

**MEETING MINUTES
MARCH 19, 2013
TOWN OF SKANEATELES PLANNING BOARD**

Mark J. Tucker, Chairman
Elizabeth Estes
Donald Kasper
Joseph Southern
Scott Winkelman
Scott Molnar, Legal Counsel
John Camp, 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 April 6, 2013 for current application. The meeting minutes of February 19, 2013 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to approve the minutes with minor corrections. The Board having been polled resulted in the unanimous affirmance of said motion. Member Winkelman abstained from the vote.

RECORD OF VOTE

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

Discussion

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

Property:
Route 20 East
Skaneateles, NY 13152
Tax Map #042.-01-13.1

Present: Lance Wardell, VSM; Paul Sharlow, Legal Counsel

Member Joseph Southern and Member Beth Estes recused themselves from all Planning Board discussions and actions regarding Victory Sports project.

Counsel Molnar had prepared a draft resolution for the Board detailing the history of the SEQR review negative declaration of October 22, 2012, noting the correspondence received from various agencies impacting the decision to rescind the SEQR Negative Declaration and replacing it with a SEQR Positive Declaration, Notice of Intent to Prepare a Draft EIS Determination of Significance, and requesting a

scoping meeting. Counsel Molnar suggested that the scoping meeting be a stand-alone meeting held in May 2013.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Kasper to rescind the Negative Declaration and declare a Positive Declaration as per the terms of the draft prepared by Counsel Scott Molnar. The Board having been polled resulted in the unanimous affirmation of said motion.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Recused]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Beth Estes	[Recused]

Member Southern and Member Estes rejoined the Board at this time.

Site Plan Review

Applicant: Karen Kreidler
1760 Tamarack Trail
Skaneateles, NY 13152
Tax Map # 062.-01-20.0

Present: Andrew Ramsgard, Architect

The applicant 3.9-acre lot has 12.3% impermeable surface coverage with open space of 87.5%. The proposal is for a second story to the existing one story dwelling, relocating the entrance, reducing the driveway, and reducing the impermeable surface coverage to 9.6%. Also included is the removal of the concrete patio and replacing it with a permeable patio, replacing the concrete and railroad tie seawall with boulders, adding boulders and landscaping to manage the slopes to replace the gravel on the bank, and replacing the straight walkway from the house to a meandering stone tread walkway in better harmony with the landscape.

The existing septic system for a four bedroom home will remain and will be verified by RZ Engineering to meet the standards required; RZ Engineering will also provide the study to the City of Syracuse Department of Water and Onondaga County Department of Health. The proposed second story will re-locate the existing four bedrooms. The dwelling is a second home for the applicants who live in Houston, and their intention is to use it seasonally.

Chairman Tucker inquired to the height of the boulders used for the retention wall. Mr. Ramsgard stated that the boulders will be two courses high with a 6-inch toe, ranging in height from 18-24 inches. The slope off to the south has varying elevations of 885' to 870' and there is no work proposed other than the retaining wall application. Chairman Tuckers stated that the plan appears to show grass up to the retaining wall and that this could be a concern for erosion from wave action. Mr. Ramsgard stated that the shoreline is close to 863' with the top of the wall on the north side is 865'. Mr. Camp stated that it appears the wall will be laid back and will be able to handle the wave action better than a straight vertical wall. A cross-section detail will be provided for the retaining wall for clarity. The DEC and ACOE approvals are in process for the shoreline work.

Chairman Tucker inquired the height of the stones surrounding the flat patio area. Mr. Ramsgard stated that the boulders are set at grade and will be approximately 4-5'tall in height. He

continued stating that the boulders start at grade level and then work with the slopes leading to and surrounding the patio. Mr. Brodsky asked whether the boulders were walkable. Mr. Ramsgard stated that the boulders are natural with jagged edges and are not walkable. Chairman Tucker requested a cross-section detail of the boulder plan.

Mr. Camp stated that the lowest course of rock used at the seawall be set 1-2' deeper into the ground for better stability of the wall. He also recommended that any on-site storage of extra material be reflect on the plans. Mr. Ramsgard stated that the intention was to remove the extra material from the site and not store it on-site as the shoreline work is planned to commence first and then the modifications to the dwelling. The driveway reduction will occur after the construction phase is complete. The swale up to the driveway would be constructed to handle the water sheeting from the driveway. Mr. Camp requested that there is differentiation between the silt fence and silt curtain on the site plan.

Member Estes asked for clarification on the attached garage. Mr. Ramsgard stated that the attached garage was converted to living space some time ago and this space will remain living space with slider doors. There is a detached garage existing that will remain. A site visit was scheduled for April 6, 2013.

WHEREFORE, a motion was made by Member Southern and seconded by Member Kasper to continue the site plan review on ***Tuesday, April 16, 2013***. The Board having been polled resulted in the unanimous affirmation of said motion.

Site Plan Review

Applicant: Thomas Watson
2172 West Lake Rd
Skaneateles, New York 13152
Tax Map # 057.-02-02.0

Present: Tim & Sue Cowin, Adjoining Neighbors; Mike O'Neil, Architect
Mr. O'Neil stated that the NYSDOT had done culvert work near the lot that affected the stream that flows through Mr. Watson's lot to the lake. Proposed is an erosion and silt stabilization plan to control the increased water flow. The existing brook will have riprap dams at the upper end of the stream bank to slow the flow and prevent the overflow from large rain events. The stream drops steeply, approximately 60', to a ravine closer to the lake. The culvert installed is 30" in diameter; the same size of the prior culvert. Mr. Cowin, neighbor next door, stated that the water does flood his lawn during large rain events.

Mr. Brodsky stated that there is more information needed on the site plan and that the detail required can be determined at the site visit. A site visit is scheduled for April 6, 2013.

Special Permit/ Site Plan Review

Applicant: John & Karen Brogan
4282 Chickasaw Circle
Syracuse, New York 13215

Property:
2092 West Lake Rd
Skaneateles, New York 13152
Tax Map #057.-03-13.0

Present: John & Karen Brogan, Applicants; Robert Eggleston, Architect

Proposed is a 449SF second story deck on a non-conforming lot with existing 21.1% impermeable surface coverage and existing open space of 77.7%, with a proposed 16.1% impermeable surface coverage and maintaining the 77.7% open space. The proposed 5% reduction in impermeable surface coverage will be achieved by modifying the slate patio to a permeable patio, removal of stone against the dwelling and retaining wall, replacing it with plants, and reducing the driveway that is off West Lake Rd. Although the dwelling borders both West Lake road and Lakeview Lane, the applicant cannot take advantage of access off Lakeview Lane as there is a steep drop off from the parking area down to Lakeview Lane.

Any land disturbance for the proposed deck would be minimal, as the ground level disturbance would consist of the posts supporting the second story deck. The City of Syracuse is satisfied regarding the septic comments. The existing septic tank is under the patio with access to it from the patio and it will remain in this location. A site visit is scheduled for April 6, 2013

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Winkelman to put this matter to public hearing on *Tuesday, April 16, 2013 at 8:00 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Special Permit Amendment/Lot Line Adjustment

Applicant:	J&B Installations/Robert Parker	Property:
	PO Box 1881	732Visions Drive
	Skaneateles Falls, NY 13152	Skaneateles, New York 13152
		Tax Map #023.-01-08.5 & 023.-01-20.0

Present: Robert Parker, Applicant; Bob Eggleston, Architect

J&B Installations is a roofing company founded in the 1990s. A special permit was issued for the business at that time and since then the business has grown. J&B installs several kinds of roof from tradition shingle to green roofs. J&B has installed green roofs at the OnCenter, Washington Station, Erie Canal Museum in Seneca Falls, and the Hazard Branch Library. They also supply the Xeroflor roof systems for many large scale projects in the United States. The proposal is for the expansion of the existing facility to provide more office space and storage space for the materials that are currently stored outside.

The proposed 24'x54' one-story office addition located on the north side and the 60'x80' warehouse addition on the west side will have green roofing. As the supplier of green roofs, Mr. Parker would like to incorporate them in the design.

There are two adjacent lots owned by the applicant and a lot line adjustment is proposed to manage the impermeable surface coverage on the developed lot. The proposed impermeable surface coverage is 29% with the assumption that the green roof will be classified as permeable. Mr. Parker stated that the green roofs begin with a roof base, roof barrier, retention mat, planting medium, and then plant material such as sedum. The retention mat can hold up to 1.3" of rain per event. A roof drain would capture overflow during large rain events. The zero floor retention mats lasts 75 years. The existing swale will be modified for drainage to stay on the property after the lot line adjustment as reflected in the February 28, 2013 grading plan. Member Estes stated that the proposed green roof system would keep water from returning to the groundwater. Mr. Eggleston stated that the property and surrounding area is served by public water and the roof system would not affect the public water system that serves the adjoining properties. Mr. Parker stating that some of the benefits of green roofs are the reduction in the heat island effect and that green roofs reduce energy consumption for heating/cooling systems.

Member Kasper inquired about the status of the existing septic system. Mr. Eggleston stated that the Department of Health would review the system to verify that it meets current standards. There are 10 office employees, 9 supervisors, 2 supervisors and 12-15 employees who work in the field and park their car in the lot during the day while they are doing installations. Chairman Tucker inquired about the parking lot location. Mr. Eggleston stated that the lot is more than 200FT back from the road.

The Planning Board expressed their concern with classifying green roofs as permeable as maintenance and enforcement could be problematic with future owners. Member Winkelman suggested that the green roof be given 50% credit of impermeable surface coverage in the calculations. Counsel Molnar advised the Board that if the Board were to consider the green roof as permeable then there would need to be an assurance that the green roof remains for the life of the buildings. Additionally, if the green roof was not in compliance then the Board could seek to revoke the special permit approval. Mr. Brodsky commented that there needs to be a process in place to monitor the maintenance of the green roof system. He continued recommending that the lot line adjustment could be adjusted to allocate more acreage to the developed lot to offset a potential abandonment of the green roof. Mr. Eggleston stated that doing so would create a negative incentive to doing the green technology. Counsel Molnar stated that as each project has its own characteristics, the proposed green roof could be considered permeable based on an assurance agreement being established to maintain the green roof technology. The applicant pressed for an interpretation to classify green roofs as permeable. Counsel Molnar indicated that he would draft an agreement that would not unduly burden either the applicant or Town and would convey the assurance of compliance of the green roof.

WHEREFORE, a motion was made by Member Southern and seconded by Member Kasper to declare the proposed green roof as permeable subject to an assurance of compliance agreement between the applicant and the Town. The Board having been polled resulted in the unanimous affirmation of said motion.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Beth Estes	[Yes]

A site visit was scheduled for April 6, 2013.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Winkelman to put this matter to public hearing on ***Tuesday, April 16, 2013 at 8:15 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Amendment – 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 applicant had received special permit and site plan approval on February 19, 2013. In reviewing the final site plan, Mr. Bitz determined that the plan needed to be modified to provide a safer turnaround, and that stairs were needed from the deck to ground level. A revised site plan dated March 19, 2013 was submitted to reflect the changes requested. Impermeable surface coverage will not change and the open space will reduce from 85.6% to 85.5%, still over the 80% minimum required.

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 amendment to the site plan is a minor augmentation; and

Whereas, the Skaneateles Planning Board reviewed the Site Plan, and Drawings, 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 Application to modify the Prior Approval, 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 site plan 1 of 3 dated March 19, 2013 prepared by Robert O. Eggleston be followed in all respects.

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	Beth Estes	Present	[Yes]

Discussion

Applicant: Jason Seiler
175 East Genesee St
Skaneateles, NY

Property:
790 Sheldon Road
Skaneateles, New York 13152
Tax Map # 024.-01-04.2

Present: Robert Eggleston, Architect

Mr. Brodsky stated that the applicant will be submitting an application to the Planning Board for the next meeting. The applicant will be changing the use from auto repair to construction office and storage. Included in the proposal will be an addition to the back of the building and raising the roof 3' to accommodate a second floor office area. There is a 24' wide strip that has been used by the Town of Skaneateles to access the Town lot and it is intended to have the 24' easement formalized, as there is no legal record for the easement. The existing impermeable surface coverage on the lot is 44.4% with plans to reduce the coverage to 31%. The easement represents 15.8% of the impermeable surface coverage on the lot. The Dimensional Table II

footnote one only applies when nonresidential uses are incorporated in an open space subdivision and does not apply to this application. The application will need a variance for the increase in floor space with the proposed raising of the roof and establishing a second story. The Dimensional Table II footnote six allows the maximum impermeable surface coverage limitation to be waived by the Planning Board with mitigating circumstances for commercial buildings built prior to 1996. A letter of support for the formal establishment of a 24' easement should be obtained from the Highway Superintendent.

Discussion

Properties with separate deeds and with one owner can be subdivided independently.

There being no further business the Planning Board meeting adjourned at 10:00 p.m.

Respectfully Submitted,

Karen Barkdull, Secretary