

**MEETING MINUTES
JANUARY 15, 2013
TOWN OF SKANEATELES PLANNING BOARD**

Mark J. Tucker, Chairman
Alan Briggs
Donald Kasper
Joseph Southern
Scott Winkelman
Scott Molnar, Legal Counsel
Doug Wickman, P.C. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Secretary

Chairman Tucker opened the meeting at 7:30 p.m. The Planning Board will be conducting site visits on January 26, 2013 for new applications. The meeting minutes of December 18, 2012 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 Winkelman to approve the minutes with minor corrections. The Board having been polled resulted in the unanimous affirmance of said motion. Member Southern abstained from the vote due to his absence at the December 18, 2012 meeting.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Alan Briggs	[Yes]
Member	Donald Kasper	[Yes]
Member	Joseph Southern	[Abstain]
Member	Scott Winkelman	[Yes]

Sketch Plan –Site Plan Review

Applicant: Joseph Palermo
947 Old Seneca Tpke
Skaneateles, NY

Property:
74 Onondaga Street
Skaneateles, New York 13152
Tax Map # 043.-04-08.0

Present: Joseph Palermo, Applicant; Robert Eggleston, Architect

The applicant is proposing a 625SF permeable patio on the northeast side of the dwelling located 103FT from a seasonal watercourse. A mound septic field system was recently installed between the watercourse and the proposed patio location. As the location has a gentle slope, the proposal includes a rock retaining wall approximately 4FT in height on the south and east side and 1FT in height on the north side surrounding the patio. The proposed patio will also have a 4FT fence with gate encircling the patio with a proposed permeable walk leading from the driveway to the patio.

Impermeable surface coverage will be reduces from 6.17% to 6% and open space will reduce from 93.68% to 92.75%. The single-family dwelling is nonconforming to the front yard and east side yard setbacks; however, the proposed patio will not increase the nonconformity. The City of Syracuse had no comments to the proposal in their correspondence dated December 27, 2012.

The applicant is seeking site plan review for land disturbance greater than 200SF within 200' of a stream within the LWOD. A site visit will be conducted on January 26, 2013.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to continue the site plan review on *Tuesday, February 19, 2013 at 7:35 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan – Special Permit/Site Plan Review

Applicant: Mark Bitz
PO Box 240
Memphis, NY

Property:
3145 East Lake Road
Skaneateles, New York 13152
Tax Map # 040.-01-28.0

Present: Robert Eggleston, Architect

The proposal is for the demolition of the existing 2,776SF dwelling and accessory structures and construction of a 1,728SF two-story dwelling, 200SF shed, 600SF lakeside patio, and shoreline retaining wall on the south corner of the shoreline where some erosion has taken place. The proposed walkways will be permeable and the driveway will be increased by 296SF. The 55,200SF lot is nonconforming with existing impermeable surface coverage of 13.7% and a proposed coverage of 13.0%, including a detached 960SF garage to be built at a future date. Proposed open space is 84.7% and the proposed dwelling will conform to all setback requirements. A new septic system is being designed for the proposed four-bedroom dwelling.

The proposed dwelling will be located 130FT from the lake line. A DEC permit is required for the new water line and the shoreline sea wall. Since the shoreline work is under 100LF, an ACOE permit is not required as it is covered under the nationwide permit approval.

The applicant is seeking site plan and special permit approval and is aware of the mitigation contribution to the Town's Land and Development Rights Acquisition Fund. A site visit will be conducted on January 26, 2013.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Briggs to put this matter to public hearing on *Tuesday, February 19, 2013 at 7:40 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Extension Request – Lot Line Adjustment

Applicant: Grace Chapel
1674 NYS Route 20
Skaneateles, New York 13152
Tax parcels: 042.-05-05.1 and 042.-05-045.1 (Town of Skaneateles property)

The title company for Grace Chapel is requesting an extension to the prior October 19, 2010 approval with specific wording on the resolution. There are no changes or adjustments to the lot

line adjustment; the applicant needs additional time to finalize the sale of the property and filing of the revised plat plan.

WHEREAS, application was made by Grace Chapel, Inc., 1674 U.S. Route 20, Skaneateles, New York 13152 ("Applicant") for a lot line adjustment to its existing tax parcel 042.-05-05.1 (8.16± acre parcel) and the adjoining tax parcel 042.-05-04.1 (110.10± acres) owned by the Town of Skaneateles to reflect the transfer of 12.2 acres by the Town of Skaneateles to Grace Chapel, Inc., which approval was articulated in the Planning Board's written resolutions dated October 19, 2010 ("Approval");

WHEREAS, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes an unlisted action, and found a negative declaration for the action after review of the Long Form EAF; and

WHEREAS, the Approval required that the map, deed and other documents in connection with the transfer be filed in the Onondaga County Clerk's Office within sixty-two (62) days of the signing of the final subdivision map by the Planning Board Chairman or that the Approval would be null and void; and

WHEREAS, the Planning Board Chairman duly signed the subdivision map on September 27, 2012, and Applicant has requested an extension of the time to file the map, deed and other documents ("Extension Request");

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board hereby approves the Extension Request, and extends the Applicant's time to file the map, deed and other documents to March 1, 2013. The Applicant or the Applicant's representative shall immediately forward proof of said filing to the Secretary of the Planning Board upon receipt, with all other conditions of the Approval unchanged.

Upon a motion made by Member Joseph Southern, seconded by Member Alan Briggs, and upon a vote thereon, the Town of Skaneateles Planning Board hereby approves the Extension Request, according to the terms hereof, with the Approval in full force and effect according to its terms, as extended hereby.

Amendment - Subdivision

Applicant: Mike & Andrea Schoeneman
414 Cline Road
Victor, New York

Property: 4453 Vinegar Hill Rd
Skaneateles, New York 13152
Tax Map #023.-02-01.2

Present: Andrea Schoeneman, Property Owner;

Andrea Schoeneman is requesting an amendment to the prior December 18, 2012 approval to accurately reflect the Niagara Mohawk Easement through Lot 1 and Lot 2.

WHEREAS, the Planning Board has determined that the amendment to the subdivision is a minor augmentation; and

Whereas, the Skaneateles Planning Board reviewed the Site Plan, and Drawings, and Application materials, and after due consideration, unanimously adopted the following resolution:

Upon a motion made by Member Joseph Southern, seconded by Member Scott Winkelman, and upon a vote thereon, the Town of Skaneateles Planning Board hereby approves the Amendment Request, with the Prior Approval in full force and effect according to its terms, as modified hereby, with the following additional condition:

1. That the updated Survey Dated January 11, 2013 prepared by Douglas Reith reflecting said modifications.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Alan Briggs	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]

Discussion

WHEREFORE a motion was made by Chairman Mark Tucker and seconded by Member Alan Briggs to re-appoint Joseph Southern as Vice Chair and appoint Don Kasper as alternate Vice Chair for the 2013 calendar year ending December 31, 2013. The Board having been polled resulted in favor of said motion.

Lot Merger Request

Applicant: Mr. & Mrs. Buell
Stump Road
Skaneateles, New York 13152
Tax Map #017.-02-02.2 & 017.-02-02.3

Ron Miller, tax assessor, received a request from Mr. & Mrs. Buell to merge parcels 017.-02-02.2 and 017.-02-02.3 into one parcel. Mr. Miller stated the parcels are in the same ownership and are contiguous, meeting the criteria for a merger and asked the Planning Board to review the request. The properties are both existing vacant lands.

WHEREFORE, a motion by Member Southern and seconded by Member Briggs to notify the Town Assessor the Planning Board has no objections to the merging of tax parcels 017.-02-02.2 and 017.-02-02.3. The Board having been polled resulted in the unanimous affirmance of said motion.

Escrow

Applicant: Anyela's Vineyard
2433 West Lake Rd
Skaneateles, New York 13152
Tax Map #055.-03-13.2

WHEREFORE a motion was made by Member Southern and seconded by Member Briggs that the applicant increases the escrow account in the amount of \$5,000 for engineering review of the project. The Board having been polled resulted in the unanimous affirmance of said motion.

Escrow

Applicant: Marc Pietropaoli
791 W. Genesee Street
Skaneateles, New York

Property:
Route 20 East
Skaneateles, NY 13152

Tax Map #042.-01-13.0 and 042.-03-06.1

Engineer Wickman stated that an increase in the escrow account is required to cover the cost of the recent review.

WHEREFORE a motion was made by Chairman Tucker and seconded by Member Kasper that the applicant increases the escrow account in the amount of \$2,000 for engineering and legal review of the project. The Board having been polled resulted in the unanimous affirmance of said motion.

Discussion

Presenter: Mike Gridley, RLA
C&S Engineers
Syracuse, New York

Mr. Gridley discussed the evolving green roof technology and the impact it can have on controlling the quality of storm water runoff.

There being no further business the Planning Board meeting adjourned at 8:45 p.m.

Respectfully Submitted,


Karen Barkdull, Secretary