

**TOWN OF SKANEATELES  
PLANNING BOARD  
MEETING MINUTES  
May 17, 2022**

Donald Kasper  
Douglas Hamlin-absent  
Scott Winkelman  
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. Chair Kasper shared the contributions made by the former Planning Board Chair, Joseph Southern, who passed away on May 14, 2022. He brought a lot of integrity to the board and will surely be missed. We pass on our condolences to the family.

The meeting minutes of April 19, 2022 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Holbein 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	Absent	
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jon Holbein	Present	[Yes]

The meeting minutes of April 26, 2022 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Winkelman to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion. Member Marshall abstained from the vote due to her absence at the meeting.

**RECORD OF VOTE**

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

**Public Hearing – Special Permit**

Applicant:	Transportation Project LLC	Property:
	PO Box 644	Mottville Rd/Old Seneca Tpke
	Skaneateles, NY 13152	Skaneateles, NY 13152

## Tax Parcel#029.-01-01.2

Present: Randy Stockweather, Representative; Janice Miller, Architect;

A revised site plan was submitted showing the location of the driveway cut and septic field. OCDOT has requested that the driveway be located 96 feet from the west property line, which caused the building to be move further east and the parking relocated. Mr. Stockweather commented that they will be removing some bushes near Mottville Road at the request of OCDOT to provide better visibility.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member Marshall to consider the proposed action as a Type II SEQR action pursuant to 6 NYCRR617.5(c)(9) and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chair Kasper opened the Public Hearing and asked if there was anyone in favor of the project, wishing to speak in opposition, or had any other comments.

Gerald Suhr-1153 Old Seneca Turnpike stated that he built his home three years ago. He inquired on how this is allowed to built in the agricultural and residential district. The use is allowed in the district with the granting of a special permit. Mr. Suhr inquired if it is tax exempt because if they are taking prime agricultural/residential property that will not be taxed as it is a non-profit. He continued saying that the lot has never been up for sale and if it were there would be a lot of people wanting it. He continued saying that he was a realtor at one time and believes this use will devalue his property. He is worried that if the property became for sale later that it would be open to any commercial activity. He commented that the applicant could look at other locations in Skaneateles. Ms. Miller commented that the proposed building is setback 530 feet to Old Seneca Turnpike, and they are trying everything they can to be good neighbors. Mr. Stockweather commented that the traffic to the property would consist of 2-3 people coming in the morning and then returning in the early evening.

Scott Brothers – 1179 Mottville Road, Lake Limo is a great service to the village and community. The long term plan that the village and town has these things out of the village and into the north hamlets. He inquired on how to find out when this stuff is happening. Perc tests have been done. This stuff gets so far down the line with this group and then you call us in for a hearing and it is a done deal. Your saying it is a use allowed with a special permit and it will be rubber stamped and will happen, because you do not want it in the village because it is not quaint or cute enough. The Holly Greggs will have everything look great in the village, but it is all going to move north to the hamlets. He continued saying that he would like to be informed of this stuff when it starts and not six months later. Chair Kasper clarified that the board becomes aware of projects when they make application to the board, and in this case it was last month. The applicants usually do their perc tests and engineering prior to application to the board. Member Marshall said that it is not necessarily that the village does not want it but that the property was not affordable for the non-profit. She continued saying that the board takes into consideration the long term impact of projects. Mr. Brothers said you want the streetscape in the village to look nice but anything you do not want in the village is moved up north, a service, industry. What about the people in the hamlets wanting to preserve the hamlets. The hotel was an application before, little by little the north is used to get what we want but not have to look at it. Chair Kasper stated that the board reviews the applications brought to the board and follows the zoning code. This board does not set the policies of the town. He suggested that ideas should be given to the Town Board.

Bob Eggleston -3441 Rickard Road said that he has worked in the past with Laker Limo who provide an important service to both the village and town residents. This is a mixed use area by zoning, the comprehensive plan considers the positive aspects of mixed use. This is an appropriate mixed use considering that you can have a commercial use in the RR district with up to 6,000 square feet of building and this is minor compared to that. It could have been an office building with 10-15 employees making 36-48 trips a week. It is a benign use with low traffic and an occasional meeting. The location is in the center of the community because they do service Skaneateles Falls, over towards Marcellus, in Sennett and Auburn. Its use is less critical in the village as it is not a walkable use where the library should be located where children can walk to it. The location will provide easy access to the main roads for planning the trips.

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

Member Winkelman inquired on the plans for the open fields on this property along Old Seneca Turnpike. Mr. Stockweather said that they have no plans for the fields. The fields are being cut for hay although the owner had no knowledge of who may be doing it. Member Winkelman inquired if there will be street trees or landscaping planned. All lighting will be night sky compliant with motion sensor.

**WHEREAS**, the Planning Board reviewed the Special Permit criteria required by §148-10-7.B of the Town Code as it relates to the Application, and rendered the following findings (“Special Permit Findings”):

- (1) That the Application will comply with all provisions and requirements of this chapter and of all other local laws and regulations and will be consistent with the purposes of the land use district in which it is located, with the Comprehensive Plan and with the purposes of this chapter;
- (2) That the Application will not adversely affect surrounding land uses by creating excessive traffic, noise, dust, glare, pollution, or other nuisances as the building will not affect the surrounding area due to the minimal activity proposed; The project wont affect anything as there will be minimal activity.
- (3) That the Application will not result in the release of harmful substances or any other nuisances, nor cause excessive noise, dust, odors, solid waste, or glare;
- (4) That the Application will not adversely affect the general availability of affordable housing in the Town;
- (5) That the Application will not cause undue traffic congestion, unduly impair pedestrian safety or overload existing roads, considering their current width, surfacing and condition.
- (6) That the Application will have appropriate parking and be accessible to fire, police, and other emergency vehicles;

- (7) That the Application will not overload any public water, drainage or sewer system or any other municipal facility or service, including schools;
- (8) That the Application will not degrade any natural resources, ecosystem, or historic resource, including Skaneateles Lake or Owasco Lake;
- (9) That the Application will be suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat, and hydrology and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads with the applicant's proposed landscape plan;
- (10) That the Application will be subject to such conditions on operation, design and layout of structures and provision of screening, buffer areas and off-site improvements as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic, and scenic resources of the Town;
- (11) That the Application will be consistent with the community's goal of concentrating retail uses in the Village and hamlets, avoiding strip commercial development and locating nonresidential uses that are incompatible with residential use on well-buffered properties and is consistent with the Comprehensive Plan;
- (12) That the Application will be able to comply with site plan review standards in §148-10-6, and the Rural Siting Principles in Town Policy and Guideline Book have been taken into consideration; and
- (13) That the Application will have no greater overall impact on the site and its surroundings than would full development of uses of the property permitted by right.

Member Marshall reiterated her concerns with development in the area. Chair Kasper said that the application will continue next month and that a landscaping plan should be submitted to the town.

**Public Hearing – Special Permit**

Applicant: Mandana Farms LLC  
John Cherundulo  
4638 Kingsford Terrace  
Syracuse, NY 13215

Properties: 1871 West Lake Rd  
**Tax Parcels #061.-01-12.1**

Present: John Cherundulo, Applicant; Robert Eggleston, Eggleston & Krenzer Architects;

The proposal is to place a 12,000 square foot barn that would provide storage for personal, agricultural equipment, exhibits, personal boats, and seasonal storage for the marina. An initial drainage design was done for the project; however, a SWPPP is in the process with the NYSDEC as there will be more than one acre of disturbance. The building will be over 200 feet from the road and have 100 foot minimum side yard setbacks with impermeable surface coverage at 3.4%.

Mr. Cherundulo stated that the pole barn will be used for storage with about 2,000-3,000 square feet for farming equipment to maintain the various properties he owns; storage of docks for the marina that area defective and are evidence in a case; personal injury exhibits including an SUV that will need 3,000-4,000 square feet of the space; and 6,000-7,000 square feet for boats of his and his friends.

There will be no work being done on the boats and the barn would be heated storage. The boats will not be constantly in/out during the year but will be out in the summer and in the barn in the winter. The building will be a brown exterior color, and they have considered the suggestion to have river birch trees along West Lake Road and will be adding them to the plan. They will also have evergreens located along the property line by the neighbor to the north to provide screening.

Mr. Eggleston added that there will be no one working at the site and as such, they are not anticipating the need for water or septic on the site. He concurred with the river birch along the road as water tends to collect there and it can get damp. The plans will be updated to reflect this when the SWPPP is complete.

Member Holbein inquired what size the area should be to store a boat. Mr. Eggleston responded saying it would be a 10 ft by 30 ft area, and that he will be preparing a diagrammatic plan of how the space may be used, understanding that there will be a drive through the building so that they have access to everything. 3,000 square feet would already be consumed with 10-10x30 boats. Mr. Brodsky inquired if an allocation drawing of the floor plan could be done to provide a clearer understanding of how the barn will be utilized, not so much a commitment plan. Mr. Eggleston stated that he will provide that to the board. Mr. Brodsky commented that the applicant is not proposing water, or a septic system and Mr. Eggleston said that if it becomes necessary for the agricultural staff, then they will have porta- bathroom facilities brought to the site and placed in the fenced in area. Member Marshall inquired if the remainder of the property will be farmed, and Mr. Eggleston confirmed that.

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?	small	
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 Chair Kasper and seconded by Member Marshall, the Board declared 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.

At this time, Chair Kasper opened the Public Hearing and asked if there was anyone in favor of the project, wishing to speak in opposition or had any other comments.

Matt Drastal, 1882 West Lake Road, said that it was attempted 15 years ago with several buildings for boat storage, and we had concerns then. His concern with the storage of gasoline in the boats. Last time when the SEQR was done is that there is a wet area in front of the building that ponds seasonally. There is also a creek in the area that drains to the lake and asked if that has been considered in the nonmental impact statement (EIS). Now they are asking for something smaller with some potential boats in it. His concern that is becomes all boat storage and other buildings added to the site.

Chair Kasper responded that the applicant is applying for a special permit and has submitted a narrative of how the building will be utilized. If the use is changed then the special permit could be revoked. If he wants to expand then he would have to obtain approval from this board.

Mary Blum, 1884 West Lake Road, inquired if the building would remain if he does not comply. Chair Kasper commented that that decision could go to court. She asked where the fence would be located and the height of the fence. It will be behind and at the side of the building. Mr. Eggleston said that it would be a solid fence six feet in height. There will be street trees along the road. Ms. Blum inquired about lighting and Mr. Eggleston responded saying that it will be night sky compliant with motion sensor lights above each of the doors. She asked if it will be two usable levels and Mr. Eggleston said that it is possible to have a mezzanine area for storage. Ms. Blum commented that the proposed driveway is to the south and asked about the north existing driveway. Mr. Eggleston said that the north driveway is a farm driveway and will remain as an access farm driveway. Ms. Blum commented that the farm driveway is being used to access boat trailers and Mr. Eggleston said that activity will be discontinued when the southern driveway is installed. Ms. Blum asked if the new driveway has been approved and Mr. Camp said that the decision for the driveway cut would come from NYSDOT.

Wendy Drastal, 1882 West Lake Road, said that she is concerned on the environmental impact of the stream As more development has occurred it has impacted the drainage. When you walk on the road the pavement on that side of the road is ready to collapse due to the erosion on that side of the road. Chair Kasper commented that the board's engineer and the applicant's engineer will be reviewing the drainage plan. Additionally, NYSDOT will also be looking at the drainage.

Mary Blum, 1884 West Lake Road, the tractor from the marina should not be using the northern driveway.

Ed Blum, 1884 West Lake Road, asked what the height of the building is, and Mr. Eggleston said it was 33 feet 8 inches, within the allowed 35 feet maximum. Chair Kasper commented that it would look like a farm building.

Member Winkelman inquired if there are any culverts under West Lake Road, and there are culverts along West Lake Road at Lakeview and by the Karlik farm.

Mary Blum, 1884 West Lake Road, asked out the size of the building and Chair Kasper responded by saying that it will be 80 feet by 150 feet. He continued saying that written correspondence has been received and is part of the file.

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

**Continued Review – Site Plan Review**

Applicant: Ryan Smart  
1043 The Lane  
Skaneateles, NY 13152  
**Tax Parcel#050.-01-19.0**

Present: Tom Trytek, TDK Engineering; Dan Heinrich, Leatherstocking Construction;

Site visits were conducted by the Planning Board and the Zoning Board of Appeals. A letter was received from the neighbor to the south suggesting that the roofed boat hoist could be moved to the north side of the existing dock. The northern property owner is a shared lakefront recreation. The applicant had originally wanted it placed there but had moved it south to comply with the setback requirements. The neighbor also inquired if the cribbing dock will cause erosion by her encroaching dock. When the waves come from the south the dock deflects the waves away. Placed are a series of large rip rap for additional protection along the shoreline.

When the Zoning Board of Appeals reviewed the suggestion, they agreed with the neighbor. An updated site plan has been submitted to the town reflecting the new location and the Zoning Board of Appeals public hearing is still pending.

Chair Kasper commented that the town has pending draft legislation that will modify the existing shorelines sections of the code. One thing that the pending legislation is not allowing is permanent roofed boat hoists. Counsel Molnar stated that the state granted and delegated to the town the authority to regulate any structures on the lake up to 1500 feet into the lake last fall. Since that time, the existing shoreline code became active without any restriction to roofs over boat hoists, however, that restriction is included in the recent draft legislation proposed. The application is proceeding, and the Planning Board cannot act upon the application until the ZBA makes their determination. Concurrently the town board is advancing their legislation and has placed it for public hearing on June 6, 2022. When the draft legislation concludes is up to the town board and when the application is concluded is up to the ZBA and the Planning Board. Once the new law becomes into effect, it could affect the application if it is still pending.

Mr. Trytek noted that the construction sequence has been prepared and shared with the board. The application will continue next month.

**Continued Review – Site Plan Review**

Applicant: Sean Ahern  
4452 Vinegar Hill Rd  
Skaneateles, NY 13152  
**Tax Parcel#023.-03-15.1**

Present: Mike Spadaro, Alternative Power Solutions

The Onondaga County Planning Board has no comments in their resolution dated April 22, 2022, and there are no proposed changes to the proposed solar array.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Marshall to consider the proposed action as a Type II SEQR action pursuant to 6 NYCRR617.5(c)(11) and 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 Chair Donald Kasper and seconded by Member Jill Marshall, 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 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.
2. That the Site Plan 1 of 1 dated April 13, 2022 prepared by Alternative Power Solutions of NY, LLC be followed in all respects; and
3. That the Applicant shall maintain vegetation under the solar array; 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 the Codes Enforcement Officer verify placement of the solar array for conformance to the site plan in lieu of an as-built survey.

**RECORD OF VOTE**

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

**Continued Review – Site Plan Review**

Applicant: Jess Hafner	Property: 2599 East Lake Rd
4690 Mountain Ash	<b>Tax Parcel #037.-01-23.1</b>
Liverpool, NY 13090	



Present: Jess & Sharon Hafner, Applicants; Robert Eggleston, Eggleston & Krenzer Architects;

The application is for the reconstruction of the boathouse with the boathouse designed to be three feet shorter to allow for an appropriate landing at the bottom of the stairs. The existing height will remain. There will also be a rock retaining wall placed behind the bank. The project does not require NYSDEC approval as it is not in their jurisdiction. There will be a steel roof that will be used on the boathouse that will be more eco-friendly for the lake. There will be cedar shake or vinyl used for the clapboarding.

Chair Kasper commented that once the existing boathouse is demolished, if there is any foundation work that will need to be completed then the applicant should come back to the board for approval. He inquired if there will be any outdoor lighting on the structure and Mr. Eggleston replied that it would be minimal and coach lighting.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member Holbein to consider the proposed action as a Type II SEQR action pursuant to 6 NYCRR617.5(c)(11) and 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 Jill Marshall and seconded by Member Scott Winkelman, 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 approval, with the following conditions:

4. That 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.
5. That the Site Plan 1 of 3 through 3 of 3 dated May 5, 2022, and Narrative dated April 1, 2022 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
6. That the Applicant shall seek amended site plan approval from the Planning Board if there will be any modifications to the existing foundation of the boat house that have not been articulated in the narrative dated April 1, 2022 prepared by Robert Eggleston, Licensed Architect; 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 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	Absent	
Member	Scott Winkelman	Present	[Yes]

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

**Sketch Plan – Site Plan Review**

Applicant: Skaneateles Park East LLC  
Patti & PJ Uritis  
26170 Country Club Drive      Property: 1551 E Genesee St  
Mission Viejo, CA 92691      **Tax Parcel#032.-03-20.0**

Present: Robert Eggleston, Eggleston & Krenzer Architects;

Mr. Camp inquired on the proposed water use and Mr. Eggleston said that there will be a new connection for town water. Mr. Camp commented that the location of the dwelling will be at a higher location than the existing office building and the applicant may not achieve sufficient water pressure. Mr. Eggleston said that he will discuss it with the owners if they would want to do well water instead or stay with public water and pump up the water to the dwelling. There may be push back from the town for more than one water connection for the property.

Chair Kasper commented about the discussion regarding a swale by the dwelling and Mr. Camp reiterated that it would be a promising idea to have a drainage swale around the dwelling to control stormwater coming down.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Marshall to consider the proposed action as a Type II SEQR action pursuant to 6 NYCRR617.5(c)(11) and 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 Jill Marshall 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 approval, with the following conditions:

1. That 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.
2. That the Site Plan 1 of 4 through 4 of 4 dated March 31, 2022, and Narrative dated March 31, 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 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	Absent	
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

**Amendment Request – Special Permit Amendment/Site Plan Review**

Applicant: Micheline Yuan  
 3692 Nelsons Walk  
 Naples, FL 34102  
 Property: 3257 East Lake Rd  
**Tax Parcel #040.-01-04.1**

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The applicant has made a change to the plan to relocate the shed to the side of the dwelling. This reduced the number of variances requested and the Zoning Board of Appeals is still reviewing the project.

**Sketch Plan – Special Permit/Site Plan Review**

Applicant: Adam Graham  
 4033 Highland Ave  
 Skaneateles, NY  
 Property: 3429A East Lake Rd  
**Tax Parcel #041.-01-06.0**

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The property is under 20,00 square feet requiring a variance for any proposal. They would like to remove the back porch and replace it with a front porch, and a permeable patio on the side with steps leading to it from the existing screened in porch. The septic system is new and located on the westside. The impermeable surface coverage is being reduced from 23.6% to 17.7% with a bioswale on the east side of the dwelling capturing the water from the roof gutters and directing to the bioswale. The driveway will be reduced and pitched so that stormwater will flow to a French drain that will feed into the bioswale. The bioswale will slowly release the stormwater into the existing ditch that runs along the south side of the property. A payment into the DRA fund would be \$15,820.26.

Member Winkelman inquired if there is sufficient room for the septic expansion and Mr. Eggleston said that it would be to the north. Member Holbein asked if the ditch in on this property and Mr. Eggleston responded that it is close to the property line. A site visit will be conducted on May 26, 2022 beginning at 6 p.m.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Holbein to schedule a public hearing on **Tuesday, June 21, 2022 at 6:30 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

**Sketch Plan – Subdivision**

Applicant: April Ward  
 Jeremy Kimball  
 1351 Cherry Valley Tpke

Skaneateles, NY 13152  
**Tax Parcel#032.-03-30.1**

Present: Robert Eggleston, Eggleston & Krenzer Architects;

When the property was owned by another party who was interested in developing a large automobile dealership, he merged the two properties into one. The property has a single family dwelling, storage buildings, outdoor storage, dance studio and offices. As part of the development of the project for the dealership, the drainage was addressed, and detention ponds established that manages water from Highland Avenue and the property itself.

The applicant is proposing a two lot subdivision so that the single family dwelling would be located on a separate lot from the commercial activity. Each lot would have conforming road frontage. The applicant had recently constructed an addition to the dwelling and a new septic system and expansion area was developed. The proposed lot shape is in an "L" format to include the septic and expansion area with the lot running to the north to provide greenspace for the growing family.

Chair Kasper inquired where the greenspace along the eastern property line goes and Mr. Eggleston responded saying that it goes to the pond, then water flows through the open ditch that leads to the culvert to an open ditch. It crosses onto the Pirro Ford property then releases to the wetlands. Mr. Camp commented that the drainage was designed when it was going to be a larger car dealership, which was constructed first as part of phase one of the original plan. The dealership was halted and never completed. He continued saying what was described by Mr. Eggleston is separate from the drainage on the site. The drainage ditch on the western side of the property was designed to bring the stormwater around to the pond in the rear to manage the offsite water from coming onto the site. He recommended that the swales be relocated, or a drainage easement be created as the proposal has the ditch straddling the property line. The drainage ditch is serving lot B, and Mr. Eggleston said that he would discuss it with the applicant. A site visit will be conducted on May 26, 2022.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Winkelman to schedule a public hearing on **Tuesday, June 21, 2022 at 6:40 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

**Discussion- Special Permit**

Applicant	Jonathan Cohlman	Property:
	Louisa Cohlman	3007 East Lake Rd
	241 Kenlyn Rd	Skaneateles, NY 13152
	Palm Beach, FL 33480	<b>Tax Parcel #039.-01-15.0</b>

Present: Robert Eggleston, Design Professional;

There was a letter from the board attorney asking questions relative to the boathouse on the property. The first question was as to the redevelopment of the boathouse structure that was represented as being renovated rather than rebuilt. The narrative had stated that they would modify the exterior to match the appearance of the new house. There was no representation to the extent because the architect had not looked at it. As the boathouse was being inspected for what was there, they found more structural decay and damage than they had anticipated. The boathouse was demolished, leaving the concrete walls, and had put in new footings for a portion of it. The structure

was constructed as proposed in the construction plans. The zoning code does not delineate what is considered renovation versus complete demolition.

The stormwater is being proposed with two potential options. The first is that the roof will be a metal roof rather than an asphalt shingle roof. The other option is for gutters that can direct stormwater to drain onto land and into a bioswale or rain garden. The deck has a membrane roof with downspout gutters that can have a filter base incorporated into the column. The filter may require being changed out twice a year.

An inspection report was submitted that demonstrates that since 2019 there have been seven visits for this part of the project by the codes enforcement officer and nothing had been mentioned about the boathouse. Mr. Camp said that the concept makes sense but that a plan has not been submitted showing the bioswale or rain garden. Mr. Eggleston commented that he will have Rudy Zona develop the plan with the details. Chair Kasper suggested that specifications on the filter being used should be submitted.

Chair Kasper inquired on whether this would be considered a change in the special permit approval granted. Counsel Molnar said that what was presented indicated that the changes in the field were more than renovation/remodeling, which was what the prior approval that was granted after finding conditions unsatisfactory at the beginning of the remodel. It is up to the board to consider the merits of the statement and determine whether this was a remodel according to the original approval or if it was a change in that they simply retained one of the structural walls but went through and redid the foundation for which an approval is required. The existing boathouse is in the exact location as the prior boathouse even though there was some land disturbance, The board can accept that as a remodel with further restriction that there will be no additional changes in the field that do not have prior Planning Board approval such as an admonition, accept updated plans with updated specifications from Rudy Zona on the gutter downspouts together with specifications for the filters, and any other information that the board requires that is made part of the final approved plans for the project. A site visit will be conducted May 26, 2022. Chair Kasper inquired about the boat area of the boat house. Mr. Eggleston explained that that part of the boat house was changed and that they had received approval from NYSDEC as it was in their jurisdiction at the time.

Mr. Camp commented that from his point of view, if he were aware that the boathouse was going to be completely torn down, the board would have looked at the site plan differently at the time of the original review. He would have conducted a couple of additional site visits when it was happening. There should be some trigger for situations like this when there is a substantial change in construction approach than was originally presented. Mr. Eggleston said that going forward, as a design professional he would like to have more clarity as there is no definition. Counsel Molnar said that in the approvals for renovation we would have to articulate when the renovation is more of a facelift and not more extensive that would require a greater level of review. It could be added as part of the standard conditions to approvals granted. Chair Kasper suggested that the application can move forward to next month and Mr. Eggleston asked for clarification that the board prefers the second option. The board was in affirmance of the second option.

### **Discussion – Lukins Mine**

The board discussed that Lukins Mine lead agency request submitted by the NYSDEC and concluded that the NYSDEC should be lead agency and that the application will require a special permit.

**WHEREFORE** a motion was made by Chair Donald Kasper and seconded by Member Scott Winkelman, and, upon the affirmative vote of all Town of Skaneateles Planning Board Members present, **RESOLVED** that the Planning Board has no objection to the NYSDEC serving as lead agency for SEQR Review of the above referenced mine expansion; and it was **RESOLVED** to advise the NYSDEC and Applicant that the Town of Skaneateles Planning Board determined that the above action would also require a special permit pursuant to the Town of Skaneateles Zoning Code §148-7-2.

**Discussion- Local Law A of 2022**

The board discussed the pending Local Law A 2022 shoreline legislation.

**WHEREFORE** a motion was made by Chair Donald Kasper and seconded by Member Jonathan Holbein, and, upon the affirmative majority vote of all Town of Skaneateles Planning Board Members present, **RESOLVED** to recommend adoption of proposed Local Law A of 2022 Revisions to §148-7-1.K. Skaneateles Lake Shoreline Regulations and §148-12-2 Related Definitions, reserving to the Town Board the obligation to complete SEQR review as required, and with the suggested modifications:

§148-7-1-K.b.iii. Roofed Structures. No roofed or walled structures are permitted offshore except for a.) seasonal fabric roofs that are part of a boat hoist provided that the fabric and roof structure are removed at the end of the season; b.) an 80 square foot shed no taller than ten feet in height is allowed on lots with steep slopes exceeding 30%. The shed shall not be used for any other purpose than storage and shall be located adjacent to the shoreline.

The Members of the Board having been polled, resulted in the majority approval of said motion.

**RECORD OF VOTE**

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

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Holbein to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 9:05 p.m. as there being no further business.

Respectfully Submitted,  
Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston	Tom Trytek	Janice Miller
Mike Spadaro	Shawna Hafner	Randy Stockweather
Jess Hafner	Scott Brothers	Matt Drastal
Tim McNally	Gerald Suhr	Mary Blum
Ed Blum		