protect. A site visit will be conducted on May 5, 2018.

Member Kasper said that there might be stream along the hedgerow. Mr. Eggleston said that the hedgerow is a low area that is below the height of the road that gets damp. The application will continue at the May 15, 2018 meeting.

Sketch Plan- Subdivision/Lot Line Adjustment

Applicant:	Chris Graham	Property:
	Trillium Homes Inc.	4901 & 4909 Foster Road
	4302 Jordan Road	Skaneateles, NY 13152
	Skaneateles, NY	Tax Map #020.-01-01.1 & 020.-01-01.2

Present: Chris Graham, Applicant; Bob Eggleston, Architect;

In 2009, a two lot subdivision was created with each lot 3.2 acres and having separate driveway access off Foster Road. Proposed is a lot line adjustment/re-subdivision of the lots to create three lots. The northern driveway has been installed and is proposed as a shared driveway for the three lots. Lots A and B are proposed at 2.3 acres to offset the driveway coverage, and lot C will be 2.1 acres. The applicant is obtaining septic designs for lots A and B, with the prior approved septic plan for the original lot B being used for lot C. The prior septic designs were for conventional septic systems.

The northern lot is on the Elbridge town boundary and they are located in the RF district outside of the lake watershed.

Proposed lot B has an existing shed located on it. Member Winkelman commented that lot C will be close to the farm fields. Member Kasper inquired if the board will be requiring stormwater treatment on this subdivision. Mr. Brodsky commented that as these lots are out of the lake watershed, they would not necessarily be required to have site plan review for each of the lots, unless the board wishes. He suggested the board do a site visit to determine if there are any physical attributes of the lots that may warrant further review. The contours on the site plan are at ten-foot intervals. A site visit will be conducted on May 5, 2018.

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Hamlin to schedule a public hearing on *Tuesday, May 15, 2018 at 6:40 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Discussion

John Camp had drafted a memo to the board regarding Small Scale Stormwater Management on January 15, 2018, outlining suggested changes to the management of stormwater runoff from new development projects. The board discussed the possibility of enforcement through amendment of the code; however, the board could determine the level of stormwater system needed based on each application reviewed and at their discretion. It could be treated as guidelines to provide to applicants. Historically, the town may already be reviewing most of the lots being developed. It was suggested that John should update the

memo to include a more basic option that spreads stormwater across the lawn for infiltration. John will update the memo to be a guideline for stormwater management that will be reviewed at one of the staff meetings.

Attorney Advice Session

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

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

The Board returned at 8:20 pm.

WHEREFORE, a motion was made by Member Kasper 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 8:20 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Clerk