

**MEETING MINUTES
JUNE 18, 2013
TOWN OF SKANEATELES PLANNING BOARD**

Mark J. Tucker, Chairman
Elizabeth Estes
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 July 1, 2013. The meeting minutes of May 21, 2013 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Southern and seconded by Member Kasper to approve the minutes with minor corrections. The Board having been polled resulted in the unanimous affirmance 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]

Public Hearing-Special Permit/ Site Plan Review

Applicant:	Scott Bennett	Property:
	Railroad Street	4251 Railroad Street
	Mottville, New York 13119	Mottville, New York 13119
		Tax Map #024.-01-05.3

Present: Scott Bennett, Applicant

No one requested the notice to be read. The Onondaga County Department of Health has no objections to the proposal as stated in their correspondence dated April 3, 2013. The proposal is for the removal of the existing 684SF manufactured dwelling and replacing it with a 1232SF manufactured dwelling. Area variances were granted by the Zoning Board of Appeals on June 4, 2013. The new dwelling will be set no closer than 43.5' from the watercourse to site the dwelling away from the overhead power lines along the road. The impermeable surface coverage will be reduced to 8.4%, as the new dwelling will be placed over part of the existing

driveway. The Onondaga County Department of Health stated that the existing septic system, located closer to the watercourse than the existing and proposed dwelling, is not located in the 100-year flood plain.

WHEREAS, the Planning Board adopted and ratified the Zoning Board of Appeals SEQRA determination for the Application, in that the ZBA reviewed the Application and determined that it was a Type II action and not subject to SEQR review on June 4, 2013. The Planning Board, upon motion duly made, ratified and adopted the ZBA's SEQRA determination.

At this time, Chairman Tucker opened the Public Hearing. Marty Hubbard, neighbor to the south, stated that Scott has been a great neighbor and that he supports the applicant's proposal. He complimented CEO Williams' efforts to assist Mr. Bennett. No one wished to speak in opposition, or had any other comments.

WHEREFORE, a motion was made by Member Southern and seconded by Member Estes to close the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** special permit and minor site plan **Application** with the following conditions:

A. Before issuance of a building permit the following conditions shall apply:

1. That 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

B. After issuance of a building permit the following conditions shall apply:

1. That the survey dated March 30, 2013, prepared by Heather Warren, be followed in all respects; and
2. That all conditions of the Zoning Board of Appeals resolution of June 4, 2013 be followed; and
3. That 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; and

Upon a motion made by Member Kasper and seconded by Member Winkelman the Town of Skaneateles Planning Board hereby approves the application for a minor site plan with the above conditions.

RECORD OF VOTE

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

Special Permit/ Site Plan Review

Applicant: Michael Boudreau
Julie Stafford
6 North Riding Drive
Pennington, New York 08534

Property:
1694 Amerman Road
Skaneateles, New York 13152
Tax Map #063.-04-02.0

Present: Robert Eggleston, Architect

The applicants are proposing the removal of the existing camp and constructing a two-bedroom 955SF cottage conforming to required setbacks. The 11,282SF nonconforming lot has 101.2FT of water frontage and a seasonal watercourse located to the south property line. The proposed two bedroom dwelling will be set on piers and the applicant intends to use the dwelling seasonally. A set of stairs to the lake will be replaced to provide safe access to the lake. The former seawall and dock washed out in the 2011 storms and the proposed replacement 306SF dock will be constructed on concrete Sonotubes. A 3x5 shed is also proposed for the shoreline. Proposed impermeable surface coverage will increase from 8.5% to 9.9%; the open space will decrease from 90.7% to 84.7%. The variances requested include a lake yard setback of 62FT whereas 100FT is required, and 34.8FT from the watercourse whereas 100FT is required.

The calculations for the footprint of the cottage are inconsistent as shown on page 1 of 3 and 2 of 3 on the site plan; Mr. Eggleston will research and amended the site plan. Mr. Eggleston stated that a holding tank is proposed and allowed on existing developed property that is used seasonally. A site visit will be conducted on July 1, 2013.

WHEREFORE, a motion was made by Member Winkelman and seconded by Chairman Tucker to put this matter to public hearing on ***Monday, July 15, 2013 at 7:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Public Hearing-Special Permit/ Site Plan Review

Applicant: Gennaro Bruni
27-20 27th Street
Astoria, NY 11102

Property:
1255 Longview Shores
Skaneateles, New York
Tax Map #054.-01-06.0

Present: Robert Eggleston, Architect

No one requested the notice to be read. City of Syracuse had no comments regarding the proposal in their correspondence dated May 2, 2013. The Zoning Board of Appeals granted the requested variances on June 4, 2013. All Board members have visited the site on June 1, 2013.

Mr. Eggleston submitted revised site plan dated June 12, 2013 reflecting modifications to the lake patio. The proposed lakeside patio has been reduced to 8'x8' with a 4'x4' fire pit in place of the prior proposed 16'x16 patio with fire pit. The deck has been enlarged from 8' to 10' to provide a wider access. The impermeable surface coverage will be reduced from 23% to a proposed 18.2% and site plan review is required for the land disturbance within 200 feet of the

lake line. The silt fence is now in compliance. The loop driveway will remain as there is a reciprocal prescriptive agreement between both properties for the use of the driveway.

The applicant is prepared to pay \$2,676.28 into the Town's Land Acquisition Rights Fund for the impermeable surface coverage on the property greater than the 10% allowed.

Member Estes suggested that the Bruni driveway be reduced to reduce the impermeable surface coverage on the property. Mr. Eggleston stated that the neighbor has a prescriptive easement for the use of the driveway and removing a part of the drive would deny the neighbor the access provided by the prescriptive easement. He continued stating that if the driveway were reduced, then the applicant would need to create a turnaround and parking area on the lot, which would increase the impermeable coverage on the lot.

WHEREAS, the Planning Board adopted and ratified the Zoning Board of Appeals SEQRA determination for the Application, in that the ZBA reviewed the Application and determined that it was a Type II action and not subject to SEQR review on June 4, 2013. The Planning Board, upon motion duly made, ratified and adopted the ZBA's SEQRA determination.

At this time, Chairman Tucker opened the Public Hearing. No one spoke in favor of the project or wished to speak in opposition. Letters of support from the surrounding neighbors have been submitted. Lynn Fox, neighbor to the south, stated that the circular driveway is important to her family for safe access and egress, especially for her mother. She supports the applicant's proposal; however, the driveway needs to stay the way it has been for over 50 years. David Graham, ZBA Chair, stated that the ZBA had granted the variances; however the Board had concern on the size of the driveway and the drainage on the property with great erosion potential with the steep bank.

WHEREFORE, a motion was made by Member Southern and seconded by Member Winkelman to close the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

Mr. Wickman stated that there was evidence of erosion at the site when the site visit was conducted. The storm water was not going over the berm at the lakeshore; however the overall site needed stabilization from the construction activity. The dumpster has created a temporary mud condition near the driveway that has obtained ruts from the construction trucks. The grading will remain the same along the lake frontage and will be stabilized when grass is planted at the end of the construction.

Member Estes expressed her concern with the proposal for the deck and patio as well as the existing driveway. She would like the driveway reduced in scale by moving the driveway back and have both neighbors back up to the turn around new location. Counsel Molnar stated that the applicant is subject to a prescriptive easement and that any alteration to the reciprocal prescriptive easement would have to be approved by both parties. Mr. Eggleston stated that both residences are used seasonally and are not plowed in the winter. Member Winkelman stated that it is important to restore the property with lawns and landscaping to reduce erosion and runoff. Chairman Tucker stated that there is a low area before the lakefront where the water puddles and does not run immediately to the lake. A revised narrative will be submitted to the Board.

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** a special permit and minor site plan review for the Application, with the following conditions:

1. That \$2,676.28 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
2. That 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.

B. After issuance of a building permit the following conditions shall apply:

1. That the Site Plan 1 of 2 dated June 12, 2013 and 2 of 2 dated April 24, 2013, prepared by Robert O. Eggleston, with the revised Narrative and Construction Sequence pages 1-2 dated June 18, 2013, be followed in all respects; and
2. That all conditions of the Zoning Board of Appeals resolution of June 4, 2013 be followed; and
3. That vegetative stabilization be executed to reduce any potential runoff into the lake; and
4. That an as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of all phases of the completed project within (60) days of completion of the project.

Upon a motion made by Member Winkelman and seconded by Member Kasper the Town of Skaneateles Planning Board hereby approves the application for a minor site plan with the above conditions.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Beth Estes	Present	[No]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]

Sketch Plan- Site Plan Review

Applicant: Frederick Singler
2685 East Lake Road
Skaneateles, New York
Tax Map #037.-01-07.0

Present: Robert Eggleston, Architect

The property is located on East Lake Road and the applicant would like to put in a retaining wall on the south side of the property. The south side of the garage is steep with various planting and rocks, with a proposed 75' retaining wall and lawn to control the storm water runoff onto the neighbor's property. The walkway by the existing garage will be removed and replaced with lawn, with a silt fence employed during construction. The proposed retaining wall will be 2-3' tall; tall enough to meet the grade of the garage. The lawn will not be flat but slope down to meet the retaining wall. Storm water drainage occurs on the neighbor's property now and the proposed wall and lawn will stop the runoff on the neighbor's property. Two neighbors are in support of the proposal. A cross-section of the construction was requested for Board review. A site visit will be conducted on Monday, July 1, 2013.

Public Hearing – Subdivision

Applicant: Banjo's Home Farm LLC
2696 West Lake Road
Skaneateles, New York 13152
Tax Map # 053.-01-05.1

The applicant has requested a postponement of the public hearing until next month as he is obtaining additional information requested by the Board.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to reschedule the public hearing on ***Monday, July 15, 2013 at 7:45 p.m.*** at the request of the applicant. The Board having been polled resulted in the unanimous affirmation of said motion.

Special Permit/ Site Plan Review

Applicant: Corey Guerrette
1003 Mistletoe Drive
Elbridge, NY 13060
Tax Map #019.-01-01.5

Present: Corey Guerrette, Applicant; Brian Manthey, Architect

No one requested the notice to be read. The Onondaga County Planning Board offered a modification to the proposal stating that the OCDOH must formally approved the septic service provided for the proposed second dwelling in their resolution dated May 22, 2013. A site visit was conducted on June 1, 2013.

Proposed is a structure consisting of a garage and one bedroom dwelling on an existing 5 acre lot. Reflected on the site plan is a subdivision overlay to show that the second dwelling would meet the dimensional requirements if the lot were subdivided at a future date. The applicant is not interested in subdivision the land at this time. A second driveway to access the dwelling off Mistletoe Drive is also proposed. The proposed second dwelling would be the sixth dwelling on Mistletoe Drive. The applicant is either going to connect the new dwelling to the existing septic system or develop a separate septic system. He will be contacted Onondaga County Department of Health after the Planning Board has approved the proposal. Water access will be provided off the existing well that provides water to the existing dwelling. Mistletoe Drive runs on the

applicant's property with formal easement agreements for the existing five dwellings. The Mistletoe Drive is a private road is a well-maintained oiled gravel road over bedrock and 60' in width. The secondary drive will provide access for the snowplow in the winter.

Member Kasper requested an update on the septic system approval. A perk test has been completed and Mr. Guerrette stated that he is still pursuing approval for the expansion of the septic system.

WHEREFORE, a motion was made by Member Southern and seconded by Member Winkelman to declare this application to be a Type II action not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chairman Tucker opened the Public Hearing. No one spoke in favor of the project or wished to speak in opposition. Letters of support from four neighbors were submitted.

WHEREFORE, a motion was made by Member Southern and seconded by Member Kasper to close the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** the minor site plan review, with the following conditions:

A. Before issuance of a building permit the following conditions shall apply:

1. That the Applicant shall obtain all necessary permits and approvals from the Onondaga County Department of Health; and
2. That the finalized narrative and construction sequence be reviewed and approved by the Planning Board Chairman and Town Engineer; and
3. That 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.

B. After issuance of a building permit the following conditions shall apply:

1. That the Site Plan S-1 and A1 through A-3 dated April 30, 2013 prepared by Brian Manthey be followed in all respects; and
2. That 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.

Upon a motion made Member Kasper and seconded by Member Winkelman the Town of Skaneateles Planning Board hereby approves the application for a minor site plan with the above conditions.

RECORD OF VOTE

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

Member Winkelman recused himself as he is a member of the Country Club.

Amendment – Site Plan Review

Applicant: Skaneateles Country Club:
33344 West Lake Street
Skaneateles, New York 13152
Tax Map # 049.-02-02.1

Present: Jim Fields, Applicant; Tom Trytek, Engineer

The existing marina has a mooring boundary of 500' x 1634' permitted by the NYS Preservation Office. The proposal is for the addition of 32 boat slips to the existing year round floating dock containing 80 boat slips. The slips will stay within the permitted mooring boundary. The proposal includes 192LF breakwater docks, 240LF walkway and 384LF finger docks for a combined surface area of 4,026SF. The breakwater docks provide wave attenuation to reduce wave action. The new dock sections will be constructed of pressure-treated wood and foam, meeting the new standards of the DEC, and will have the same anchoring system.

The application received Zoning Board of Appeals approvals for a proposed 38,175SF in shoreline structures extending more than 75FT from the lake line on June 4, 2013. The Onondaga County Planning Board had no comments in their correspondence dated May 22, 2013. The City of Syracuse Department of Water's letter dated June 3, 2013 had no comments. The NYS Office of General Services has issued an amended license for the project dated May 31, 2013. The DEC sent a letter of no jurisdiction in their correspondence dated April 24, 2013. The Department of the Army determined that a permit was not required from their offices in their correspondence dated March 8, 2013. The Onondaga County Sheriff's Department Marine Division had no comments regarding the proposal. A site visit was conducted on June 1, 2013.

Whereas, the Planning Board adopted and ratified the Zoning Board of Appeals SEQRA determination for the Application, in that the ZBA reviewed the Application as an unlisted action, and after examination of the short form environmental impact assessment, determined a negative declaration for the project on June 4, 2013. The Planning Board, upon motion duly made, ratified and adopted the ZBA's SEQRA determination.

NOW, THEREFORE, BE IT RESOLVED, on motion duly made and seconded, that the Skaneateles Planning Board **APPROVES** the special permit amendment and minor site plan review, with the following conditions:

1. That the site plan SP-1 through SP-6 dated March 15, 2013 and narrative dated March 21, 2013 prepared by Thomas Trytek, be followed; and

- 2 That all conditions of the Zoning Board of Appeals resolution of June 4, 2013 be followed; and
- 3 The Special Permit shall expire if the applicant fails to obtain the necessary building permits or fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.
- 4 That except as amended hereby, the Approving Resolution of March 10, 2000 remains in full force and effect.

Upon a motion made by Chairman Tucker and seconded by Member Southern the Town of Skaneateles Planning Board hereby approves the application for a minor site plan with the above conditions.

RECORD OF VOTE

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

Member Winkelman returned to the Board at this time.

Site Plan Review

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

Present: Ton Watson, Applicant

The City of Syracuse Water Department provided comments on their correspondence dated March 21, 2013. Included were a request for additional information on drainage and maintenance plans, proposed total disturbed area, and the stabilization detail after project completion. The Onondaga County Planning Board in their correspondence dated June 12, 2013 recommended that the applicant obtain DEC and City of Syracuse Department of Water approvals. A site visit was conducted on June 1, 2013.

Mr. Wickman stated that he had a discussion with the applicant's engineer, Mike O'Neill. He recommended that the channel be reduced in size from 8' wide by 18" deep to 6' wide x 18" deep to better handle the flow. The check dams proposed could be problematic as they could create tributary drainage as the water goes around the check dams. He recommended that the check dams not be created and not to install the berms surrounding the channel as there is a 7% slope in the area. A sediment basin and stilling pool at the end of the channel before the gorge would help to slow the water and reduce sediment flowing into the lake. A stair step

constructed of one-ton boulders at the end of the channel before the gorge would slow the speed of the water coming through the channel.

Mr. Watson requested that the Board approve the plan and that Mr. Wickman and Mr. O'Neil work together to finalize the design. The Board determined that the project could be approved pending engineering plans approved by the Chairman and the Board Engineer.

WHEREFORE, a motion was made by Member Southern and seconded by Member Winkelman to declare this application to be a Type II action not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** the minor site plan review, with the following conditions:

Before issuance of a building permit the following conditions shall apply:

1. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$500; and
2. That the finalized erosion remediation plan be reviewed and approved by the Planning Board Chairman and Town Engineer; and
3. That 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.

Upon a motion made Member Southern and seconded by Member Winkelman the Town of Skaneateles Planning Board hereby approves the application for a minor site plan with the above conditions.

RECORD OF VOTE

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

Sketch Plan -Subdivision

Applicant: Michael O'Brien
8 Paul Street 70
Marcellus, NY

Property:
4000 State Street Road
Skaneateles, New York 13152
Tax Map # 029.-03-07.0

Present: Michael O'Brien, Applicant

Mr. O'Brien stated that he has not been able to have the DEC visit the property to determine the boundaries of the wetlands on the property. He continued stating that he feels that the survey accurately reflects the wetlands. Pictures reflecting the flow of the stream that begins on the south side of Jewett Road with a 50'x16" pipe and runs through his property were submitted reflecting the measurements of the water location and depth determined by the applicant. He continued that a driveway culvert of 24" or greater could be placed in the area proposed of the created lot.

The applicant will need to revise the subdivision map to include a location map, the existing stream on the entire property to be located on the map and to show a potential building envelope on the proposed lot that meets the required wetlands and other setbacks.

There being no further business the Planning Board meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Karen Barkdull, Secretary