

**MEETING MINUTES**  
**September 24, 2013**  
**TOWN OF SKANEATELES PLANNING BOARD**

Mark J. Tucker, Chairman  
Elizabeth Estes - Absent  
Donald Kasper  
Joseph Southern  
Scott Winkelman  
Scott Molnar, Legal Counsel-Absent  
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 October 12, 2013.

**Sketch Plan- Site Plan Review**

Applicant: Charles Keyes  
1010 Jewett Road  
Skaneateles, New York  
**Tax Map #045.-02-01.0**

Present: Charles Keyes, Applicant

The applicant has a 7.5-acre parcel with an existing four bedroom dwelling that they would like to turn into a bed and breakfast. One bedroom would be modified to a laundry facility with two bedrooms available for a bed and breakfast. There will be no additional parking as the existing property has three parking spaces in addition to the attached garage. Proposed is low voltage landscape lighting nearby parking area and a 2'x2' sign at the driveway entrance outside of the right of way. The septic system has been inspected and approved for the use. Bed and breakfast is a permitted use in the RR district. The application will need to be reviewed by the Onondaga County Planning Board. A site visit will be conducted on October 12, 2013.

**WHEREFORE**, a motion was made by Chairman Tucker and seconded by Member Southern to continue the review scheduled for ***Tuesday, November 19, 2013 at 7:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

**Sketch Plan- Subdivision**

Applicant: H. William Edwards, III  
1344 Old Seneca Tpke  
Skaneateles, New York  
**Tax Map #029.-02-02.0**

Present: H. William Edwards, III, Applicant: Richard Wheeling, Surveyor

The applicant is proposing a two-lot subdivision to fulfill a stipulation of his mother's estate. Parcel A is proposed at 5± acres including the dwelling with garage, and Parcel B at 298.5± acres. There is a historical farm access off New Seneca Turnpike and Chairman Tucker stated that a letter from DOT should be obtained for any possible future development. The lots are pinned along the road frontage. Mr. Wickman clarified that the impermeable surface coverage for parcel A is 2.3%. A site visit will be conducted on October 12, 2013.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Chairman Tucker to schedule the public hearing for *Tuesday, November 19, 2013 at 7:40 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

**Extension Request-Special Permit**

Applicant: Bruce Pollock  
Self-Storage Route 321  
4586 Nixon Park Drive  
Syracuse, New York

Property:  
4463 State Route 321  
Skaneateles, New York  
**Tax Map #022.-01-12.3**

Present: Bruce Pollock, Applicant

The applicant is requested an extension for the final two buildings on the property. The original major site plan approval was granted on August 22, 2006. The applicant would like an additional twelve months to complete the project as construction would begin in the spring after receipt of engineering plan in April 2014. Chairman Tucker inquired if the drainage swale has been corrected so that the water drains to the north. The drainage on the swale has been completed and will be reviewed on the site visit.

**WHEREAS**, the Planning Board considered the requested extension, considered that there have not been any new zoning or planning issues or laws that would affect this Project's approval and commented that the Planning Board had previously conducted an extensive review prior to granting the Major Site Plan; and

**WHEREAS**, the Planning Board conducted a SEQRA review of the proposed Major Site Plan on July 18, 2006 with a Full Environmental Assessment Form and a negative declaration was determined at that time, which prior determination was adopted by the Planning Board in consideration of this Extension Application; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Skaneateles Planning Board **APPROVES** the Extension Application with the following conditions:

1. That the original Site Plan and Construction Narrative approved for the Project shall be followed in all respects for the construction of buildings and improvements not otherwise completed to the date hereof, and that prior resolutions of the Planning Board be followed in all respects, except as extended hereby; and
2. Subject to an additional site visit by the Planning Board scheduled for October 12, 2013.

Upon a motion made by Member Joseph Southern and seconded by Member Scott Winkelman, the Town of Skaneateles Planning Board hereby approves the Extension Application for an additional twelve months.

**Amendment- Site Plan Review**

Applicant: Justin Marchuska  
33 Thistlewood Drive  
Binghamton, New York

Property:  
2887 East Lake Road  
Skaneateles, New York  
**Tax Map #038.-01-04.1**

Present: Robert Eggleston, Representative

The Marchuska as built survey reflects a larger lot size than what was approved by the Board in 2011. A surveyor error caused the 125 SF increase in calculation as the northern shoreline was miscalculated based on the location of the lake line. Submitted was an as-built survey prepared by D. W. Hannig L.S, P.C. dated July 19, 2013 reflecting a correct lot size of 18,625SF.

**Whereas**, the Applicant requested that the Approving Resolutions be further modified to reflect the correct lot size, stating the new dimensions, meets and bounds of the property, open space, impermeable surface coverage and proposed dwelling; with revised figures within acceptable limits to allow for modification of the Approvals, as shown As-Built Survey dated July 19, 2013 (“As-Built Survey”); and

**Whereas**, 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; and

**Whereas**, the Skaneateles Planning Board reviewed the submitted as-built survey dated July 19, 2013 disclosing said changes correcting a misrepresentation of the lake line caused by surveyor error, and after due consideration, unanimously adopted the following resolution.

**WHEREFORE**, a motion was made by Member Joseph Southern and seconded by Member Don Kasper to approve the Modified Application, as presented by Architect Eggleston, and to approve the revised Site Plan and Narrative as an addendum to the Approving Resolutions, and that such prior Approving Resolutions are hereby ratified and confirmed, as amended hereby.

**Amendment- Site Plan Review**

Applicant: Michael Boudreau/Julie Stafford  
6 North Riding Drive  
Pennington, New York

Property:  
1694 Amerman Road  
Skaneateles, New York  
**Tax Map #063.-04-02.0**

Present: Robert Eggleston, Representative

Submitted is a revised site plan with narrative dated September 18, 2013, the original proposal located the dock 20’ off property line based on prior activity in the area. The revised plan reflects the dock located 36.4’ from the south property line with a reduction in the dock size from 324Sf to 288SF to comply with the DEC request to reduce the dock length from 27’ to 24’. The landing at the 887’ elevation will be relocated at 60’ elevation with a reduction in size to 5’x6’. Total shoreline structures have been reduced from 598SF to 571SF, under the 699SF allowed for this lot.

**Whereas,** Applicant requested that the Prior Approval be modified to reflect the proposed changes to the dock, stairs and landing placement (“Amendment”), stating the proposed dimensions, open space, impermeable surface coverage and revised figures shall nonetheless remain within acceptable limits to allow for modification of the Prior Approval; and

**Whereas,** 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; and

**WHEREAS,** the Planning Board has determined that the Amendment to the special permit 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 Scott Winkelman, seconded by Member Joseph Southern, 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 3 and 3 of 3 dated September 18, 2013 with 2 of 3 dated June 24, 2013 and revised Narrative dated September 18, 2013 prepared by Robert O. Eggleston, be followed in all respects; and
2. That the Applicant submit NYSDEC permit approval for the reconstruction of the shoreline structures.

#### **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	Absent	

#### **Amendment- Site Plan Review**

Applicant: James Pulaski  
2520 Coral Way Sate 2337  
Miami, Florida

Property:  
3065 East Lake Rd  
Skaneateles, New York  
**Tax Map #039.-01-07.1**

Present: Robert Eggleston, Representative

The project is almost complete and the survey has arrived reflecting setback and coverage compliance. Although there is a swale around the garage and catch basin by the driveway, when there is a large rain event, the stormwater collects near the edge of the mulch and runs into the lake. Mr. Eggleston met with John Camp from C&S Engineering, and it was determined to place stone tightly around the mulch bed to aid with the stormwater control. In the corner there will be a 15x10’ absorption depression lined with filter fabric, cobblestone, and plantings like ferns and

day lilies to absorb and dress up area. Proposed is an 18” drain for the overflow above the depression and piped over the cliff into the lake. C&S recommended directional drilling to create a piped flow through the ground and out to the cliff; however, the contractor (Brillo) only has equipment that can operate at a 20 percent slope. Using another contractor who could drill directly downward would be cost prohibitive. The diameter of the hole would be 6” with the outlet moved to the back of the retention pond; the directional pipe would go through the slope and drain to the lake along the rock cliff with splash rock at the end of the pipe. The revised drainage plan has been shared with the neighbor next door, Don Gilbert, who was okay with the plan. ,

**Whereas**, Applicant requested that the Prior Approval be modified to reflect the proposed changes to the drainage measures (“Amendment”), with impermeable surface coverage and revised figures nonetheless remaining within acceptable limits to allow for modification of the Prior Approval; and

**Whereas**, 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; and

**WHEREAS**, the Planning Board has determined that the Amendment to the special permit 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 Don Kasper, seconded by Member Joseph Southern, 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:

3. That the updated Site Detail Dated September 23, 2013 prepared by Robert O. Eggleston, be followed in all respects; and
4. That the Applicant submit additional escrow of \$500 for continued engineering review.

#### **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	Absent	

#### **Amendment- Special Permit**

Applicant: Douglas Pinckney  
PH Properties  
700 West Genesee St  
Syracuse, New York

Property:  
1491 East Lake Road  
Skaneateles, New York  
**Tax Map #032.-03-24.0**

Submitted site plan and elevations dated September 23, 2013 to the Board. The survey has been updated to reflect the existing site. The apartments encroaching the single-family dwelling will be removed. The single-family dwelling in the back of the property will remain for future rental activity. The two apartments in the front will be used as an office and one apartment. The driving range will remain the same. Proposed is a 60'x 80' pole barn at 27.5' in height for storage and personal use. There will be a 50' side yard setback with a new septic system for the front building. The pole barn will have one bathroom with a new septic by the back building. The former golf office will be leased as office. A special permit amendment will need to be obtained, as the proposed building will increase the total floor space over 20%. Mr. Brodsky stated that the change in use from apartment to office for the one of the buildings will also require an amended special permit. A site visit will be conducted on October 12, 2013.

**WHEREFORE**, a motion was made by Chairman Tucker and seconded by Member Kasper to schedule the public hearing for ***Tuesday, October 15, 2013 at 7:45 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

### **Discussion**

Mr. Brodsky stated that he had received a communication from Mr. Vredenburg as representative for the Loveless Farm Development Project, requesting a special meeting to discuss the modifications to the west side of the proposed subdivision. He recommended to Mr. Vredenburg to present the entire proposal rather than segmentalizing the review into two sides. Also recommended was the location of the building envelopes on the east side to be set further down the slope and away from the road. The Board will need to have further discussion with the applicant on the allocation of open space on both sides of the project. The applicant may be submitting an update for an October Planning Board meeting.

There being no further business the Planning Board meeting adjourned at 8.45 p.m.

Respectfully Submitted,

Karen Barkdull, Secretary