

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
September 16, 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
Karen Barkdull, Clerk to the Boards

Chairman Tucker opened the meeting at 7:30 p.m. The meeting minutes of August 19, 2014 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to approve the minutes as submitted. The Board having been polled resulted in the unanimous affirmance of said motion. Member Southern abstained from the vote.

RECORD OF VOTE

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

Public Hearing -Special Permit

Applicant: Westside Podiatry
Jim Farrell
24 Fennell St
Skaneateles, NY

Property:
1713 Lee Mulroy Road
Skaneateles, NY 13152
**Tax Map #032.-03-13.0; 032.-03-14.0;
& 032.-03-12.0**

Present: Robert Eggleston, Architect

No one requested to have the public notice read. The Onondaga County Planning Board provided modifications to the proposal for the applicant to obtain DOT approval for any proposed work in the ROW, that the signage not obstruct sight distance on Lee Mulroy Road, and that the OCDOH approve any existing or proposed septic system in their resolution dated August 6, 2014. OCDOH has approved the use of the existing septic system for the office use on August 18, 2014. The Board has visited the site on August 16, 2014. The Zoning Board of Appeals has

approved the requested variances on September 2, 2014. The Town Highway Department approved the driveway alterations off Fisher Road in their email dated August 7, 2014.

The County DOT has commented that a DOT permit will be needed for removal of the gravel driveway off Lee Mulroy Road in the ROW. The drainage from the Fisher Road will drain into the front yard and gradually flow to the watercourse on the west. At the ZBA meeting, the applicant agreed to move the proposed sign on the north side of the driveway to the southern side of the driveway at the request of the neighbor, Dale Drake. A revised site plan will be submitted to the Town reflecting the change in location of the sign. The land being disturbed with the proposed project is further than the 100' setback from the wetlands and watercourse. The only proposed change to the building is the addition of the front porch to disguise the entrance ramp.

Member Estes inquired about lighting for the parking areas. Mr. Eggleston stated that the only proposed lighting would be motion sensor lighting on the end of the building facing the parking area and recessed lighting for the ramp. Member Estes inquired whether the lighting would shine on the neighbor's property, although there is plenty of space and trees. Mr. Eggleston stated that he would make sure that the lighting does not provide glare to the adjoining property.

WHEREFORE, a motion was made by Member Southern and seconded by Member Estes to declare this application to be a Type II action pursuant to section NYCRR617.5(c) (7) and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chairman Tucker opened the Public Hearing and asked if there was anyone 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. Mr. Eggleston stated that a letter of support was received from the majority of the neighbors.

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 Donald Kasper and seconded by Member Elizabeth 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 with the following conditions:

1. That the 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 Site Plan 1-3 of 3 dated July 14, 2014 and Narrative dated July 21, 2014, prepared by Robert O. Eggleston, Licensed Architect, be updated to reflect the relocation of the lighted sign to the south side of the Fisher Road Driveway and followed in all respects; and
3. That the three lots be merged into one tax parcel; and

4. Onondaga County Department of Transportation (“DOT”) permit be obtained for any work in the ROW in conjunction with the removal of the driveway off Lee Mulroy Road; and
5. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance(s), be fulfilled
6. An as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of 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]

Continued Review –Site Plan Review

Applicant: Carl Byrne
 887 West Elizabeth St
 Skaneateles, NY 13152
Tax Map #047.-02-02.0

Present: Robert Eggleston, Architect

The Onondaga County Planning Board provided a modification to the proposal for the applicant to obtain OCDOH approval on any existing or proposed septic system in their resolution dated August 6, 2014. The Zoning Board of Appeals has approved the requested variances on September 2, 2014. A site visit was conducted September 6, 2014.

The revised site plan dated August 18, 2014 reflects a grass driveway to the shed with overhead door that will increase the impermeable surface coverage to 6.7%. Member Estes inquired about the proposed parking. Mr. Eggleston stated that although there is some driveway being added, the area nearest the watercourse is being removed so that the driveway will reduce in size by 60SF. Mr. Wickman stated that the area of the proposed building is subject to flooding and consideration should be given to raise the elevation of the building

WHEREFORE, a motion was made by Member Winkelman and seconded by Chairman Tucker to declare this application to be a Type II action pursuant to section NYCRR617.5(c) (10) 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 Donald Kasper and seconded by Chairman Mark Tucker, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the 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; and
2. That the Site Plan 1 of 3 dated August 18, 2014; site plan 2 and 3 of 3 dated July 14, 2014, and Narrative dated July 21, 2014, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and
3. That the conditions of the Zoning Board of Appeals resolution dated September 2, 2014 be followed.

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 –Special Permit

Applicant J&A Properties John Pennisi 4435 Dolomite Drive Syracuse, NY	Property: 1256 Minnow Cove Skaneateles, NY 13152 Tax Map #054.-01-16.0
---	--

Present: Robert Eggleston, Architect

No one requested the public notice to be read. The City of Syracuse Department of Water deferred comment pending issuance of a NYSDEC permit in the correspondence dated August 7, 2014. A site visit was conducted September 6, 2014.

The applicant has a nonconforming lot with an existing rock seawall that shifts seasonally, with the grade at one foot below the 100-year flood plain. Proposed is to replace the boulders with a stepped quarry stone rock wall, three stones high and entrenched into the ground 12 inches with the wall, that will be 6 inches above the flood level. Judy Seidberg, neighbor to the north had inquired where the swale was located and how it would drain in relationship to her property. Mr. Eggleston stated that there are drains in the ground on the south side and that the existing grade area will remain with no drains removed. Chairman Tucker commented that the land is fairly level in that area. Mr. Eggleston commented that there is a flat pitch as it drains to the lake.

Chairman Tucker inquired on the status of DEC approval. Mr. Eggleston stated that it is still in review now. Member Winkelman stated that the proposed seawall is somewhat porous and allows things that seep back to the lake. Mr. Eggleston stated that the proposed quarry stone is proving to be the most effective way to manage the seawall areas. Member Kasper inquired about the connection of the proposed seawall to the neighbor’s wall. Mr. Eggleston stated that the Seidberg property is higher with the wall abutting theirs; on the south side, the elevation drops and it will be at the neighbors’ level of wall.

Member Estes inquired about the Seidberg concern with the swale. Mr. Eggleston stated that he clarified with her that the swale will be south of the protected tree and not on her property as

shown on the site plan. The swale will not be cut into the land but be formed with the grade raised around it.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to declare this application to be a Type II action pursuant to NYCRR617.5(c) (10) and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chairman Tucker opened the Public Hearing and asked if there was anyone in favor of the project. No one spoke in favor of the proposal. 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 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 Scott Winkelman and seconded by Member Donald Kasper, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board hereby APPROVES the minor special permit/site plan review with the following conditions:

1. That the 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 Site Plan 1 of 1 dated July 30, 2014 and Narrative dated July 31, 2014, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from the DEC, and any other approval needed for the Application.

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]

Continued Review –Site Plan Review

Applicant: Chad Sgroi
3809 Highland Avenue
Skaneateles, NY 13152
Tax Map #044.-02-25.0

Present: Chad & Nicole Sgroi, Applicants; Edwin Harrington III, Architect

An updated site plan was submitted to reflect the corrected measurement from the top of the bank of the watercourse to the existing dwelling and proposed wing. Also included is the

wetlands setback to the proposed addition and proposed new septic system. Another modification to the plan reflects drainage from the south side of the proposed wing that will drain through the slope in the yard that will feed to a drywell behind the dwelling. The runoff will not directly run into the stream.

Member Winkelman inquired how the runoff from the existing dwelling flows. Mr. Harrington stated that the roof slope of approximately 300SF has runoff that spills onto the ground. The existing roof drainage will be tied into the proposed southern roof addition drainage.

Mr. Harrington stated that the mother-in-law addition is 993SF and under the 1000SF maximum allowed with the additions not having basements but will be designed with a crawl space for mechanicals. Member Kasper inquired if there is a basement on the existing dwelling and if a sump pump was in operation. Mr. Sgroi stated that the existing dwelling has a basement with the sump pump drainage to the front ditch and then to the stream, which is similar to the other dwellings in the neighborhood.

WHEREFORE, a motion was made by Member Southern and seconded by Member Estes to declare this application to be a Type II action pursuant to NYCRR617.5(c) (7) and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

As the Zoning Board of Appeals has not granted the variances, the approval will be determined at the next Planning Board meeting on October 21, 2014 at 7:30 pm.

Sketch Plan –Site Plan Review

Applicant:	Raymond Kurlak	Property:	
	8C Gayle Road		1190 Mottville Road
	Skaneateles, NY 13152		Skaneateles, NY 13152
			Tax Map #029.-01-03.2

Present: Guy Donahoe, Architect

The property is a vacant 48.433SF lot located at the corner of Mottville Road and Old Seneca Turnpike. The applicant is proposing a 36'x60' pole barn to store the applicant's RV, boat, trailer, and some small items. The property has a septic system plan designed for a three-bedroom dwelling that was approved by OCDOH in 1996, with the OCDOH re-certifying the use of the 1996 design for the proposed pole barn. NYS DOT has approved the location of the driveway cut for the property. The wooded lot will be partially cleared necessary for the driveway, turn-around, septic system, and pole barn, with the remainder of the lot wooded. There will be minimal grading for the placement of the underground power lines and well.

Member Estes stated that the narrative refers to a proposed office and shop on the premises. Mr. Donahoe stated that the office is for Mr. Kurlak and there will be a small room with a bench for Mr. Kurlak's personal use and not commercial use. Mr. Brodsky inquired whether employees or visitors were to be expected, as the proposed impervious surface coverage is 14.97% without the ability to add more parking or other buildings. Mr. Donahoe stated that there are no employees at the building and that the building is intended for Mr. Kurlak's personal use. There will be heat provided to the building.

Mr. Wickman recommended that a culvert would need to be installed for the driveway. Mr. Donahoe stated that a 15” culvert is planned for the driveway cut. Mr. Wickman suggested that the culvert design be shown on the plan and that the narrative should include an erosion control plan and construction sequence. Member Estes inquired about the use of exterior lighting. Mr. Donahoe stated that there would be residential building lights on the east side of the barn where the entrance is located and there will be no pole lights. All of the lighting will be night sky compliant.

Member Estes commented that the proposed impermeable surface coverage would not allow for any change to the property later. Mr. Donahoe stated that if the property were to be converted to a single-family dwelling then some of the driveway turnaround could be removed to accommodate a dwelling and maintain impervious surface fewer than 15% coverage. The large turnaround that is reflect on the plan is to accommodate the RV as it would be safer to use the turnaround rather than backing onto Old Seneca Turnpike. Member Winkelman commented that as many trees as possible should be kept on the property to keep the character of the lot. Mr. Donahoe stated that the applicant would like to keep as many trees as possible especially those of significant size.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Kasper to schedule a public hearing on *Tuesday, October 21, 2014 at 7:40 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Continued Review –Site Plan Review

Applicant William Miles
860 Old Seneca Tpke
Skaneateles, NY 13152
Tax Map #045.-04-02.1 & 045.-04-03.0

Present: William Miles, Applicant; Robert Eggleston, Architect

The Department of Health has approved the septic system design for the proposed two-acre lot on August 12, 2014. A site visit was conducted September 6, 2014.

The applicant is requesting to treat the east side as a front yard and the south side of the property as a side yard to allow a 30’ setback to give the applicant a 77’ width building area. The common driveway will be adjusted for access off the existing Miles driveway rather than Old Seneca Turnpike. Member Kasper are there any existing deed restrictions. Mr. Miles has reviewed the abstract and there were no deed restrictions as the restrictions were drafted but never adopted. Member Estes stated that the restriction drafted were not a significant change and are similar to what is being proposed for the lot today. Chairman Tucker stated that there should be a written easement agreement in place for the Simmons lot. Mr. Eggleston stated that it will be noted on the plot plan that the access will be widened to 30’ to abut the side of the proposed property line to accommodate that additional property access and noted that no direct access off Old Seneca Turnpike will be noted on the plat plan. Counsel Molnar recommended that the easement agreement be prepared and filed when the map is filed with the County.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Kasper to declare this application to be a Type II action pursuant to NYCRR617.5(c)(7) and not subject to SEQR review. The Board having been polled resulted in the

unanimous affirmance of said motion. Member Estes abstained from the vote, as she is a neighbor of the applicant.

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

1. That the lot line adjustment map and deed reflect that lot 045.-04-03.0 shall have easement access from the private driveway for lot 045.-04-02.1, and no direct access off Old Seneca Turnpike, and that such easement documentation be submitted to the Chairman and Counsel for review and approval; and
2. The plat plan survey reflecting the re-aligned two lots, be submitted to the Chairman for review, approval and signature prior to filing with the Onondaga County Clerk's Office; and
3. The lot line adjustment map and deed must be filed in the Onondaga County Clerk's Office within sixty-two (62) days of the signing of said map or the lot line adjustment 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	[No]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Elizabeth Estes	Present	[Abstain]

Continued Review –Site Plan Review

Applicant	William Miles	Property:
	860 Old Seneca Tpke	Fennell Street
	Skaneateles, NY	Skaneateles, NY 13152
		Tax Map #045.-03-01.0

Present: William Miles, Applicant; Robert Eggleston, Architect

Mr. Miles has a .2 acre parcel located on the corner of Fennel Street and Old Seneca Turnpike that borders Skaneateles Creek outside of the Skaneateles Lake Watershed. Proposed is to install a seawall for bank stabilization and re-grade the property to an 8% grade, installing 4' wide steps to access the creek for fishing, and potential parking. The seawall would consist of 90FT of limestone blocks for erosion control with a DEC permit pending.

Chairman Tucker inquired about the parking off Fennell Street. Mr. Eggleston stated that there would be gravel parking on the side from the pole to the bridge for 1-2 cars that was approved by Mary Sennett and Alan Wellington. The parking would be in the Town ROW once the land is dedicated to the Town as a public park where the shoulder will be more defined. A site visit was conducted on September 6, 2014.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to declare this application to be a Type II action pursuant to NYCRR617.5(c) (6) 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 Joseph Southern and seconded by Member Scott Winkelman, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor 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; and
2. That the Site Plan 1 of 1 dated August 12, 2014 and Narrative dated July 31, 2014, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and
3. That the installation of the non-jurisdictional aspect of the project including the grass access and steps may be installed prior to receipt of the DEC permit; and
4. That the Applicant shall obtain all necessary permits and approvals from the DEC, and any other agency, if necessary, needed for completion of the Application.

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]

Member Kasper suggested that a motion be made recommending the Town Board to accept the property for recreational use for the residents if the applicant offers the property to the Town.

WHEREFORE, a motion was made by Member Kasper and seconded by Member Southern to recommend to the Town Board to accept the dedication of the land to the Town of Skaneateles for recreational use if offered by the applicant. The Board having been polled resulted in the unanimous affirmance of said motion.

Mr. Eggleston inquired whether the applicant could proceed with the work on the property that does not include work in the stream, which would require a DEC permit. Counsel Molnar stated that work that is not under the jurisdiction of the DEC could commence prior to receipt of DEC approval, and recommended that the Board amend the resolution above.

WHEREFORE, a motion was made by Member Estes and seconded by Member Kasper to amend the prior resolution to include that the installation of the non-jurisdictional aspect of the project including the grass access and steps may be installed prior to receipt

of the DEC permit. The Board having been polled resulted in the unanimous affirmance of said motion.

Sketch Plan –Special Permit

Applicant John Reiffenstein
 4257 Overlook Drive
 Jamesville, NY13078

Property:
1254 Minnow Cove
Skaneateles, NY 13152
Tax Map #054.-01-15.0

Present: Robert Eggleston, Architect

The applicant’s property lies directly to the south of Mr. Pennisi’s property and the proposal will continue the same wall as proposed for the Pennisi property. Proposed is the replacement of 52’ of the existing sea wall with a stepped quarry stone rock wall to protect the lawn. The remaining southern section composed of rock will continue. The City of Syracuse commented that the existing septic system located in the front yard would need to be protected during the construction. The work would be completed at the same time as the Pennisi wall, but would not have any backfill. The DEC permit is pending.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to schedule a public hearing on ***Tuesday, October 21, 2014 at 7:50 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan –Special Permit

Applicant: David Campanile
 1786 Tamarack Trail
 Skaneateles, NY 13152
 Tax Map #062.-01-18.0

Present: Robert Eggleston, Architect

Proposed is a masonry horseshoe shaped wall surrounding the shoreline patio that is 10’ from the south property line and 14’ from the north property line. The retaining wall will be 24’ from the lake at the closed point. Mr. Brodsky stated that a special permit would need to be obtained to modify the grade within 50’ of the lake line. Mr. Eggleston stated that based on the site visit, 160SF of grass will be relocated with the other grass area to keep the open space continuity. Mr. Brodsky inquired whether the retaining wall would need a fence due to the lakeside drop off. Mr. Eggleston stated that there is landscaping in front of the wall, and then the land slopes to a vertical drop off of the land. A pool enclosure fence surrounds the entire property that complies with the code, as there are no horizontal toeholds on the fence. Mr. Wickman stated that the existing underdrain should be kept and it needs to be shown how it drains, as it should drain to the lake. Chairman Tucker inquired how much fill would be required for the work. Mr. Eggleston stated that he would need to calculate the amount. Access to the work will occur on the north side of the property.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Estes to schedule a public hearing on ***Tuesday, October 21, 2014 at 8:00 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Amendment Request- Special Permit/Site Plan Review

Applicant: Boudreau/Stafford
1760 Tamarack Trail
Skaneateles, NY 13152
Tax Map #062.-01-20.0

Present: Robert Eggleston, Architect

The Zoning Board of Appeals has approved the modification to the approved plan noting that there were no changes to the variance requested at the meeting on September 2, 2014. A revised site plan dated August 25, 2014 was submitted reflecting the proposed dwelling located within the existing footprint and setbacks while reducing the size of the dwelling to 522SF with a 6’ wide porch and smaller deck on the southeast side of the proposed dwelling. The approved site plan reflected a 24’ wide dwelling. The lakefront work has been completed for the shoreline and lakefront stairs. Chairman Tucker inquired whether the old camp has been demolished, and Mr. Eggleston stated that it has not been demolished.

WHEREAS, Chairman Tucker made a motion that was seconded by Member Winkelman the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II single family residential project, not subject to further SEQRA review.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Scott Winkelman, seconded by Chairman Mark Tucker, and upon a vote thereon, the Town of Skaneateles Planning Board hereby approves the Amendment to modify the Prior Approval, with the Prior Approval remaining in full force and effect according to its terms, as modified hereby, with the following additional conditions:

- 1. That the updated Site Plan 1 of 1 and drawings 1 through 4 of 4 dated August 25, 2014, and revised Narrative dated August 25, 2014 prepared by Robert O. Eggleston, 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]

Discussion- Local Law C Abandonment

The Planning Board discussed the proposed Local Law C Abandonment. Suggested additions to the proposal were:

- a) That the time frame for last action be 6 months for a minor project and 12 months for a major project;

- b) That the applicant or their representative appear before the Board at the next available meeting to provide an update;
- c) That the Planning Board or Zoning Board of Appeals be allowed 45 days to make their determination by resolution that an application is abandoned.

WHEREFORE a motion was made by Member Scott Winkelman and seconded by Member Joseph Southern that the Town of Skaneateles Planning Board is in full support of adoption of Local Law C- Abandonment with the suggested modifications above. The Board having been polled resulted in the unanimous affirmance of said motion.

Amendment Request Special Permit/Site Plan

Applicant: Brad Wirth II 2590 Nunnery Road Skaneateles, New York	Property: 1382 East Genesee St Skaneateles, New York Tax Map #042.-01-08.1
--	--

Present: Brad Wirth II, Applicant

A revised site plan dated September 9, 2014, prepared by Dean Cornwell of Superior Energy reflects the correct location of the tank and refill station located 20' from the Bobbett fence. Member Winkelman inquired why the grass remediation was not completed this year. Mr. Wirth stated that his grass installer had a death in his immediate family and had been unable to install the grass. Chairman Tucker reminded the applicant the no building permit can be issued until payment into the development rights acquisition fund has been paid, and that it would keep him from installing the propane tank and filling shed. Mr. Wirth stated that he is aware of the payment and is working it out. Member Southern reiterated that the conditions must be met prior to issuance of a building permit for any work. Member Winkelman inquired where a consumer would go to get his tank re-filled. Mr. Wirth stated that a customer would go through the old Bobbett door to purchase the propane. Member Winkelman stated that there is plenty of room to park there to provide the service.

WHEREAS, Member Southern made a motion that was seconded by Member Winkelman, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II action pursuant to NYCRR617.5(c)(7) and not subject to further SEQRA review. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Joseph Southern, seconded by Member Elizabeth Estes, 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 dated September 9, 2014, prepared Dean Cornwell, Superior Energy Representative, 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]

Discussion – Local Law B Signing Code and Definitions

The Planning Board began the review of the proposed signing code and definitions modifications and will continue their review at next month's meeting.

Discussion – Victory Sports Campus Project

The Planning Board determined that an update to the Planning Board is warranted.

WHEREFORE a motion was made by Chairman Mark Tucker and seconded by Member Elizabeth Estes to authorized Counsel Scott Molnar to drafter of letter to the Victory Sports Campus Attorney requesting an update from the applicant at the next Planning Board Meeting. The Board having been polled resulted in the unanimous affirmance of said motion

As there was no further business, a motion was made by Member Winkelman and seconded by Member Southern to adjourn the meeting. The Board was in unanimous affirmance of said motion and the meeting was adjourned at 10:00 pm.

Respectfully Submitted,

Karen Barkdull

Karen Barkdull, Secretary/Clerk