

**TOWN OF SKANEATELES
PLANNING BOARD
MEETING MINUTES
February 28, 2023**

Donald Kasper
Douglas Hamlin
Scott Winkelman
Jill Marshall
Jon Holbein
Scott Molnar, Legal Counsel
Emma Aversa, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk

Chair Kasper opened the meeting at 6:35 p.m. The meeting minutes of January 17, 2023 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 Hamlin 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]
Co-Chair	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

Continued Review- Site Plan Review

Applicant	Jeff & Kate Youle	Property:
	1263 Longview Shores LLC	1263 Longview Shores
	8 West Lake St	Skaneateles, NY 13152
	Skaneateles, NY 13152	Skaneateles, NY 13152
		Tax Parcel #054.-01-04.0

Present: Robert Eggleston, Eggleston & Krenzer Architects

A site visit was conducted by the board. The proposal is for a foundation for the accessory building that is located on a failing slab base. The structure is a day room for the kids and although there was plumbing in the structure it will be removed. The camp is for seasonal use and not occupied in the winter. The building will be placed on the same footprint as it exists, with a foundation under the structure making the structure eight inches taller than the current height of the structure. The property to the north has a seasonal cottage that is like the cottage on this lot, and the southern lot has a large dwelling located on it. Repair will be done on the structure including headers above the window and door.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Holbein, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(11) and not subject by SEQR for further review. The Board having been polled resulted in the affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Jill Marshall and seconded by Member Douglas Hamlin, 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 the Special Permit/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 Site Plan 1 of 2 through 2 of 2 dated December 30 2022 with narrative dated December 30, 2022 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
4. That an as-built survey is not required to be submitted to the Codes Enforcement Officer for this project.

RECORD OF VOTE

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

Sketch Plan Site Plan Review

Applicant	Robert & Janet Goodchild 14 Prentiss Drive Skaneateles, NY 13152	Property: 1419 Thornton Heights Skaneateles, NY 13152 Tax Parcel #057.-01-30.0
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Present: Robert Eggleston, Eggleston & Krenzer Architects

There is an existing seasonal two bedroom cottage that is in disrepair, and they would like to replace it with a one bedroom dwelling on a similar footprint. The dwelling will be developed as a year round dwelling with a reduction in the nonconforming footprint. There will be a non-habitable cellar for storage for the dwelling. This property is lake access for the owners who reside in the village. The rebuilt parking area had received Planning Board approval in 2021 and the shoreline structures are being repaired under an existing building permit. Letters of support have been submitted by three of the neighbors.

Chair Kasper inquired about the stair tower and Mr. Eggleston stated that the repair on the stairs was designed by Phil Ricklef. Chair Kasper asked if the stair building permit was based on a current survey, and Mr. Eggleston noted that the submitted survey is dated December 29, 2022. There is only nine square feet of dock on land with the rest of the dock on water. Chair Kasper inquired about the decks on the stairs

and Mr. Eggleston said that the structures are included in the total shoreline structures and total lot coverage calculations.

Chair Kasper also noted that the existing dwelling that is failing is set in a depression on the ground. Mr. Eggleston said that the first floor will be raised about two feet with the proposed cellar. The existing camp is supported by a septic tank, and they are pursuing the viability of a traditional septic system with septic field. If the septic system is not viable and approved, then the property will be supported by a new holding tank. The property to the north was able to install a traditional septic system and field just north of the proposed septic field for this property.

There will be a catch basin at the road right of way to catch the stormwater from the road that will be directed to a secondary catch basin to the southeast of the dwelling, also capturing stormwater from the roof gutters through a French drain located at the top of the bank. The stormwater will then be piped to the cliff to splash down into the lake. There will be six inch piping to the cliff with a four inch French drain connecting to the six inch pipe before it reaches the edge of the cliff. The parking area drops down six feet and Mr. Eggleston said that the catch basin by the road could catch stormwater from the parking area. A site visit will be conducted on March 3, 2023.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Marshall to schedule a public hearing on ***Tuesday March 21, 2023 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	Mark Aberi	Property:
	Harmony Homes NY LLC	1000 Old Seneca Tpke
	3460 County Line Rd	Skaneateles, NY 13152
	Skaneateles, NY 13152	Tax Parcel #027.-04-06.0

Present: Mark Aberi, Applicant; Robert Eggleston, Eggleston & Krenzer Architects

The existing lot is less than two acres located in the RR district. The proposal is for a two story commercial building that will have a carriage house aesthetic, to be used for an esthetician service business on the first floor and office spaces for compatible businesses on the second floor. Parking will be located to the east and rear of the building and includes twelve parking places and one handicap parking space. The septic system has been approved for the project. A bioswale has been added to the plan to the west of the building that would manage the stormwater from the parking area and building, and slowly release the water to the watercourse on the western edge of the property.

The nonconforming lot under two acres is located outside the Skaneateles watershed and is allowed to have up to 15% impermeable surface coverage as per section 148-8-9-A.1.i, and the proposal is planned with at 12.7% impermeable surface coverage. Member Winkelman commented that this proposal is like the County Line Road barn office. Mr. Brodsky said that the proposed uses of office, service business, and health care facility are all allowed uses in the RR district by special permit.

Member Winkelman asked about the building under construction to the east of this property and Mr. Eggleston replied saying that it is a 'barnominium' type of residence that costs less to build than a

traditional wood framed dwelling. To the West the property is owned by Tennessee Gas Pipeline. The property is served by private water and septic system. A drive by site visit will be conducted.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Marshall to schedule a public hearing on **Tuesday March 21, 2023 at 6:40 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan- Site Plan Review

Applicant	Asher Bitz	Property:
	MWB Family I LLC	1326 New Seneca Tpke
	13915 Old Coast Rd 1003	Skaneateles, NY 13152
	Naples, FL 34110	Tax Parcel #043.-04-09.0

Present: Bill Murphy, Space Architectural Studio.

Mr. Murphy presented a full size representation of a proposed sign for the LAB building complex that measures 22.4 square feet and is proposed to be located parallel to Old Seneca Turnpike by the driveway and 37 feet from the road. The sign would state ‘SkanWorks,” the address and the listing of multiple tenants on the sign. A small light would shine up to illuminate the sign. The old sign was on the east side of the driveway and perpendicular to the road. The back side of the sign would say ‘Thanks for coming!’ type of message.

Mr. Brodsky commented that there is a multi-tenant sign located on Route 20 that is difficult for drivers to read while driving. Mr. Murphy said that it does not have a cross street where the sign will be located, and there will be a clear view on Old Seneca Turnpike with a 35 mph speed limit, versus 55 mph being the speed limit on Route 20. Mr. Brodsky suggested that the sign by the road could have the SkanWorks name and address, with a smaller sign inside the parking lot that would indicate the tenants and their location. Chair Kasper inquired if there is enough room on the road for someone to pull off the road to read the sign. Mr. Murphy said that they could push the sign back 8-10 feet to the edge of the parking lot and away further from the road. Member Marshall said that if there is a second sign in the parking lot, the sign would not need to be as large. With the sign being parallel to the road it would be difficult to read the sign while driving.

Member Hamlin inquired if the SkanWorks sign will also be on the building and Mr. Murphy said that their plan is for the one sign. Member Hamlin said that the address number could be placed perpendicular to the road, and Mr. Murphy said that they could place the address number on both of the four inch posts holding the sign. The number of the address can be larger on the face of the sign and reflective numbers on the side of the sign. Member Marshall said that it is not effective to place the directory that close to the road. There could be a smaller sign by the road in this residential area with a smaller directory sign in the parking lot. Mr. Murphy said that they don’t want people walking the parking lot to determine where their specific entrance would be. Member Marshall suggested that there could be smaller signs by each of the entrances that a visitor could see from the parking lot. Mr. Murphy said that there is not a large enough area to place the sign for the directory from the parking lot. There are three entrances to the building, the main entrance on the northeast side of the building, another entrance at the southeast side of the building, and an entrance for PJO located at the southwest corner of the building. There is an internal walkway in the building to all the businesses including PJO. The separate entrance for PJO would

allow for delivery of supplies. Member Hamlin said that the facility is not that complicated and that the information could be communicated in the 16 square feet allowed. Member Marshall said that there needs to be justification for the larger size of sign in the residential neighborhood. Mr. Murphy said that it is a unique building with multiple tenants and they are asking for a little leniency for the sign to be a third larger.

Member Winkelman asked about the signed that is used next door as they have multiple tenants. Mr. Murphy said that it is similar with three tenants, and Member Winkelman noted that it is placed perpendicular to the road. Mr. Murphy said that they could do it two sided and perpendicular to the road. Chair Kasper requested that the proposed location be staked on the property as the board will do a site visit independently.

Merger Request

Applicant: Jacob & Lisa Dietz
3762/Vacant Fisher Rd
Skaneateles, New York
Tax Map #033.-03-05.0 & 033.-03-06.0

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

WHEREFORE, a motion by Chair Kasper and seconded by Member Holbein to notify the Town of Skaneateles Tax Assessor that this Board has no objection to the request of Jacob & Lisa Dietz to merge tax parcels 033.-03-05.0 and 033.-03-06.0 into one tax parcel.

RECORD OF VOTE

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

Discussion

TJA Solar Application may be affected by a potential moratorium set by the Town Board, as the board would not be able to move forward on the application review until the moratorium ends. The board had requested a sound study and marking of the land of the proposed boundaries for the array set with poles and flags so that the board could conduct an additional site visit and that photo simulations could be done prior to spring. Member Winkelman said that he had gone on an additional site visit and noted that the lot is irregular shaped. Mr. Eggleston said that a dry run SEQR is helpful for the applicant. Mr. Annal said that the board could also look at the site from his property.

Discussion- Solar Legislation

Board suggestions, and comments:

A sound study requirement may need to be added to the town’s solar legislation for the town. Battery storage should be potentially prohibited from the solar array facilities. Neutral colors on the structures that visually harmonize with the surroundings should be considered.

There was a prior suggestion to place solar array facilities only in the IRO district; however, there are residential properties located in the IRO district, and any standards set in the other districts would still apply to the IRO district.

The area around the fenced in solar array facility could be fully screened with a thick buffer of a mix of conifers and varying heights of landscaping to screen any solar arrays. There should be a minimum height of trees of eight feet with understory of landscaping required. Removal of existing vegetation should be limited. A more defined view of screening should be developed. Member Winkelman suggested a 100 foot buffer for landscaping.

Member Winkelman suggested that a formal conservation easement with term limit be required for the solar facility. Mr. Brodsky suggested that the board require plantings being maintained on the property that would be beneficial to agriculture with pollinators and farming the land.

Farms are struggling and putting in a solar facility to maintain the viability of the farm may happen. A farm can have their own solar array facility to support the farm electricity needs without the town regulating the activity as they would be regulated by New York State.

A private homeowner can place a solar array on their property sized to capture up to 110% of their energy usage. Mr. Eggleston said that it is not worth it as the extra energy created is bought back at four cents a KW hour. Neighbors next to a solar facility should get some form of discounted electricity. The Rhode Island/Massachusetts study on property values reflected that there was a negative impact to real estate values to homes next to a solar facility in a suburban setting; however, there was a statistically insignificant impact to home values in rural communities. There are also other contributing factors that affect a dwelling valuation including market conditions, interest rates, etcetera The rationale for the minimum of five acres for a community solar array was to allow a neighborhood to collectively get together to develop a solar facility to support their homes instead of individual solar arrays on each dwelling.

Chair Kasper commented that solar facilities could be prohibited within 1500 feet of the lake, with it being rebuttable by the Planning Board, as it would be difficult to screen the arrays from the lake. Mr. Brodsky said that the language generally use in code is visibility from public access. Counsel Molnar will compile the suggestions and submit them to the board and then Town Board for their consideration. The Town Board will be holding a public hearing regarding the moratorium on March 6, 2023.

WHEREFORE, a motion was made by Member Marshall and seconded by Member Winkelman to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:11 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston Shane Annal Mark Aberi Bill Murphy

Additional Meeting Attendees (Zoom):

Debbie Duniec Victor Duniec Dessu Bergen