

**TOWN OF SKANEATELES PLANNING BOARD  
SPECIAL AND REGULAR  
MEETING MINUTES  
June 20, 2017**

Joseph Southern  
Anne Redmond  
Scott Molnar, Legal Counsel  
John Camp, P.E. (C&S Engineers)  
Donald Kasper  
Scott Winkelman  
Douglas Hamlin  
Howard Brodsky, Town Planner  
Karen Barkdull, Clerk/Secretary

Member Southern opened the meeting at 6:30 p.m. The meeting minutes of May 9, 2017 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

**WHEREFORE**, a motion was made by Member Kasper 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	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Anne Redmond	Present	[Yes]

The meeting minutes of May 16, 2017 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 Kasper to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion. Member Redmond abstained from the vote.

**RECORD OF VOTE**

Chair	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Anne Redmond	Present	[Abstain]

**Public Hearing – Special Permit/ Site Plan Review**

Applicant	Christopher Graham 4302 Jordan Rd Skaneateles, NY	Property: 4331 Jordan Road Skaneateles, NY 13152 Tax Map #024.-02-01.2 & 024.-02-01.1
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Present: Chris Graham, Applicant; Robert Eggleston, Architect

No one wished to have the public notice read. A site visit was conducted on June 10, 2017. The Onondaga County Planning Board stated that the proposal will have no adverse implication and commented that the Town ensure that any necessary approvals or review from the OCDOH, City Water Department and OCDOT are obtained prior to consideration of the proposal in their resolution dated May 31, 2017. A site visit was conducted on June 10, 2017.

The Zoning Board of Appeals has granted the variances requested at their June 13, 2017 meeting for front yard setbacks from Vinegar Hill Road and Jordan Road. A request to use the existing driveway cut has been placed with the OCDOT and the septic design is being designed to submit for approval by the OCDOH. The perc tests have shown that the soil is suitable for a conventional system.

Member Kasper inquired if the City of Syracuse had commented regarding the proposed improvements on the property in relation to the existing water line that runs through the property. The Department of Water had marked the centerline for the waterline on the property with a 50-foot easement to provide sufficient area to work on the line. The Department of Water does not usually comment the way the City of Syracuse comments on properties in the lake watershed. The pipe in the right of way is large that was placed over 100 years ago, and is one of the three water pipes that go to Syracuse.

Member Winkelman commented that a neighbor had written the board with one of her concerns being a potential drainage issue along Sheldon Road. She also had written that she wanted the existing hedgerow to remain on the property for screening. Mr. Eggleston said that the applicant has the full intention of keeping the hedgerow. The ditch along Sheldon Road is large and is maintained by the Town. Mr. Eggleston commented that the lot is relatively flat with a gentle slope to the west. Mr. Camp commented that the applicant owns all three sides of the triangular parcel (024.-02-01.1) and it seems unlikely that the drainage would leave that property and go across the road.

Mr. Eggleston inquired of Mr. Graham the perc readings from the tests performed. Mr. Graham stated that they were five minutes and eight minutes. Mr. Eggleston stated that there is sandy soil in the area that provides very good perc results. Member Winkelman commented that the Zoning Board of Appeals had put a condition in their resolution that no heavy equipment be stored on the property and that the property is not to be used for outside storage. Mr. Eggleston commented that the applicant intends to store excess materials in the garage and that he could occasionally have a construction van that may park in the driveway that would not be considered

outside storage. Members Winkelman and Kasper concurred a vehicle or small construction trailer that was parked for short term would not be considered outside storage.

Member Winkelman inquired if there would be any trees removed for the septic system. Mr. Eggleston stated that the septic fields would be in a lawn area. Member Hamlin inquired if the proposed building would be built into the bank area. Mr. Eggleston stated that the building will be into the bank with a little bit of the bank removed and there will be a 3 to 4 foot retaining wall in the rear of the building.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member Redmond to consider the proposed action as a Type II SEQR action pursuant to 6 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 Southern opened the public hearing and asked if there was anyone in favor of the project. No one spoke in favor of the project. Chairman Southern 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 Kasper 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 by Member Donald Kasper 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, 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 2 and 2 of 2 dated May 16, 2017, and Narrative dated April 24, 2017, prepared by Robert O. Eggleston, Licensed Architect, be modified to state that the two lots that constitute the property remain in singular ownership for the duration of the site plan approval, and have construction follow the site plan in all respects; and
3. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variances, be fulfilled; and
4. That the Applicant shall obtain all necessary permits and approvals from the OCDOH, City of Syracuse Department of Water, OCDOT, and any other approval needed for the Application; and

5. That the Applicant maintain the hedgerow at the north end of the property (024.-02-01.1) along Sheldon Road to provide screening to neighborhood properties; and
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**

Chairman	Joseph Southern	Present	[Yes]
Member	Don Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Anne Redmond	Present	[Yes]

**Sketch Plan – Subdivision**

Applicant     Robert Sykes  
                    Tom Baker  
                    4786 Foster Road  
                    Skaneateles, NY 13152  
                    Tax Map #020.-02-19.1

Present: Robert Sykes, Tom Baker, Applicants

The applicants are proposing a two-lot subdivision with Parcel A being reduced to 46 acres and the creation of parcel D at 2 acres. The existing lot is mostly forest with a logging operation located on the northern end of the property. Mr. Baker would be acquiring the two-acre lot and developing the site for a single-family dwelling. The perc test had already been done and there is an existing gate and logging road to the north of the proposed lot. The septic plan has been designed and approved by the OCDOH.

Member Kasper commented that there is a 50-foot strip of property between the proposed lot and the southern end of the property, and if it will be a road in the future, then it would need to be 66 feet wide. Mr. Sykes explained that the 50-foot wide strip is a buffer for the neighbor to the south. Mr. Winkelman suggested that the proposed lot could be extended and a 50’ easement placed over that strip of land. Chairman Southern stated that it could be a potential driveway for a future flag lot.

Mr. Sykes stated that someday he would like to do a conservation easement on the larger parcel and had agreed to sell Mr. Baker the two-acre lot from the larger parcel. Mr. Baker stated that the perc test also determined where the lot should be located. Mr. Sykes commented that the lot has a gentle slope from the road and then the lot slopes back with the lot wooded. Mr. Baker commented that he intends only to clear for construction of the dwelling and driveway and intends to leave most of the lot wooded. Mr. Sykes commented that Mr. Baker does not expect to begin construction until next spring. Member Kasper inquired if town highway approval was obtained for the proposed driveway cut. Mr. Baker said that he has not requested a permit yet.

Chairman Southern requested that the proposed driveway cut and the proposed septic field should be shown on the drawing. Mr. Brodsky expressed his concern with the 50-foot strip as that it could lead to a flag lot or a road. He recommended a long-term solution that would satisfy everyone could be an easement. The 50-foot strip could still be a private driveway or a conservation subdivision road. Mr. Sykes stated that this portion of the lot would be part of the lot that would be in a conservation easement someday, although he would not mind signing an easement for the strip. Counsel Molnar commented that the entire lot could be placed in a conservation easement with a 50-foot easement over the strip.

Chairman Southern said that the purpose of the 50-foot strip was not for an easement but for a setback for the neighbor, and inquired if the easement would guarantee a setback. Mr. Baker commented that they thought they would leave a 50-foot buffer. Counsel Molnar recommended that it could be a 'no-build' easement instead of an access easement. Member Winkelman asked if could just be written into the deed. Counsel Molnar commented that the deed could be reviewed to ensure that it satisfies the board's condition. Chairman Southern said that it would be up to the applicant to determine if that is what they would like to do. He continued saying that one option would be to add the 50-foot strip to the proposed lot and then Mr. Baker would be putting the easement language on the deed. Mr. Sykes stated that it would require another survey and he would just as well do the easement based on the survey before the board. A site visit will be conducted on July 8, 2017 at 9 am.

Mr. Sykes inquired as what would be involved to place an easement on the property. Member Kasper commented that it could be noted on the map. Counsel Molnar commented that at the very least it would need to be done as a quick claim deed where you are going to quick claim and forever transfer or pledge that there will be no-build on that 50 foot strip. He continued stating that it is a relatively simple process, but there is paper and a filing of the deed that would need to occur. Member Kasper recommended that it should also be noted on the map. Counsel Molnar commented that it could be noted on the map but also filed with a recorded instrument.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member Hamlin to schedule a public hearing on July 18, 2017 at 6:30 pm. The Board having been polled resulted in the unanimous affirmance of said motion.

**Sketch Plan – Special Permit**

Applicant RJ Cunningham Jr.  
4302 Jordan Rd  
Skaneateles, NY

Property:  
Giles Road

Skaneateles, NY 13152  
Tax Map #055.-03-26.0

Present: RJ Cunningham, Jr. Applicant

The property is a 40.7 acre parcel that is being currently farmed, that has a wetlands located at the southeast corner of the lot that was originally a forest in the 1930s. Proposed is a 104 x 50 foot pole barn for personal storage. There is an existing driveway that is 16 feet wide x 170 feet

in length, and proposed is a 70 x 60 foot gravel pad from the driveway to the proposed barn. There will be an 18x42 foot door off the gravel pad with an 18x18 foot sliding door on the south end of the barn, and a 36-inch man door. The structure will be a basic pole barn with steel siding, and will be located in the area where there was a prior dwelling located as shown in the aerial photo from 1939. The existing gravel driveway goes down into the woods and would lead to a ranch dwelling that would be constructed at a later date down the road.

The pond located at the southeast corner of the lot was originally woods and the prior owner created a dam that flooded the area. Over time, it has developed into the pond. The lot generally drains to the pond. There are no plans for water or septic at this time. There is a slight grade change coming up from Giles Road with the site for the building in a flat area. Member Kasper recommended that the applicant confirm the use of the existing driveway with the town highway department to ensure that there is adequate site distance for the driveway. A site visit will be conducted on July 8, 2017.

**WHEREFORE**, a motion was made by Member Kasper and seconded by Member Hamlin to schedule a public hearing on July 18, 2017 at 6:40 pm. The Board having been polled resulted in the unanimous affirmance of said motion.

**Sketch Plan – Special Permit**

Applicant	Jim & Michele Norstad	Property:
	1595 Van Camp Rd	1594 Van Camp Road
	Skaneateles, NY	Skaneateles, NY 13152
		Tax Map #020.-01-01.2

Present: Jim & Michele Norstad, Applicants;

The proposal is for a 2,688 square foot pole barn, for personal storage on a vacant 15.4-acre lot. There will be a 434 square foot open porch to the south side of the building, gravel parking and connection to an existing driveway to Van Camp Road. The area for the structure is a clear and level area with the rest of the lot wooded. The applicant's residence is across the street. There are no plans for a septic system on the property. Member Kasper recommended that the applicant verify with the highway department that the existing driveway location will suffice for access to the proposed barn. A site visit will be scheduled on July 8, 2017.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member Redmond to schedule a public hearing on July 18, 2017 at 6:50 pm. The Board having been polled resulted in the unanimous affirmance of said motion.

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

Applicant:	Thuan Loi	Property:	3221 East Lake Road
	1034 Butters Farm Lane		Skaneateles, New York
	Skaneateles, New York 13152		Tax parcel: 040.-01-12.0

Present: Thuan Loi, Applicant; Bill Murphy, Architect;

A revised site plan has been submitted that includes a two-foot grass strip down the center of the driveway that will reduce impermeable surface coverage from 15.2% to 12.6%. Also included is the replacement of some of the impermeable surface coverage with permeable walkways. A contribution of \$25,298.90 would be made to the DRA fund to offset the overage in impervious coverage.

There will be a swale to the north to redirect the drainage away from the dwelling foundation. Mr. Camp commented that the swale does not need to direct the stormwater to the lake, and recommended that the swale direct to the lawn for the stormwater to sheet across the lawn east of the deck at around an elevation of 874.

Member Hamlin inquired if there was any consideration given to the patio at the shoreline in regards to impermeable surface coverage. Mr. Murphy said that the existing patio is impermeable and it would cause quite a bit of disturbance near the lake to modify the patio to make it permeable. The applicant would like to maintain the patio as it is. Member Winkelman commented that the lot is long and narrow with a long drive to access the dwelling. Mr. Murphy stated that the lot shape is one of the hardships of the property. No variances are required for the application.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member Hamlin to schedule a public hearing on July 18, 2017 at 7:00 pm. The Board having been polled resulted in the unanimous affirmance of said motion.

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

Applicant: Keefe & Susan Gorman  
2545 East Lake Road  
Skaneateles, New York  
Tax parcel: 037.-01-29.0

Present: Andy Ramsgard, Architect;

The applicant is proposing the replacement of the failing shoreline stairs in the same footprint, with a stairs structure that would have two footings, one at the top of the bank and one at the base of the bank. There will be steel I-beams that will clear span to the two footings, which will eliminate any disturbance of the middle of the bank. The stairs will go within the hollow of the bank as the surveyor determined that there is a concave shape there, at about a 55-degree angle that comes up the side of the slope. The staircase was projected at that angle and then the rise and run was determined.

The overall look of the stairs that would be clad in dark brown cedar shake and is something Mr. Ramsgard would like to pursue but that the applicants do not necessarily need for the stairs to be clad, they simply want a staircase. The staircase will be built in flights, dropped in by crane and then attached. The stairs will be made out of galvanized steel. Member Kasper inquired if the platform on top will be the same size as the existing top. It will be slightly smaller but in a

rectangular shape. Member Kasper inquired if the stairs will end at the same place at the bottom of the bank. Mr. Ramsgard stated that it would as they are trying to stay in the same footprint.

Mr. Camp inquired on the height of the beams. Mr. Ramsgard said that they would be 12s and on a 50-degree angle will be 50s. He continued stating that there will be some shaving of the bank at the time of installation that will be accomplished by hand. The NYSDEC/ACOE application is pending for the footing at the base. St. Germain & Aupperle is the engineering consultants designing the stairs. Member Hamlin inquired about the construction of the steps. Mr. Ramsgard stated that they would be steel with wood treads. The trellises on each of the landings are not necessarily needed but enhance the design of the stairs.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member Hamlin to schedule a public hearing on July 18, 2017 at 7:10 pm. The Board having been polled resulted in the unanimous affirmance of said motion.

The Board discussed whether the application meets the definition of redevelopment, and determined that it should not be considered redevelopment as the proposal is not altering or expanding the footprint but is a replace in kind construction.

**Sketch Plan – Lot Line Adjustment**

Applicant:	Martin Dean 6459 Broadway Road Auburn NY 13021	Property:	2472 Benson Road Skaneateles, New York Tax parcel#055.-02-11.3 & 055.-02-11.2
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Present: Martin Dean, Applicant; Bob Bergen, Attorney;

The two parcels are owned by the applicant with one parcel as an irregular shaped residential parcel and with the larger parcel 90 acre that is farmed. The goal to make the residential parcel to include all of the buildings on the parcel. The residential parcel will be 5+ acres after lot line adjustment and the larger parcel will be 85+/- acre parcel. Chairman Southern inquired if the impermeable surface coverage complies on the proposed five-acre parcel. Mr. Brodsky commented that it would need to be calculated, as there are several structures and driveway on the parcel. The applicant will prepare the calculations for the next meeting. A site visit will be conducted on July 8, 2017.

**Sketch Plan-Site Plan Review**

Applicant:	Skaneateles Country Club 3344 West Lake Street Skaneateles, NY 13152 <b>Tax Map #041.-01-21.0</b>
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Present: Robert Marshall, Skaneateles Country Club Golf Club Superintendent; Rudy Zona, RZ Engineering

The proposal is for a new pump station to replace the existing station that is within 50 feet of the lake line. The NYSDEC is requiring a meter to be included in the station. The new pump



station will be located beyond 50 feet of the lake line. Impermeable surface cover will increase by 241sf that will increase the coverage to 9.39% of the lot. Mr. Camp inquired if there is a sump pump at the bottom of the pit. Mr. Zona stated that the existing station has it down several feet that discharges to the wet well for irrigation.

Disturbance for the replacement of the pump house would be limited to the existing location of the pump house by the boat launch. Mr. Camp inquired how the new pipe would be installed. Mr. Zona stated that it slopes and goes out into the lake where it rests on the bottom. They will be adding fish screens and other requests from the NYSDEC. There will be an open ditch dug to place in the new pipe, with the existing pipe removed. The trench will be 5 feet wide by 55 feet long to the lake. The pipe is marginally heated so that it does not freeze during the winter. Mr. Camp inquired on the elevation of the bottom of the wet well. Mr. Zona commented that it is an elevation of 848.83, same as the existing well. Mr. Zona commented that the elevation of the pump chamber is at 851 and low water is 857. Mr. Camp said that it is unclear how it will connect to the lake and inquired if it is going up to the lake bottom. Mr. Marshall said that it would come out into the lake. Mr. Camp asked for a profile of the pipe. The pipe, as the existing, is 12 feet above the bottom of the lake. Mr. Marshall stated it is just like the existing pipe. Mr. Camp inquired on how it is installed. Mr. Zona stated that it is installed the same way. The pipe goes into the wet well at 851 and then the pipe goes into the lake. The pipe will be trenched into the lake 12 feet deep. The NYSDEC has not given approval but has provided some feedback to the applicant. The existing pipe into the lake goes out a couple hundred feet into the lake.

Mr. Brodsky recommended a site profile for the pipe be provided to the board. Mr. Camp commented that if there is a 12-foot trench dug near the lake that it would fill with water and he is concerned that water would come into the building. Mr. Zona stated that the water would go into the wet well. Construction would commence in the late fall/early winter when the lake level is low. Mr. Camp recommended that the board review the application cautiously as the proposal is not a typical project on the lake. His concerns are that the trench may be wide at the top based on the depth of the trench unless a trench box is used, it may have a tendency to suck sediment back out into the lake, and it will be difficult to keep the trench open. Member Kasper commented that the equipment would have to be in the lake to dig the trench. Mr. Zona said that the equipment would be employing a long reach arm and operating from land. Mr. Camp commented that the trench is being dug deep and was unsure how far into the lake it goes. Chairman Southern inquired how far from the lake line does the existing pipe go now. Mr. Marshall stated that it is visible from the shore, If the NYSDEC is aware of the construction, then they would be most likely concerned and may not allow the construction as it is not a typical way for something like this to be done. Member Redmond commented that that was a request from the NYSDEC in their last correspondence, for a description of the disturbance and methods for installation. Mr. Camp commented that although the Town does not have any jurisdiction in the lake he still has concerns with the trench upland from the lake line. It was suggested that Mr. Camp do a site visit of the pump house. The application will be on hold until the NYSDEC responds.

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

Applicant: Charles Woodruff  
19 Darmslatter Rd  
Ringwood, NJ 07456

Property:  
2875 East Lake Rd  
Skaneateles, NY 13152  
**Tax Map #038.-01-06.1**

Present: Matt Vredenburg, Architect

The applicant is proposing the replacement of the seawall and to make some repairs to the drainage ditch on the northern edge of the property. The existing seawall is made of several different materials with areas failing. A segmental locking block wall is proposed for the full length of the property. The NYSDEC and ACOE applications and updated plans were reviewed by both agencies and they have accepted the revised plans. Submitted to the Board are copies of the revised plans dated May 5, 2017. Member Hamlin inquired if the NYSDEC was okay with the proposed seawall in front of the existing seawall. Mr. Vredenburg stated that they were in agreement with the plan and they allowed the seawall to go around the large trees that are near the lake.

The proposed work on the drainage ditch will include some riprap and check dams to slow the water and to keep the sediment out of the lake. The ditch was originally proposed to be piped; however, the ACOE had required to facilitate the movement of the aquatic life in the ditch as they considered it a stream so the proposed pipe was abandoned. A letter from the neighbor to the north, Justin Marchuska, was submitted in support of the proposal.

Member Winkelman inquired about the stone by the footer of the proposed wall for wave attenuation. The riprap in front of the wall will be a 1 to 1 ratio to the wall. The size of the stone used will be 3-6 inches in size and is the NYSDEC's determination for adequacy.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member Redmond to schedule a public hearing on July 18, 2017 at 7:20 pm. The Board having been polled resulted in the unanimous affirmance of said motion.

**Decision - Special Permit**

Applicant: TP Creek LLC  
11 Fennell St Ste 1  
Skaneateles NY 13152

Property: Jordan Road  
Skaneateles, New York  
Tax parcel: 045.-03-09.1

Present: Tim McNally, Applicant; Robert Eggleston, Architect;

The topography survey was completed and a grading plan created to reflect the grade. There will be a four-foot retaining wall that will be built back into the wall of the pole barn structure. There will be about three feet of contour along the back wall and swales to the front spilling out in front of the barn. The barn is 190 feet from the watercourse. The barn will be housing personal boats and part of the barn that will be heated is 40 feet with the rest of the garage cold storage. Two overhead doors will be located on the north side and an overhead door and man door on the east

side of the building. Dark sky compliant lights will be used by the doors that will be motion detected.

The driveway coming up is around 10% slope and there will be a total of 32,000SF of disturbed area. There will be an eave strip around the building for stormwater coming off the roof of the building. Impermeable surface coverage will be 1.6%. There will be no septic and water will be for incidental washing of the personal boats. The heating for the workshop in the barn will be in floor radiant heat. Mr. Camp commented that there will be a fair amount of fill on the north side of the driveway with plenty of space, and there is a nice even grade going up the driveway.

**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 **APPROVES** the minor special permit, with standard conditions and the following additional 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 dated June 8, 2017 and Narrative dated June 8, 2017 prepared by Robert O. Eggleston, Licensed Architect, be strictly followed; and
3. The parcel is not approved for a subsurface water treatment system at this time, and until OCDOH approves a subsurface water treatment system for the Property, no permits shall be issued for a buildout of the structure to include restroom(s); and
4. That water usage at the Property will be for the incidental washing of personal boats and equipment that will be stored in the structure; and
5. The applicant obtain a town highway permit approval for the proposed driveway; and
6. The proposed building should be in earth tone colors to be in keeping with the surround neighborhood; and
7. 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	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]

Member Anne Redmond Present [Yes]

**Sketch Plan – Site Plan Review**

Applicant: Martin Hubbard Property: West Lake Road  
52 Jordan Street Skaneateles, New York  
Skaneateles, New York 13152 Tax parcel: 054.-01-12.0

Present: Martin and Debbie Hubbard, Applicants; Robert Eggleston, Architect;

The Zoning Board of Appeals met last week and requested additional information before they could render a decision. Based on their comments and Mr. Camp's comments, the applicant would like to be made aware of any other requests this board may have before submitting a revised site plan.

Mr. Eggleston stated that the zoning board had considered an alternative location, however it was not as environmentally sound as the proposed location. The applicant is considering reducing the size of the court, which would reduce the watercourse variance requested. The applicant has obtained permission from the Hoags to have a six-foot walkway across their property for access to the lot. The wet spring influenced the removal of trees from the property and right of way producing a muddy condition. What they would like to do is make a grassy field near the watercourse for football or other field sport with a border of plantings along the watercourse. The trees that were removed were willows and ash trees along with buckthorn and brush, scrub and low quality trees. Mrs. Hubbard commented that the trees in the area were dying or fallen over with overgrown brush, and they would like to clean up the area so that the children can play on the lot safely. There are still a number of trees along the watercourse they intend to keep. A silt fence was put in place to protect the creek from any sediment.

The plan is to have a twenty-foot strip along the creek that will be planted with vegetation including something like river birch. The area where there were willows leaning into the right of way will be planted with large maples or other deciduous trees and filled in with eastern white pines. Also added to the proposal is a proposed 200sf shed within 50ft of the watercourse to store sporting equipment, as the existing shed houses other things from the cottage.

The diversion ditch south of the proposed court would be brought over a minimal slope and the go straight down along the east side of the court. There will a possibility of larger rocks employed to slow the velocity of the intermittent stormwater. The ditch only runs when there is a storm event as it drains several acres from across the fire lane. The ditch will be lined with filter fabric and rock to manage the stormwater.

Member Kasper inquired if the walking path would be crushed stone and Mr. Eggleston said that it would be grass. He continued saying that there will be no parking on the lot; people will park at the dwelling and walk up to the lot. Mr. Brodsky inquired on the distance between the two properties. Mr. Eggleston commented that it was approximately 200 feet away and that crossing over the Hoag property is at a gentler slope. Mr. Eggleston commented that there was an old structure that was located on the property that is an old hand-dug well that has been covered.

Member Winkelman asked what the surface of the basketball court would be. Mr. Eggleston stated that it would be concrete that would increase the impermeable surface coverage to 4%, and that Har-Tru surface does not work well for basketball courts.

Member Winkelman commented that the creek is a main tributary into the lake, which is an environmentally critical area for water quality and scenic views. It was disturbing for him to see the site with the big trees torn down and the mud right up to the creek. There is a lot of discussion as to what is the top of the bank. Chairman Southern inquired if the lot is in a flood zone and Mr. Eggleston replied that it is not in a flood zone. Member Winkelman commented that he would like to see more landscaping with hardwoods. The planting plan could actually enhance the environment and still have the field, steep slopes and basketball court. Mr. Eggleston commented that the landscaping plants would need to be appropriate trees such as river birch that can withstand the conditions. The application will continue pending the Zoning Board of Appeals decision.

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

Applicant: Rebecca Anderson  
645 West Genesee St LLC  
645 West Genesee St  
Skaneateles, NY 13152  
**Tax Map #047.-01-39.2**

Present: Robert Eggleston, Architect

A revised site plan dated May 10, 2017 reflects a modification to the main building with the addition of an 8'x24' covered porch, the addition of an attic storage area that increases the roof height with a reverse gable, and the addition of an 80 square foot shed for lawn mower storage. Impermeable surface coverage increases from 5.3% to 5.4%.

**WHEREAS**, a motion was made by Member Kasper and seconded by Chairman Southern, 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. The Board having been polled resulted in the unanimous affirmance of said motion.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Member Donald Kasper, seconded by Member Anne Redmond and upon a vote thereon as recorded below, the Town of Skaneateles Planning Board **APPROVES** amendment of the Approving Resolutions, with the following conditions:

1. That the Site Plan 1 of 1 dated May 10, 2017, Building Expansion plans 1 of 3 through 3 of 3 dated May 10, 2017, and revised Narrative with construction sequence dated June 1, 2017, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and

2. Except as modified hereby, the conditions set forth in the Approving Resolutions remain in full force and effect.

**RECORD OF VOTE**

Chairman	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Anne Redmond	Present	[Yes]

**Merger Request**

Applicant:	Lucille Sefca 1989 New Seneca Tpke Skaneateles NY 13152	Property: New Seneca Tpke Skaneateles, New York Tax parcel: 031.-01-05.0 & 031.-01-06.1
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The applicant is requesting the merger of her 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	Anne Redmond	Present	[Yes]

**Merger Request**

Applicant:	R. Curtis Coville 4012 State Street Rd Skaneateles NY 13152	Property: 4008,4012 State Street Road Skaneateles, New York Tax parcel: 029.-03-07.2 & 029.-03-07.3
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The applicant is requesting the merger of his two adjoining properties with one of the lots consisting of vacant land.

**WHEREFORE**, a motion by Chairman Southern and seconded by Member Winkelman 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	Anne Redmond	Present	[Yes]

**Amendment Request**

Applicant:	Rick & Debbie Moscarito	Property: 1813 Russells Landing
	120 Madison St	Skaneateles, New York 13152
	Chittenango, NY 13037	Tax parcel #063.-03-13.0

Present: Robert Eggleston, Architect

Construction of the stair tower and dock area has been completed and the applicant would like to modify the proposal for the deck. Instead of a deck and bridge to the stair tower, proposed is a 90° shift to the deck so that it cantilevers to the stair tower, eliminating the need for the bridge.

**WHEREAS**, a motion was made by Member Hamlin and seconded by Member Redmond, 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. The Board having been polled resulted in the unanimous affirmance of said motion.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Member Scott Winkelman, seconded by Member Douglas Hamlin, and upon an affirmative vote thereon as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the amendment of the Approving Resolutions, with the Approving Resolutions remaining in full force and effect except as amended hereby, with the following additional conditions:

1. That the Site Plan 1 of 2, with the revised dated June 13, 2017, prepared by Robert O. Eggleston, licensed architect, be followed in all respects.

**RECORD OF VOTE**

Chairman	Joseph Southern	Present	[Yes]
Member	Don Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Anne Redmond	Present	[Yes]

**Discussion**

Owner:	Skaneateles Storage LLC	Property:
	Jeremy Kimball	1351 Cherry Valley Tpke
	PO Box 690	Skaneateles, NY 13152
	Skaneateles, NY	Tax Map #032.-03-30.1

Present: Nick Hardy, Frontenac Harbor LLC; Robert Eggleston, Architect;

Last month the Planning Board had authorized the applicant to rent boats and allow one style of each to be displayed in the U-Haul location. There was some question about the rentals, and Frontenac Boat Sales & Rentals is the company who are based out of Union Springs that does boat sales and rentals out of the Union Springs location. They are doing a test program at the Skaneateles site for boat rentals only this summer to determine if they want to have a second location in Skaneateles. All sales of boats would occur at the Union Springs location only. There are only eight boats on display and the actual rental boats are stored at Union Springs. When someone rents a boat, it is obtained from the Union Springs location and launched into the lake for the client. If they determine that, they would like a second location they would come to the Planning Board for approval.

### **Discussion**

The draft was submitted to the boards and the board is looking for feedback on the two documents, definitions, and the code itself. The Town Board will need to extend the moratorium that will expire the end of August 2017. Any comments or suggestions for the draft zoning code and draft solar legislation should be submitted to Howard and Karen. The new zoning draft has also been circulated to the boards.

**WHEREFORE**, a motion was made by Member Hamlin 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 9:05 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Secretary/Clerk