

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
September 17, 2019**

Joseph Southern
 Donald Kasper - absent
 Scott Winkelman
 Douglas Hamlin
 Jill Marshall
 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. The meeting minutes of July 16, 2019 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Hamlin and seconded by Member Winkelman to approve the minutes as corrected. 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 July 16, 2019 meeting.

<u>RECORD OF VOTE</u>			
Chair	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Absent	
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Abstain]

The meeting minutes of August 20, 2019 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Marshall and seconded by Member Winkelman to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion. Member Hamlin abstained from the vote, as he was not present at the August 20, 2019 meeting.

<u>RECORD OF VOTE</u>			
Chair	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Absent	
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Abstain]
Member	Jill Marshall	Present	[Yes]

Public Hearing-Minor Special Permit/Site Plan Review

Applicant	Michael & Stacey Drake 3285 Lake LLC 300 S State Street Syracuse, NY 13202	Property: 3285 East Lake Rd Skaneateles, NY 13152 Tax Map #041.-01-47.1
-----------	-------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------

Present: Michael & Kristen Drake, Applicants; Robert Eggleston, Architect

The proposal has not changed from last month with the proposal including a lot line adjustment of .40 acres to bring the nonconforming lot with nonconforming impermeable surface coverage into compliance for the impermeable surface coverage. The snack bar building will be demolished and replaced with a two-story building that will have the snack bar, seating, and arcade area. The expansion of the structure is in compliance with section 148-12C. A pavilion will be added to the putt-putt course area for sitting and observation of the course. The existing westerly driveway will be removed and this property will access through a shared driveway on the adjacent property. Member Winkelman commented that the existing snack bar building is failing, and the shed that is on the back of the property is in good shape.

Counsel Molnar inquired if any of the special permit is contingent on the granting of the area variance on the adjoining property. Mr. Eggleston stated that the variance for the shared driveway extension to 50 feet from the wetlands would not affect the use of the existing driveway for this lot. The future planning is for an agri-business on the neighboring lot for a nursery business, pumpkin picking, corn maze and the like. The driveway will have a shared access agreement for the recreational lot to use.

Counsel Molnar commented that the proposed septic system would be located on the adjacent lot. Mr. Eggleston stated that the existing septic system for the putt-putt course is located in the wetlands buffer and they would like to establish a septic system on the adjacent lot away from the wetlands. There would be an easement agreement created between the two lots.

Mr. Brodsky inquired on what driveways would be eliminated. Mr. Eggleston said that the easterly driveway on the putt-putt course property will be eliminated, and on the eastern property they will be eliminated the most easterly driveway as the sight lines are poor. The residential driveway and shared driveway will remain.

Member Winkelman inquired on the proposed lighting for the recreational property. Mr. Eggleston stated that there will be soffit-recessed lights on the main building and there will be night sky compliant lights on the peak of the building for the parking areas. The lighting plan has not been finalized. Member Winkelman commented that he had walked the wetlands and did not encounter any land that was wet. Mr. Eggleston stated that the drainage runs to the east and when the eastern property is developed, they will add a stormwater management plan for the drainage from the shared driveway.

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

At this time, Chairman Southern opened the Public Hearing and asked if there was anyone in favor of the proposal. No one spoke in opposition or had other comments. 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 Hamlin 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 Jill Marshall and seconded by Member Douglas Hamlin, 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 and lot line adjustment, with standard conditions and the following additional conditions:

1. That the Special Permit/Site Plan Approval shall expire if the Applicant fails to obtain the necessary building permits or fails to comply with the conditions stated within 18 months of its issuance, or if its time limit expires without renewal; and
2. The Revised Site Plan 1 of 1 dated August 8, 2019, Building floorplan/Elevations 1 of 1, dated July 31, 2019, and Narrative dated August 1, 2019 prepared by Robert Eggleston, Licensed Architect, and be strictly followed; and
3. The Final Plan subdivision of the Lot Line Adjustment be submitted for the Planning Board Chairman’s review and signature within 180 days from the signing of this resolution; and
4. The Lot Line Adjustment Map and deeds must be filed in the Onondaga County Clerk’s Office within sixty-two (62) days of the date same was signed by the Planning Board Chairman 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.
5. That the Applicant shall obtain all necessary permits and approvals from Onondaga County Department of Health, New York State Department of Transportation and any agency or authority having jurisdiction over the Property or the Application; and
6. That the Applicant prepare easement documentation regarding location of the septic system on the neighboring property to the east, and submit same to that Planning Board Chair and Counsel for review and approval; and
7. That the Applicant prepare easement documentation regarding use of the shared driveway on the neighboring property to the east, and that same be submitted to that Planning Board Chair and Counsel for review and approval; and
8. That a lighting plan be submitted to the New York State Department of Transportation for approval thereof, and to the Town of Skaneateles for review and approval by the Planning Board Chair and Town Engineer; and
9. That verification of conformance of completed project be certified by Robert O. Eggleston, Licensed Architect, within (60) days of completion of the project with verification submitted to the Town.

RECORD OF VOTE

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

Extension Request- Major Special Permit

Applicant: Old Seneca Heights LLC
Marilynn Bonnivier
1041 Old Seneca Tpke
Skaneateles, New York
Tax Map #028.-01-04.0 & 027.-03-01.1

Present: Marilynn Bonnivier, Bruce Van Holtz, Applicants; Robert Eggleston, Architect

Chairman Southern requested that the applicant provide a synopsis of the project for the benefit of the new members on the board. Mr. Eggleston began saying that the project includes two parcels in the RR district that will be 68 dwelling units consisting of condominiums and townhouses. The units would include elevators and attached garages providing handicap access. There will be a road that will provide access to 8 single-family flats with common parking. In the rear of the complex would be two story townhomes with four townhomes per building. There would be a common area with a pool and meeting center; there will also be walking trails around the perimeter of the complex. The property is in the town water district and a sewer district was established with the town. The town would be responsible for the maintenance and would collect a tax for the maintenance of the septic system. The septic fields will be located in the northeast corner of the lot and the septic system would be for the entire complex to spread out the use.

The original intention was for the existing dwelling and barn to be maintained; however, the dwelling has fallen into disrepair and would be demolished. There has been an interested party for a couple of years however, they have a lot of projects going on and are out 18-24 months before they could consider it. Ms. Bonnivier commented that she would like a longer extension based on the fact that they have put up a large investment for the project. Member Winkelman commented that the project fits with the comprehensive plan being outside of the watershed and providing a diversity of housing options. Chairman Southern stated that this would be the fifth extension to the project and it is unlikely that there will be more extensions after the tenth time. OCDOH will need to review and reapprove the septic plan at the time of development, as well as other approvals. The SPEDES permit is open and has been renewed each year. Counsel Molnar commented that there will be continued review by the Town Board, Planning Board and various agencies through the project. The drainage plans will be reviewed by the Planning Board Engineer during construction as well as a requirement for a pre-construction meeting. The applicant's intent is to dedicate the road to the town. The road cut from Onondaga County has been completed.

Member Winkelman commented that the project complies with the comprehensive plan with open space, a variety of housing types and the location outside of the watershed is a benefit to the town. The applicant suggested an additional three years extension.

WHEREAS, a motion was made by Member Winkelman and seconded by Member Marshall, with unanimous affirmation of said motion, the Planning Board adopted the SEQR findings of June 15, 2010 determined with a Full Environmental Assessment Form and a negative declaration determined at that time, which prior determination was adopted by the Planning Board in consideration of this Extension Application. The Board having been polled resulted in the unanimous affirmation of said motion.

Chairman Southern commented that he has a concern with the dilapidated farmhouse. Ms. Bonnivier stated that their intent is the demolish the structure and she is working with the Codes Enforcement Officer.

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, the Skaneateles Planning Board **APPROVES** the Extension Application for an additional thirty-six (36) months from the date hereof, with the following conditions:

1. That the farmhouse located on lot 028.-01-04.0 be demolished due to the lack of maintenance and structural integrity; and
2. 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 the Approving Resolution of the Planning Board be followed in all respects, except as extended hereby for a period of thirty-six (36) months from the date hereof.

RECORD OF VOTE

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

Mr. Drake commented that the proposal is a great project for the community.

Extension Request- Major Special Permit

Applicant Skaneateles Springs Corporation
 Rick & Debbie Moscarito Property:
 120 Madison St 1601 East Genesee St
 Chittenango, NY 13037 Skaneateles, NY 13152
Tax Map #032.-03-17.1 & 032.-03-17.2

Present: Robert Eggleston, Architect;

The project had received approval on March 17, 2017 and an extension from the Planning Board that is set to expire on September 27, 2019. The project consists of a main lodge and cabins spread throughout the grounds outside of the extensive wetlands and pond on the property. A walkway was included on the plan to connect to the neighboring properties and eventually to the eastern gateway.

The applicant is requesting an extension to the application due to the lack of improvement to the public water line on East Lake Street in the Village that impacts fire flow pressure for the project. The water was fed by the Village as east lake street had existing 4 inch and 2 inch lines that are being changed out for an 8-inch line. The improvement will provide sufficient water volume and pressure for fire flow. They anticipate being able to do the appropriate tests on the water line in two months. Once water testing is completed, the applicant can obtain final septic approval. The applicant has been focused on other projects due to the delay, and will need additional time to complete the architectural drawings once the septic system has been approved. Mr. Eggleston suggested that the application be extended an additional twenty-four months.

WHEREAS, a motion was made by Chairman Southern and seconded by Member Winkelman, the Planning Board recalled that it conducted a SEQRA review of the proposed Major Site Plan on February 21, 2017 with a Full Environmental Assessment Form, and a negative declaration was determined at that time, which prior determination was adopted by the Planning Board in

consideration of this Extension Application. The Board having been polled resulted in the unanimous affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chairman Joseph Southern and seconded by Member Scott Winkelman and after an affirmative vote of all Members present, the Skaneateles Planning Board **APPROVES** the Extension Application for an additional twenty-four (24) 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 Approving Resolution of the Planning Board be followed in all respects, except as extended hereby for an additional twenty-four (24) months.

RECORD OF VOTE

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

Merger Request

Applicant:	Wayne & Bonnie Howell	Property:	672Masters Road
	672 Masters Road		Masters Road(Vacant)
	Skaneateles NY 13152		Skaneateles, New York
			Tax parcel: 016.-03-20.0 & 016.-03-21.0

The applicants are requesting the merger of their two adjoining properties with one of the lots consisting of vacant land.

WHEREFORE, a motion by Member Marshall and seconded by Chairman Southern to notify the Town of Skaneateles Tax Assessor that this Board has no objection to the request to merge the two parcels. The Board having been polled resulted in the unanimous affirmance of said motion.

RECORD OF VOTE

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

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 7:22 p.m. as there being no further business.

Respectfully Submitted,
Karen Barkdull, Clerk