

**TOWN OF SKANEATELES PLANNING BOARD  
MEETING MINUTES  
October 15, 2019**

Joseph Southern  
Donald Kasper  
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 September 3, 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.

**RECORD OF VOTE**

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

The meeting minutes of September 17, 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 Kasper abstained from the vote, as he was not present at the September 17, 2019 meeting.

**RECORD OF VOTE**

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

**Escrow Request**

Applicant: Emerald Estates Properties, LP  
Skaneateles, New York

Property:  
2894 East Lake Rd  
Skaneateles, New York  
**Tax Map #036.-01-37.1**

There is an outstanding invoice for legal services rendered that will required additional funds from the applicant to process.

**WHEREFORE** a motion was made by Member Hamlin and seconded by Member Kasper, that the applicant increases the escrow account in the amount of \$1,500. The Board having been polled resulted in the unanimous affirmance of said motion.

**Escrow Request**

Applicant: Tim Green/owner Loveless Farm Development 1194 Greenfield Lane Skaneateles, New York 13152	Property: 2783 West Lake Rd West side 051.-02-18.1 Vacant land: East side 053.-01-39.1
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There is an outstanding invoice for legal services rendered that will required additional funds from the applicant to process.

**WHEREFORE** a motion was made by Member Kasper and seconded by Member Marshall that the applicant increases the escrow account in the amount of \$200. The Board having been polled resulted in the unanimous affirmance of said motion.

**Public Hearing Continuance-Special Permit**

Applicant: Skaneateles Aerodrome, LLC  
2984 Benson Road  
Skaneateles, NY  
**Tax Map #051.-02-08.1**

The applicant is revising the proposed site plan and requested additional time to prepare. At this time, Chairman Southern opened the Public Hearing and asked if there was anyone wishing to speak in favor, opposition, or had any other comments. No one spoke in opposition or had any other comments.

**WHEREFORE,** a motion was made by Member Kasper and seconded by Member Winkelman to continue the public hearing to the January 21, 2020 Planning Board meeting. The Board having been polled resulted in the unanimous affirmance of said motion.

**Sketch Plan- Subdivision**

Applicant: Richard Cuddeback 1076 State Rte 38A Skaneateles NY 13152	Property: 1076 State Rte 38A Skaneateles, New York Tax parcel: 060.-03-05.0
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Present: Mr. & Mrs. Cuddeback, Applicants; Davie Loftus, Attorney;

The applicant would like to subdivide the 41.4-acre agricultural/residential property into two lots with one lot 2.4 acres including all structures, and the remaining vacant land consisting of 39 acres. The applicant intends to sell all of his agricultural land, including the 39-acre parcel, to a local farmer to continue to be farmed.

**WHEREFORE**, a motion was made by Member Kasper and seconded by Member Marshall to schedule a public hearing on ***Tuesday, November 19, 2019 at 6:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

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

Applicant:	Steve Johnson	Property:	1729 Russells Landing
	72 Cloudview Rd		Skaneateles, NY 13152
	Sausalito, CA 94965		Tax parcel: 063.-03-01.0

Present: Steve Johnson, Applicant; Robert Eggleston, Robert O. Eggleston Architect;

The existing 23,162 square foot lot has an existing 1,303 square foot seasonal cottage that is in disrepair. Proposed is the demolition of the exiting two-story cottage and replacing it with a two story seasonal cottage that is on a similar footprint. There will be an attached deck and a small 22.3 square foot addition, increasing the cottage by 418 square feet of floor area. All of the construction will be outside of the 30% slope areas. The dwelling will be built into the steep slope, allowing stair access to the structure into the second floor. Additionally, a 572 square foot studio building with a half bath and second floor third bedroom is proposed that would be located 59.4 feet from the lake line. The impermeable surface coverage is proposed at 10%, keeping the existing driveway. There will be a temporary drive installed during construction to access the location of the dwelling. The structures will be supported by the approved new septic system that will be installed, and water is accessed directly from the lake. The property will continued to be used seasonally.

Member Kasper inquired about sidewalks and Mr. Eggleston replied that the existing paths would be utilized; the property could have permeable walkways as the open space calculation is at 87.4%. Member Kasper inquired how the trucks would access the dwelling during construction, as the area will probably require some cutting. Mr. Eggleston stated that the temporary drive would be placed that will used by smaller equipment with some trimming done. Member Kasper emphasized that the area will need to be restored after demolition and construction of the new structures.

Mr. Brodsky inquired if there will be retaining walls. Mr. Eggleston responded that there would be retaining walls along the southeast area of the dwelling. Member Winkelman asked if the cut and fill would be the same. Mr. Eggleston said that the cut would be removed off site and brought back where needed, as the lot does not facilitate a location for storage of the fill during construction. There will be minimal removal of fill as the proposed dwelling is in a similar footprint. Member Marshall inquired if there will be trees removed. Mr. Eggleston stated that there will be selected trees removed that have been marked and the board can see them on their site visit. Mr. Brodsky commented that although there is no proposed shoreline work, the dwelling is 15 feet from the lake line. Mr. Eggleston stated that there is one area that does dip in near the existing and proposed dwelling.

Mr. Eggleston commented that he would like to discuss drainage strategy at the site visit with John Camp as a bio-swale may not work for this lot, and they may want to pipe down the stormwater to the lake. Member Marshall asked if erosion has been an issue on the property. Mr. Johnson stated that they have owned the property for over 50 years and it has not eroded much. Mr. Brodsky inquired about the stability of the shoreline. Mr. Johnson stated that the cove area by the dwelling has come in about five feet in the last 50 years. Mr. Eggleston stated that there is vegetation and trees in the area for stabilization.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member Hamlin to schedule a site visit on November 2, 2019 and a public hearing on ***Tuesday***,

*November 19, 2019 at 6:40 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

**Sketch Plan-Minor Special Permit/Site Plan Review**

Applicant	Christopher Kelly	Property:
	3628 Blackford Club Drive	3355 East Lake Rd
	Marietta, GA 30062	Skaneateles, NY 13152
		<b>Tax Map #041.-01-27.1</b>

Present: Chris Kelly, Applicant; Robert Eggleston, Robert O. Eggleston Architect;

The proposal is to rebuild the house that will conform to all of the setbacks. The tennis court will be kept and a portion of the circular drive will be removed to keep the property at 16.3% impermeable surface coverage. The shoreline shed will be replaced with a larger one and placed in a similar location. Included in the proposal are two bio swales for stormwater control. One will be placed to the east of the tennis court to capture stormwater for the court and the second bio-swale will be placed fifty feet from the shoreline to capture stormwater runoff from the dwelling. Two catch basins will be added with one by the driveway turnaround and the second located outside of the entrance to the dwelling. The stormwater collected will be forwarded from the roof gutters of the dwelling to subterranean tiles that will direct the stormwater to the bio-swale.

Member Winkelman inquired on the capacity of the bio-swales. Mr. Eggleston explained that the required capacity is 1431 square feet that has been split between the two bio-swales. Member Hamlin inquired on the location of the leach fields. Mr. Eggleston said that the location is located to the east of the tennis court and a new system will be designed by Mr. Buck.

Member Winkelman asked when the variance for impermeable surface coverage was granted, and Mr. Eggleston said that it was granted in 2001 as part of the subdivision approval at that time. Member Kasper inquired why the proposed dwelling is located closer to the lake. Mr. Eggleston explained that it would place the dwelling more in line with the neighbor dwellings and that the neighbors do not have any issue with the proposed location of the dwelling that would conform to the 100-foot setback from the lake. The intent is to keep the trees by the driveway and the big oak tree by the proposed garage. Member Kasper commented that there is an elevation change from the front of the dwelling to the garage and would involve some cutting. Mr. Eggleston agreed saying that the elevation at the garage is 898 feet and the west side of dwelling is 894 feet.

**WHEREFORE**, a motion was made by Member Marshall and seconded by Member Kasper to a site visit on November 2, 2019 and schedule a public hearing on *Tuesday, November 19, 2019 at 6:50 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

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

Applicant:	Joshua Miller
	1410 East Genesee St

Skaneateles NY 13152  
Tax parcel: 042.-01-11.0

Present: Josh Miller, Applicant; Robert Eggleston, Robert O. Eggleston Architect;

The applicant has recently acquired the property and businesses located on the lot that consist of metal fabrication and auto service uses that were granted special permits in the 1980s and have been in continuous use. The property had also received a special permit for retail/art studio use in 2016, and the applicant would like to change that use to auto/law equipment retail. His existing Skaneateles small engine repair will be relocated to this property. The Petrol Motion sales will be located in the western building taking over the auto repair. The business restores vintage and European cars and sells 6-7 cars a year. The main building will be for metal fabrication, small engine repair and for retail of lawn and yard care equipment.

There will be six parking spaces along the western side of the main building with 13 additional parking spaces to the south of the main building available for all of the uses on the lot. The owner would also like to display 4-5 tractors on the lawn along the road with the inventory parked along the west side of the property. Included in the proposal is that the entrance along the road will be defined more clearly. Member Winkelman inquired if it ever was paved. Mr. Miller commented that Route 321 filings were spread and rolled, and with some heat, it will come back to a smooth surface.

A recent survey has been produced that reflect a watercourse that runs behind the main building. The culvert by the receiving door is in good shape however, the stream and three stacked culverts by the entrance to the back parking lot are in disrepair. A 20 foot by 4-inch diameter culvert will replace the failing culverts. The stream will be armored with rock along the creek and will be installed after July 15, 2020 as per the DEC permit.

The applicant will be moving the above ground 500-gallon propane tank from the Bobbett property to this location with a new 8 foot by 20-foot roof. It will be located more than 10 feet from the existing main building. The floor plan for the main building indicates that there will be sales, restroom facilities, an office, service shop and storage. There are no floor drains in the building and any spills are managed with spill kits. Used oil from vehicles is collected and used for heating the building.

The property is over two acres and the proposed impermeable surface coverage will be reduced to 25% whereas 30% maximum is allowed. Mr. Brodsky inquired where the display area would be for the auto sales. Mr. Eggleston explained that the vehicles are not put on display; rather they are advertised on-line and seen by appointment. Auto service will only be on the vehicles being restored and prepared for sale.

Three bio-swales have been designed for the property with a bio-swale located on the eastern side of the main building, and two smaller bio-swales located north of the auto sales building. The creek-crossing culvert nearby will be raised and any overflow will be directed to the bio-swales.

Member Marshall inquired on the streetscape objectives for the property. Member Winkelman commented that the property is part of the eastern gateway and should be given consideration for sidewalks. Mr. Eggleston commented that there is a sewer easement along the north edge of the property in the right of way. Member Winkelman added that the car dealership had green space on the front of the property that was eventually turned into being paved with a display of cars. Mr. Eggleston explained that when the sewer lines were put in, the town had replaced the area with gravel in front of the dealership. Member Winkelman stated that the eastern gateway committee had recommended having curbs to slow traffic, sidewalks and trees added to have a more aesthetically pleasing entrance to Skaneateles.

**WHEREFORE**, a motion was made by Member Kasper and seconded by Member Hamlin to schedule a site visit on November 2, 2019 and a public hearing on *Tuesday, November 19, 2019 at 7:00 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

**Informal Discussion – Subdivision**

Applicant: Alan Briggs  
County Line Road  
Skaneateles NY 13152  
Tax parcel: 018.-02-29.1

Present: Alan Briggs, Property Owner; Robert Eggleston, Robert O. Eggleston Architect;

The 23-acre parcel is located in a Hamlet District and is located in a Town water district. Proposed are 30 half-acre residential lots that would accommodate homes in the 2,000 square foot range. The development would be in a Hamlet grid style pattern with roads built to town specifications. The road could in the future tie in to the Welch Allyn property. There is a trail on the Lauder Lane property that will tie in to this project. The homes would be suited to empty nesters or young families. The public water line for this development could connect to the 8-inch water line on Stump road.

The property drains on the empty lot on Reynolds Road and there are two low areas that have been reserved for a stormwater management system to address the stormwater. The two road cuts off County Line Road are in place and a traffic study and SHPPO have been completed. Mr. Brodsky inquired if sidewalks have been contemplated. Mr. Eggleston said that gutter curbs could be considered, as they are more suited for rural areas.

The lots are under an acre and would limit area for a septic system. The board could limit the size of the building envelope to ensure that there is enough area for septic systems. The property is located in the Skaneateles Falls Hamlet and it is an open field that is relatively flat. Member Winkelman suggested that part of their application should include a schematic of a typical lot with elevations and floorplans.

**Discussion**

Applicant: Lakelawn Properties LLC      Property:  
1 Winthrop Square                      3384 West Lake Street  
Boston, MA 02110                        Skaneateles, NY 13152  
**Tax Map #049.-02-03.0**

John Camp had made a site visit to the Lakelawn project and noted that there were modifications to the shoreline that were not part of the approval issued in 2018. The modifications included regrading of the shoreline, a seawall, a boat dock and removal of some vegetation. The board recommended that they should verify that proper approvals were received for the boathouse. EDR should be contacted on the alterations from the approved plan on the shoreline as well as the entire project. There have been comments on the type of lighting that was utilized on the tennis court The Planning Board needs a review of the approved plan to what was completed and requested that the codes officer should contact EDR of the findings.

**Merger Request**

Applicant: Kimball T. Kraus  
3109 West Lake Road  
Skaneateles NY 13152

Property: 3109 West Lake Road  
West Lake Road(Vacant)  
Skaneateles, New York  
Tax parcel: 051.-02-04.0 &  
051.-02-06.0

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 Winkelman and seconded by Member Hamlin 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	Present	[Yes]
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 Hamlin 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 Winkelman to return from attorney advice session. The Board having been polled resulted in favor of said motion.

The Board returned at 8:07 pm.

**WHEREFORE**, a motion was made by Member Hamlin and seconded by Member Kasper to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:07 p.m. as there being no further business.

Respectfully Submitted,  
Karen Barkdull, Clerk