

**TOWN OF SKANEATELES PLANNING BOARD  
SPECIAL AND REGULAR  
MEETING MINUTES  
March 21, 2017**

Joseph Southern  
Donald Kasper  
Scott Winkelman arr. 7:35 pm  
Douglas Hamlin  
Anne Redmond  
Scott Molnar, Legal Counsel  
John Camp, P.E. (C&S Engineers)  
Karen Barkdull, Clerk/Secretary

Member Southern opened the meeting at 6:30 p.m.

**Continued Review- Major Special Permit**

Applicant:	Welch Allyn, Inc. P.O. Box 220 Skaneateles Falls, NY 13153-0220	Property:	4341 State Street Skaneateles, New York Tax parcel: 022.-01-16.0
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Present: Mike, Sheehan, Welch Allyn; Scott Spanfelner, Welch Allyn; Patrick Keenan, Welch Allyn; Jo Anne Gagliano, EDR; Steve Breitzka, EDR; Andrew Schuster, Ashley McGraw

Mr. Sheehan addressed the potential for a connective corridor between the expanded southern parking lot and the parking lot located to the northeast. Based on their discussions and cost estimate, they would like to proceed with the proposed plan without connection and work with an enforced parking policy with the employees. The connector drive would also cause the removal of some larger trees and with the concern of the visibility of the facility from Mottville Road, could cause the facility to be more visible. Chairman Southern suggested that the applicant consider doing a study of the parking use for a period of a year, come back to the Board and provide a summary of findings with a recommendation as to whether the connective drive is needed. Mr. Sheehan inquired on what information the Board would want to review regarding the study. Chairman Southern commented that the patterns of use including inter-park traffic if any. Member Hamlin inquired about the traffic study that was requested by the Onondaga County Planning Board. Chairman Southern stated that the Town has the full traffic study that was completed in 2007, with the only difference with the proposed addition is there would be no increase in the amount of traffic for the facility in comparison to the traffic levels in 2007. Chairman Southern recommended that the Board could adopt this study and pass the resolution with a supermajority. Member Hamlin commented that the concern would be more people on Mottville Road without the connective drive between the lots.

Member Kasper commented that his concern regarding the need for the connective drive is for the emergency vehicles arriving at the proper location quickly. Mr. Sheehan stated that the Mottville fire department does regular tours of the facility with a primary entrance that they use, and an updated drawing is being prepared for them. Chairman Southern commented that the

applicant has a nurse's office that can provide immediate care until emergency services arrive. Mr. Sheehan stated that they have a full EMT staff with a documented egress and emergency response plan, with approximately a dozen EMTs on site.

Mr. Breitzka stated that the proposal has remained virtually the same as last month's site plan. The stormwater management plan has been adjusted down slightly based on the building size and the expanded parking. There will still be a berm on the south side of the property behind the parking area although it is shifted slightly but still similar to the existing berm. There are a substantial amount of existing trees on the south side of the property, and the intent is to bolster the screening of the facility and parking with relocation of some of the trees and additional trees added by the parking lot and building expansion.

Member Kasper requested that the applicant address the other two concerns from the Onondaga County Planning Board. Mr. Sheehan stated that a SWPPP has been submitted to the Town and that there is no proposed additional driveway access onto State Street Road or Mottville Road. Member Kasper commented that Member Winkelman had wanted to see more trees and potentially having islands with trees in the parking lots. Mr. Sheehan commented that the cost is one reason on the consideration of that idea as the project is approaching the project budget allocation. He continued that they were also attempting to stay within the design that was approved from the last addition, and from a facilities standpoint, the islands and trees in the parking lot are a barrier to snow removal efforts. The curbing in of itself takes a beating during the winter season. Member Kasper commented that Mr. Winkelman's concern was from an aesthetic standpoint. Mr. Sheehan stated that their focus with the berms and trees is to improve the aesthetics of the parking. Mr. Camp inquired if the lots are plowed with a front-end loader. Mr. Sheehan commented that it depends on the type of snow event. Mr. Camp inquired if the equipment would be left in the lot. Mr. Sheehan stated that they have two plows on site and with the concern with the connector, they are analyzing that.

Member Kasper inquired if Mr. Camp had any concerns with the drainage plan. Mr. Camp commented that he does not and that the most recent email sent to the Board was in regards to another matter. Mr. Sheehan inquired if there have been any recent complaints. Mr. Camp stated that there have not been any recent complaints about the drainage and that the communication was in regards to issues from 2008. Member Kasper inquired on what the cost would be for the connector road. Mr. Sheehan commented that it is \$65,000 in just the cost of the asphalt and not including any tree removal or modifications to the drainage plans. Mr. Brodsky inquired on a site plan that shows the connective drive. Mr. Breitzka stated he did not bring the site plan and that the connector drive would run from the southwest corner of the southern lot across the grass path next to the stormwater facility, and then to a connector of the northwest lot. The slope of the drive would be under 10% grade.

Mr. Camp recommended that the connective drive could go further southwest and avoid the stormwater facility, although it would make it a longer passage. Chairman Southern commented that the Board could add a condition for the review of the traffic of the two parking lots to be presented to the Board after a year to determine the actual impact and if the connective drive is warranted.

Member Kasper commented that he has noticed people smoking in their cars on Mottville Road. Mr. Sheehan commented that he has received feedback from Mr. Lanning regarding the smoking and had heard comments from the community when he attended the Skaneateles Falls hamlet meeting. He has forwarded the concerns to Welch Allyn who has asked the employees to be

considerate of the neighbors in the area. The facilities department will keep an eye on it as well. It is a difficult situation as the employees are on their own time when on lunch. Member Kasper commented that they park right across the street from the Mottville entrances and it could be a safety hazard without the connector drive.

Counsel Molnar had prepared a draft resolution and suggested that the Board could review the resolution for completeness. Some of the changes include the date at the top of the form. The addition of a new **WHEREAS**, in recognition of the resolution issued by the Onondaga County Planning Board, dated March 8, 2017, which recommends a modification to the application that includes a New York State and Onondaga County Department of Transportation traffic impact study for the full build out to meet the departmental requirements that the board has considered the thorough traffic study submitted by the applicant in connection with the 2008 addition application which studied with the proposed staffing and other traffic patterns for the project and found to be a near equal to what the applicant proposed for the present property addition. For the purpose of the Board moving forward with the application and this resolution based upon the supermajority, which is going to be listed below with a record of the vote to conform to State law and be captured into the record this evening.

Counsel Molnar continued to review the draft resolution. Chairman Southern suggested that the traffic study be re-adopted for this application and included in the resolution. Counsel Molnar noted that the correct dates of the final plans submitted including the photometrics plan will need to be listed. Number 3 concerning the SOCPA comment, the Planning Board recognizes the thorough traffic study for the 2008 expansion review as being applicable for the current application for the addition relative to staffing and other traffic needs of the project and therefore adopts this resolution by supermajority over the recommendation of the Onondaga County Planning Board based upon the previous study that is already in existence. Mr. Camp suggested that an additional comment regarding that fact that the population of the Town has not increased and that the traffic data in the study is still valid based on the number of employees and traffic on the existing roads.

Under section C, after issuance of a building permit, the SWPPP submittal be referred to under the documents under section B. A new clause should be added: **THAT** the Applicant monitor the expanded parking area and supply a parking review within twelve (12) months to the date of the resolution to demonstrate that there is an abundance of parking available, and to demonstrate that no connection is required between the additional expansion parking area and the existing parking area to the northwest. Member Kasper suggested that it should be 12 months from completion of the project to run through all seasons. Mr. Brodsky recommended that the Board consider 12 months from the issuance of the certificate of occupancy as that would be a landmark date.

Member Kasper inquired what the time frame is for the construction of the addition. Mr. Sheehan commented that they would like to begin in April and finish before winter arrives. Member Hamlin inquired if there was a change it use would the applicant be required to get an amendment to the special permit. Counsel Molnar stated that it is classified as a warehouse and if it was changed to another use, it would require an amendment. Mr. Brodsky commented that a change in use could impact the parking needs.

An escrow account will need to be established for engineering review of the project.

**WHEREFORE**, a motion was made by Member Kasper and seconded by Member Hamlin to establish an escrow account in the amount of \$2000 for engineering review. The Board having been polled resulted in the affirmance of said motion.

**Discussion**

Chairman Southern requested more detail on the billing for any of the specific projects.

**Discussion**

The Planning Board will be holding special meetings beginning at 6:30 pm for every meeting through the end of this year.

**WHEREFORE**, a motion was made by Chairman Southern and seconded by Member Redmond to approve the Planning Board meetings beginning at 6:30 pm.. The Board having been polled resulted in the affirmance of said motion.

The meeting minutes of February 21, 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 corrected. 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	Absent	
Member	Douglas Hamlin	Present	[Yes]
Member	Anne Redmond	Present	[Yes]

**Public Hearing Continuance-Subdivision/Lot Line Adjustment**

Applicant:

Russel Zechman  
PO Box 9  
Skaneateles, NY 13152

Property:  
3741 Fisher Rd  
Skaneateles, NY 13152  
**Tax Map #033.-04-14.0 & 12.0**

Present: Robert Eggleston, Architect;

Mr. Eggleston began by stating that since that last meeting there were questions on the maintenance for controlling the stormwater on the site. The trench drains put between the houses and around the septic fields on lots B2 and B3 will be down at least three feet deep that will pick up ground water and any surface water. The trench drain will pick up water off the surface, piped to the ditch along the shared driveway, which will be a mowable swale running along the north side of the shared driveway, then there will be a culvert to a ditch. There is a ditch that currently flows from the small south pond that will be directed into the existing south swale. The only way the drainage would fail was if it were not regularly mowed or if a tree fell into the swale.

Part of the maintenance agreement for the shared driveway between the four parties will include the monthly mowing of the drainage swales during growing season. The drainage plan will take

all of the stormwater from the property and the stormwater from the houses would be directed to the ditch along the shared driveway. The water will be removed that currently goes into the pond and will be directed around it to get over the high point of the property as it will go west to the wetlands at the west. Member Winkelman inquired if there are details of the drainage trenches that are north of the leach fields and if they will be french or trench drains. Mr. Eggleston stated that they will be curtain drains dug three feet deep with stone coming all the way up to the surface. The top will have a swale to collect the water. The curtain drains are to protect the septic fields from surface water. Member Winkelman suggested that there be an open grate at the top, approximately 12"x12" at the north end so that it provides air and a vacuum never gets built up. Mr. Eggleston stated that that detail can be added and located at the north end.

Member Kasper commented that there is a lot of concern with the north pond and queried if there was a way to capture the overflow from the pond into the swale. Mr. Eggleston stated that the pond is at a lower elevation than the gas line so that the water could not drain to the west. Member Kasper commented that there is no stream going to or coming from the pond and inquired if the pond could be filled in. Mr. Eggleston stated that the pond catches the ground water and it is shallow, with the pond filled in, there would be sheet action and the water would not be collected. Mr. Camp stated that you could make that argument that the pond is storing the water there, but there is not a lot of surface water that is getting into the pond. He continued stating that if the pond were filled in it would not make any difference at all.

Member Winkelman commented that the existing water comes across the property and with the curtain drain it will cut the watershed almost in half. Mr. Camp stated that it would be probably cut more than half of the watershed away from the pond. Member Kasper commented that in the letters received there were references to mosquitos and there is a safety concern with children if they did build houses with kids. The pond serves no purpose.

Counsel Molnar inquired that with the proposal the drainage facilities and structures be maintained in accordance to the maintenance agreement that will also be tied to the private drive, it permits the property owners amongst themselves to manage those maintenance requirements. It does not permit the Town if there is a necessity or emergency to manage those drainage facilities as well. The Planning Board could consider having the maintenance agreement convey an easement to the Town so that the Town has the ability to maintain those in the event the homeowners who are party to the maintenance agreement fail to do so. Mr. Eggleston stated that he does not see a problem including the Town with easement rights as part of the drainage easement.

At this time, Chairman Southern continued 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.

Rich Kelley, 3710 Fisher Road, the Board is receipt of a letter from Mrs. Lem, at the corner of New Seneca Turnpike and Fisher Road, concerning the possibility of petroleum contaminants on the property that could be released from the bulldozers during construction. The drainage plans drain south to the farm fields and asked if it will be directed around the farm fields. There is a large farm field leased by a dairy farmer who grows alfalfa, corn and grass. That water is going to drain into that farm field, the fields get harvested and the cows are fed, the milk gets bottled by Byrne dairy and then we drink it. I personally would like to not get cancer as long as possible. Will there be any kind of study of the soil. Chairman Southern commented that he is not aware of any study. Mr. Kelley stated that there were old cars from time to time on the

property. Mr. Eggleston clarified that the drainage does not go to the farm field as it goes west down towards Mr. Brown's property, There is a steeper bank and the stormwater works its way west eventually to the wetlands. The only thing that drains south is that the south pond drains south but does not go to the farm field. He continued stating that as far as contaminants, there has been no indication of a problem. Mr. Trabold was a mechanic, who had a facility in the Village that he used for his professional work. Not to say that he did not use the site like any other homeowner would use their garage. There are no records with the NYSDEC, EPA or DOT of any issues on this land. There were no issues at the time Mr. Zechman had acquired the property that raised any concern. The garage was clean and empty at the time of sale.

Member Winkelman arrived 7:35 pm.

Holly Gregg, Jordan Road, asked for clarification of the conservation easement. Mr. Eggleston stated that a conservation analysis was completed of the property attributes. The Town encourages open space subdivisions rather than taking two acres, and the concept is that you have smaller lots. The applicant kept it to three new residential lots although they could have had four; however, four additional lots would require the driveway to become a private road 66 feet wide. In an open space subdivision the houses are closer together with the remaining land preserved. The conservation analysis determines what area of the property has conservation value worth preserving compared to land for developed houses. The proposed houses are adjacent to the existing houses along New Seneca Turnpike, and the conservation land is contiguous to the non-developed land.

David Pease, 1650 New Seneca Turnpike, will the septic systems be raised bed systems. Mr. Eggleston stated that the lots will have conventional septic systems using native soils. Mr. Pease stated that his sump pump runs year round with the exception of three months of drought condition last summer. He continued stating that the property will not perc, and every hole Trabold created had water coming in it. Mr. Eggleston stated that the system has been designed by Eric Buck, who is a reputable licensed engineer, who has presented it to the OCDOH, with the only thing that the applicant is waiting for is final health department approval of the water line.

Mary Jo Nicholson, 3755 Fisher Rd, as a group of neighbors we have looked at hiring a professional engineer to look at the water situation and do a thorough water study who is Julian Clark from Plumley Engineering. I would like to have the Board defer its decision until we have the water study as a neighborhood group. Additionally, what is the full build out for the development of the project. Chairman Southern stated that it will be just the three additional lots with the remainder of the land placed into conservation that cannot be developed in the future. Member Kasper commented that the Planning Board does not approve the water line extension, that the Town Board approves the extension of the water line. He continued stating that if the Planning Board approves the subdivision, it would be contingent upon the Town Board approving the water line extension and the OCDOH approving the fire flow water pressure. Mary Jo Nicholson, commented that is was not necessarily concerning until you throw in the Skaneateles Springs project into the mix, and now you have a large development and another development all drawing on a water system that is not adequate.

Peter Nicholson, 3755 Fisher Road, when we did our addition roughly eight years ago we had to do a neighborhood impact study with architectural drawings of our house in relation to every other house on the road, and inquired if that has been done. Chairman Southern replied no, it is not required for this project. The three new residential lots will be located off of the road and will

probably not be seen from the road. Member Winkelman commented that they will be located in a designated building envelope with your application needing a variance as it encroached in the side yard setback. He continued stating that the proposal has all of the property setbacks for the future dwellings from the property lines. Chairman Southern added that the proposed lots meet the zoning code and when you go outside of the zoning code, variances are required with additional submissions required to approve a variance.

Holly Gregg, Jordan Road, so if there is poor water pressure and these guys get a study done by Plumley, they would submit it to you guys or does it go to someone else. Chairman Southern stated that the Board has a competent study completed by C&S Engineering approximately one month ago and that is what the Board will rely on for the Board's determination. If others want to seek another study and challenge the study that was done, that is their prerogative. Mr. Gregg say that if they obtain their study do they hand it to the Board as they are looking for a second opinion. Mr. Camp stated that C&S Engineering has done the analysis and the health department is doing their own analysis as they will have to approve it. You are certainly welcome to do a third analysis and where you would submit it is the Town and the OCDOH at the same time. Mr. Nicholson inquired where he could find the analysis that C&S Engineers had completed. Chairman Southern commented that the document can be foiled through the Town Clerk.

Mr. Pease commented that the lots are below standard size and inquired if each lot will have their own leach fields. Chairman Southern stated that each lot will have their own leach field on each property and not located in any wetlands. Member Winkelman stated that the septic system will be like everyone else's in the neighborhood. Mr. Pease stated that he has four acres and had a hard time passing a perc test. Chairman Southern stated that the test depends on the lay of the land. Member Winkelman commented that the environmental standards for septic systems are much better than what they were 10-50 years ago, when a lot of the existing dwellings in the neighborhood were built. The City of Syracuse has witnessed the perc tests and the engineer has designed it, and the OCDOH engineers will approve it. Mr. Camp commented that the Town of Skaneateles does not review septic system plans as they are review by the OCDOH.

Mr. Eggleston stated that there were four letters that were submitted to the Town and he would like to address comments to additional topics that have not been addressed prior. There was a comment that the addition of three new houses on Fisher Road would substantially increase the traffic on Fisher Road. There are currently 32 lots on Fisher Road and 29 dwelling units on Fisher Road, which would be an increase of 3% of houses along Fisher Road. There is also four lots that have substantial acreage that could be subdivided at the 2-acre standard for density, with a potential for 32 more houses on Fisher Road. I don't think of these three houses as substantial. There were also comments regarding DOT standards for driveways; however this is a town road and Allan Wellington has already seen and commented on the plan with no problems on the driveway. There were comments about Mr. Coville's property across the street, because this driveway comes out facing Mr. Coville's secondary parking area and secondary garage, anyone leaving this site would see Mr. Coville trying to back out of his garage that sits right on the road line. It is a very cautious situation and Mr. Coville does have a driveway that goes down behind his house with other parking options. I don't see how three more dwellings driving on this driveway would be an unsafe situation.

He continued stating that there was conversation about who is paying for the water line. The water line extension that goes from Fisher Road back and serves the three new houses and the existing apartment will be a new 6-inch water line with a fire hydrant that will be installed at Mr. Zechman's expense, and then dedicated and turned over to the Town. Any other remedial

expense on the water line is the responsibility of the water district. It is unfortunate that the Town has allowed this water district to not have corrections necessarily made. There is adequate water pressure per DOH pressure concerns, until a fire hydrant is opened. The C&S study found that by the hill on East Genesee Street, the pressure dropped to 12psi whereas 20psi is required. This has been brought to the surface as public information as these two projects are in front of the Town Planning Board, it is an ongoing maintenance program that needs to be taken care of. The good news is that the Village, has already proposed and funded a project that will improve the water lines in the Village that according to the C&S model and study will drastically improve the water pressure so that it will no longer be a problem. OCDOH has taken a conservative position that they are not going to rely on engineer studies but rather be shown after the waterline on East Lake Street is replaced that the water pressure is at or above standards. The three additional houses in the area will not affect the waterlines and it is the fire flow that currently is inadequate that will be fixed once the Village waterline replacement is complete. Mr. Camp clarified that when the Village makes improvements to their system that will result in improved residual pressure during fire flow but will not result in improved pressure in the day-to-day static pressure.

If the Planning Board chooses to close the public hearing then the Planning Board is required to render their decision within 62 days, unless the applicant approves of an extension to the time.

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

Member Winkelman commented regarding that the little bit of water coming off the shared driveway out onto Fisher Road, I was up there during a recent storm event and the infrastructure on Fisher Road will be able to manage any storm event with manholes, and drainage on the west side of the road has three drainage grates. There will be very little stormwater coming off this shared driveway. He inquired if the driveway will be partially paved. Mr. Eggleston confirmed that the shared driveway will be paved up to the end of Mr. Zechman's property. Mr. Eggleston commented that he will have the easement language for next month's meeting.

The Zechman application will continue at the April 11, 2017 Planning Board meeting.

**Public Hearing-Minor Subdivision**

Applicant: Eric Smith  
7389 Featherstone Blvd  
Sarasota, FL 34238

Property:  
2795 County Line Road  
Skaneateles, NY 13152  
**Tax Map #051.-01-13.2**

Present: Terri Roney Attorney

No one wished to have the public notice read. The Onondaga County Planning Board stated that the proposal will have no adverse implication, and commented that no direct access to Benson Road shall be allowed for Lot 1D; that the ACOE and NYSDEC confirm the presence of the wetlands and buffer, and obtain any necessary permits in their resolution dated March 8, 2017.

The application is a request for re-approval of a subdivision located on the corner of Benson and County Line Road that was granted approval in 2008. The 2008 approval expired as no action was taken by the applicant. The applicant has moved to another state and would like to subdivide

the property into four lots. The house has been for sale for several years and interested parties of the dwelling do not want to own all of the property associated with it. Lot 1D with the dwelling would have a restriction that it could not be further subdivided. There is a detention basin proposed to the far north of the property that has not been constructed. There were conditions on the original approval that all stormwater infrastructure would need to be completed prior to any construction of dwellings. Member Winkelman commented that the property neighboring to the west is part of a state and federal wetlands.

**WHEREAS**, a motion was made by Chairman Southern and seconded by Member Winkelman, the Planning Board adopted and ratified the prior SEQRA determination, last reviewed May 27, 2008 for the Application, which was a determination that the Application constituted an Type 1 Action with a negative declaration after review of the SEQRA forms submitted by the Applicant. 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 Winkelman 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**, upon a motion made Member Scott Winkelman and seconded by Member Anne Redmond, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the Minor Subdivision, with the following conditions:

1. That the names and addresses of owner of record be shown on the map; and
2. That the final water quality management facility design be reviewed and approved by the Town Engineer and Chairman; and
3. That a construction sequence be submitted for review and approval of the Town Engineer and Chairman; and
4. That the Codes Enforcement Officer be supplied with a 24-hour contact person before the project begins; and

**The Applicant may begin construction of the water quality facility when the above conditions 1 through 4 have been met.**

5. That an as-built survey for the water quality facility be submitted to the Codes Enforcement Officer within sixty days of completion of the facility and prior to the sale of any lots; and
- 6 That one Mylar and five copies of the final subdivision map in substantial compliance with the preliminary map dated April 6, 2017, prepared by Paul

Olszewski, Licensed Surveyor, be redated and submitted to the Planning Board within 180 days from the signing of the resolution; and

7. The final plat must be filed in the Onondaga County Clerk's Office within sixty-two (62) days of signing of the plat by the Planning Board Chairman or the subdivision approval shall be null and void. Proof of said filing shall be submitted to the Planning Board.

**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]

**Public Hearing- Major Special Permit**

Applicant: Welch Allyn, Inc. Property: 4341 State Street  
P.O. Box 220 Skaneateles, New York  
Skaneateles Falls, NY 13153-0220 Tax parcel: 022.-01-16.0

Present: Scott Spanfelner, Welch Allyn; Jo Anne Gagliano, EDR; Steve Breitzka, EDR; Andrew Schuster, Ashley McGraw

No one wished to have the public notice read. A site visit was conducted on February 25, 2017.

Mr. Breitzka began stating that the proposal is for a 105,000sf warehouse addition located to the west of the existing facility over existing parking. Additional parking will be provided in the expanded main entrance parking to the southeast with a reduction in parking spaces of 195 spaces. With the expansion of the parking the berms and trees will be relocated. The stormwater will be taken care of on the west side with a small water management system. The stormwater system for the main addition can be handled by the existing stormwater system since there is very little change in impermeable surface in the area. The total increase in impermeable surface coverage for the property will increase by 1.3%. One portion of the stormwater facility will be increased on the west with the micro pool being expanded. The existing loop road and parking entrances off Mottville Road will remain in place with all of the construction for the parking inside of the property.

Counsel Molnar recommended to the Board that they formally accept the Negative Declaration SEQR determination issued by OCIDA, who had lead agency designation.

**WHEREAS**, a motion was made by Member Kasper and seconded by Member Hamlin, the Planning Board accepted the Negative Declaration SEQR determination issued by OCIDA, acting as lead agency, on February 9, 2017. 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 Winkelman and seconded by Member Redmond to close the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

**WHEREFORE**, upon a motion made by Chairman Joseph Southern and seconded by Member Douglas Hamlin, to approve the special permit/site plan review. The Board having been polled resulted in the unanimous affirmance of said motion.

**Tax Map No. 022.-01-06.0**

**RESOLUTION  
RESOLUTION OF THE SKANEATELES PLANNING BOARD  
Action date: March 21, 2017**

**PLEASE TAKE NOTICE** that the following resolution was passed at the March 21, 2017 Planning Board Meeting:

**WHEREAS**, application was made by Welch Allyn, Inc. (“Applicant”) to amend its major special permit and site plan approvals issued by the Town Board of the Town of Skaneateles April 28, 1998, as heretofore amended on May 27, 2008 and October 6, 2009 (collectively “Special Permit”), to further permit: (1) construction of a new storage addition of approximately 110,000 sq. ft. (the “Addition”) to the existing 246,000+/- sq. ft. industrial facility located at 4341 State Street Road, Skaneateles (the “Property”) by constructing the Addition upon what is currently a paved parking area; and (2) to expand the parking area by adding 225 replacement parking spaces (collectively the “Project”), and for site plan approval of the Project (collectively the “Application”). The Application will increase the impermeable surface coverage on this 152.62-acre Property to 14.7%, whereas 30% is allowed, and the open space will be diminished from 86.61% to 85.3%, whereas 60% is required.

**WHEREAS**, the Applicant made submissions to the Planning Board and made presentations at the Planning Board’s December 20, 2016, February 21, 2017 and March 21, 2017 regular and special meetings, and a public hearing was held on March 21, 2017; and

**WHEREAS**, the Skaneateles Planning Board has made site visits to the property, has reviewed and considered all of the material contained in the Board's file, has heard and considered submissions made on behalf of the Applicant, has heard and considered public comment, has read and considered Resolutions of the Onondaga County Planning Board and other reviewing agencies, and has obtained engineering consultation; and

**WHEREAS**, the Planning Board also consented to notice from the Onondaga County Industrial Development Agency (“OCIDA”) which acted as lead agency under SEQR for coordinated review of the Application, and further received notice from OCIDA that a SEQR Negative Declaration Resolution was issued by OCIDA on February 9, 2017 pursuant to and in accordance with 6 NYCRR §617 et. seq., after a review of the Full Environmental Assessment Form submitted by the Applicant; and

**WHEREAS**, the Planning Board received a resolution from the Onondaga County Planning Board issued March 8, 2017, which recommends modifications to the Application including: “1. The New York State and Onondaga County Department of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to

meet the Departmental requirements and is required to contact the Departments to determine the scope of the study; the applicant must submit the traffic study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.”; the Planning Board has also reviewed and approved a Traffic Engineering Report prepared by Jim Napoleon & Associates, dated October 2007, related to the full redevelopment application of the Applicant in 2008 (“Traffic Report”), according to which the Planning Board considers that the new Application creates no additional traffic impact from the Project greater than envisioned by the Traffic Report, and, therefore, the Planning Board feels comfortable to approve the Application contrary to the Onondaga County Planning Board’s recommendation pursuant to §239 of the General Municipal Law of the State of New; and

**WHEREAS**, the Board reviewed the Major Special Permit criteria of §148-16B of the Town Code as it relates to the Application, and rendered the following findings:

(1) That the Application will comply with all provisions and requirements of this chapter and of all other local laws and regulations and will be consistent with the purposes of the land use district in which it is located, with the Comprehensive Plan and with the purposes of this chapter;

(2) That the Application will not result in the release of harmful substances or any other nuisances, nor cause excessive noise, dust, odors, solid waste or glare;

(3) That the Application will not adversely affect the general availability of affordable housing in the Town;

(4) That the Application will not cause undue traffic congestion, unduly impair pedestrian safety or overload existing roads, considering their current width, surfacing and condition.

(5) That the Application will have appropriate parking and be accessible to fire, police and other emergency vehicles;

(6) That the Application will not overload any public water, drainage or sewer system or any other municipal facility or service, including schools;

(7) That the Application will not degrade any natural resources, ecosystem or historic resource, including Skaneateles Lake or Owasco Lake;

(8) That the Application will be suitable for the property on which it is proposed, considering the property’s size, location, topography, vegetation, soils, natural habitat and hydrology and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads;

(9) That the Application will be subject to such conditions on operation, design and layout of structures and provision of screening, buffer areas and off-site improvements as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic and scenic resources of the Town;

(10) That the Application will be consistent with the community's goal of concentrating retail uses in the village and hamlets, avoiding strip commercial development and locating nonresidential uses that are incompatible with residential use on well-buffered properties;

(11) That the Application will be able to comply with the rural siting principles in § 148-25, if applicable, and with the site planning standards of § 148-18D;

(12) That the Application will have no greater overall impact on the site and its surroundings than would full development of uses of the property permitted by right;

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Chairman Joseph Southern 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 Application, with the following conditions:

- A. The foregoing findings are hereby approved, and incorporated in this Resolution as if set forth at length.
- B. The Special Permit amendment granted herein, which authorizes the Applicant to undertake and complete the Project, shall be completed in strict compliance with the following drawings and plans (collectively the "Site Plan"):
1. The Drawings and Plans prepared by Environmental Design & Research, Landscape Architecture, Engineering & Environmental Services, D.P.C., dated March 10, 2017, G001 through L404; and
  2. The Drawings and Plans prepared by Ashley McGraw Architects, dated February 28, 2017 and labelled SL001 Photometrics, A201, and A202; and
  3. The SWPPP prepared by Environmental Design & Research, Landscape Architecture, Engineering & Environmental Services, D.P.C., dated March 2017; and
  4. The Welch Allyn State Street Expansion Traffic Engineering Report dated October 2007 prepared by Jim Napoleon & Associates, transportation engineering consultants.
- C. The Amendment to the Special Permit contained herein 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.
- D. After issuance of a building permit for the Project, the following conditions shall apply:
1. **THAT** the completed Project shall be as depicted on the Site Plan; and
  2. **THAT** all required permits, if any, be obtained from the New York State Department of Environmental Conservation and any other agency having jurisdiction;
  3. **THAT** an as-built survey be submitted to the Codes Enforcement Office with verification of conformance of completed Project within (60) days of completion of same, weather permitting; and
  4. **THAT** the Applicant supply a parking study within (12) months from the date of the issuance of a Certificate of Occupancy for the completed Project which demonstrates that there is an abundance of parking available at all times for employees and visitors at the Property, and further to be used to determine the impacts on whether or not a connector is required from the expanded parking area to the existing parking area to the northwest; and
  5. **THAT** except as amended hereby, that the Special Permit conditions and requirements remain in full force and effect.

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Joseph Southern, Chair  
Planning Board-Town of Skaneateles  
Dated: March 21, 2017

**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]

**Public Hearing-Major Special Permit/Site Plan Review/Lot Line Adjustment**

Applicant Skaneateles Springs Corporation  
Rick & Debbie Moscarito Property:  
120 Madison St 1601 East Genesee St  
Chittenango, NY 13037 Skaneateles, NY 13152  
**Tax Map #032.-03-17.1 & 032.-03-17.2**

Present: Robert Eggleston, Architect;

No one wished to have the public notice read. A site visit was conducted on June 11, 2016. The Onondaga County Planning Board recommended modifications to the proposed action that requests that NYSDOT coordination and permits are obtained; the OCDOH must approve the septic system plan prior to issuance of a building permit; the applicant must coordinate with the Town Engineer and OCDOH regarding the availability of water and acceptable water flow and pressure for the proposed use; and obtain all necessary permits for any development or drainage into wetlands and buffers from the NYSDEC and/or ACOE in their resolution dated August 31, 2016.

At last month's Planning Board meeting, a negative declaration was made after the full SEQR review of the proposal. The two properties total 53 acres and has an existing 21 room Bird's Nest motel, pool, and single family dwelling, and a large pond with delineated wetlands on the property. The existing motel and pool will be demolished and a 20 room annex building, main lodge with amenities, 80 seat restaurant, pool, spa, and 13 cottages will be constructed on the merged property. The cottages will range from one to three bedrooms that will be on a drive that comes back into the woods with a smaller drive for the last three cottages. Conceptual approval for a septic system has been granted that will gather all of the sewage from the building and pump it up to a main septic tank that will dose to the two alternating leach fields, allowing the entire system to be in use all of the time. Parking has been provided for the necessary uses and as a compromise with the Board, a row of parking has been removed to provide trees and greenspace. The parking was calculated for the separate uses although many of the uses will overlap by the guests. The existing single family dwelling will remain as a single family dwelling.

The septic system will be a conventional system and a sidewalk has been proposed in front of the septic fields that joins to the neighboring properties. The area along the walk path has overhead wires and smaller trees are proposed in that location. There will be buffers of evergreens between this property and the neighboring properties. The facility will be walkable with trails that will walk through the wetlands with a boardwalk and into the buffer area. There will be a small dock on the pond available for bass fishing. Night sky compliant lighting will be utilized with bollard lighting along the trails between the cottages and the main lodge. Due to the water pressure issue, final OCDOH approval will be contingent upon improvements in the Village and receiving satisfactory fire flow test results.

**WHEREAS**, the Planning Board conducted a SEQRA review of the proposed Major Site Plan on February 21, 2017 with a Full Environmental Assessment Form, and a negative declaration was determined at that time.

At this time, Chairman Southern opened the Public Hearing and asked if there was anyone in favor of the project. Holly Gregg, Jordan Road. Stated that he is in favor of the project and has some questions regarding what the cabins will look like. Mr. Eggleston shared the elevations and floor plans of the cottages. Mr. Gregg inquired if the pond was swimmable. Mr. Eggleston stated that it is suited for fishing rather than swimming. Chairman Southern asked if there was anyone wishing to speak in opposition, or had any other comments. Holly Gregg commented that he is concerned about the water pressure, and if the Village fixes their system, asked if the Town system would improve. Mr. Camp stated that the Village pushes water into the Town and there have been some restrictions in the Village that have been identified for a long time. The Village will be replacing those and the computer model shows that it will create dramatic improvement in fire flows for the Town. After the Village improvement, the Town's residual water pressure during fire flow events will be code compliant with the fire flow, with OCDOH having final sign off. Member Winkelman requested that Mr. Camp could provide a status of the water system in the Town. Mr. Camp stated that the pipes are all different ages and sizes in the Town, and last night the Town Board just approved an improvement to the oldest and smallest section of the system. Our modeling indicated that with the Village improvement, there will be the ability to push more water into the Town for fire flow. It seems to be that OCDOH will not be issuing any approvals until the system is tested after the Village improvements. Mr. Gregg inquired that if they did the test after the improvement and did not get satisfactory results, would it mean that the project could not go forward? Mr. Eggleston stated no, there are other engineering solutions that could be employed that are somewhat costly and the applicant would prefer to not pursue them if he is not required to. He continued stating that there will be a dry hydrant installed on the property that would pull water off a water quality pond, and that because the facility will have transient occupancy, it will be fully sprinklered.

**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.

Member Winkelman inquired if the existing single family dwelling is currently being rented. Mr. Eggleston commented that it would be rented as a single unit.

**WHEREAS**, the Board reviewed the Major Special Permit criteria of §148-16B of the Town Code as it relates to the Application, and rendered the following findings:

(1) That the Application will comply with all provisions and requirements of this chapter and of all other local laws and regulations and will be consistent with the purposes of the land use district in which it is located, with the Comprehensive Plan and with the purposes of this chapter;

(2) That the Application will not result in the release of harmful substances or any other nuisances, nor cause excessive noise, dust, odors, solid waste or glare;

(3) That the Application will not adversely affect the general availability of affordable housing in the Town;

(4) That the Application will not cause undue traffic congestion, unduly impair pedestrian safety or overload existing roads, considering their current width, surfacing and condition.

(5) That the Application will have appropriate parking and be accessible to fire, police and other emergency vehicles;

(6) That the Application will not overload any public water, drainage or sewer system or any other municipal facility or service, including schools;

(7) That the Application will not degrade any natural resources, ecosystem or historic resource, including Skaneateles Lake or Owasco Lake;

(8) That the Application will be suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat and hydrology and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads;

(9) That the Application will be subject to such conditions on operation, design and layout of structures and provision of screening, buffer areas and off-site improvements as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic and scenic resources of the Town;

(10) That the Application will be consistent with the community's goal of concentrating retail uses in the village and hamlets, avoiding strip commercial development and locating nonresidential uses that are incompatible with residential use on well-buffered properties;

(11) That the Application will be able to comply with the rural siting principles in § 148-25, if applicable, and with the site planning standards of § 148-18D;

(12) That the Application will have no greater overall impact on the site and its surroundings than would full development of uses of the property permitted by right; and

**WHEREAS**, the Applicant proposed and the Planning Board found that the Application has been presented in compliance with site plan standards and criteria set forth in Town Code Section 148-18D, as set forth in the Narrative prepared for the Applicant by Robert O. Eggleston, Architect, last dated February 10, 2017 ("Narrative").

**WHEREAS**, the Applicant has submitted the following engineered drawings and plans in connection with the Project:

1. The Paul Olszewski survey dated February 24, 2016
2. RZ Engineering drawing dated February 10, 2017 comprised of 11 pages plans C1 through C8.1
3. RZ Engineering Construction Phasing Sequence Map, Figure 12. - February 10, 2017
4. RZ Engineering SWPPP - February 9, 2017, 292 pages
5. R.O. Eggleston, Architect as follows
  - a. Cottage drawings- February 29, 2016, 4 pages
  - b. Lodge and Annex drawings – August 5, 2016, 3 pages
  - c. Planting Plan dated February 1-, 20-17, 1 page
  - d. The Narrative dated February 10, 2017, 9 pages

6. DECO Lighting Plan dated December 23, 2016, 1 page
7. VBC Lighting Fixtures, catalogue cuts, December 8, 2017, 20 pages
8. SHIPO letter October 17, 2016 and Alliance Archeological Services Phase 1A November 13, 2016, 33 pages
9. ABJ Fire Protection Letter dated August 5, 2016, 1 page
10. C&S Companies, Fire Flow Testing letter dated January 26, 2017, 2 pages
11. ESI Environmental Solutions and Innovations, Wetland Mapping dated June 9, 2016
12. NYS DOT letter dated September 22, 2016, 1 page
13. SOPCA Resolutions: 3 actions: Site Plan Review, Special Permit, Subdivision, dated August 31, 2016, 15 pages
14. The Grant of Easement constituting the grant of conservation easement as shown on the survey and granted by the Bird's Nest Motel Inc. in favor of Robert Evans and Melanie Evans, Verizon New York, Mohawk Power Corporation aka National Grid, Adelphia Communications, and the Town of Skaneateles, dated July 11, 2015 and recorded in the Onondaga County Clerk's Office in liber 4893, deeds page 344.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Member Scott Winkelman 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 Application, with the following conditions:

- E. The foregoing findings pursuant to §148-16B of the Town Code are hereby approved, and incorporated in this Resolution as if set forth at length.
- F. The Special Permit and Site Plan approval granted herein, which authorizes the Applicant to undertake and complete the Project, shall be completed in strict compliance with all drawings and plans constituting the Site Plan, and the Narrative.
- G. Prior to the issuance of a building permit for the demolition of the existing structures and construction of new structures, the following conditions shall apply:
  1. **THAT** no additional building permits be issued until the Applicant receive and provide to the Planning Board the authorization from the County DOH relative to the adequacy of municipal water service for the Project; and
  2. **THAT** the building permit for the construction of the stormwater facilities may commence prior to County DOH approval, as aforesaid, pending submission of a diagram by Applicant indicating the portion of phase 1 construction items impacted; and
- H. **THAT** the Conservation Easement applicable to the Property remain in full force and effect without modification or amendment.
- I. **THAT** the two existing lots be merged by the Applicant's submittal of a merger request through the Assessor's office.
- J. **THAT** a pre-construction meeting be held on site with the contractor, Applicant's representative, Town Engineer, and Codes Enforcement Officer, prior to issuance of a building permit for any construction.

**K.** After issuance of a building permit for the Project, the following conditions shall apply:

1. **THAT** the completed Project shall be as depicted on all drawings and plans constituting the Site Plan; and
2. **THAT** all required permits, if any, be obtained from the New York State Department of Environmental Conservation and any other agency having jurisdiction; and
3. **THAT** a foundation survey will be required for all structures, and for verification of setbacks from the wetlands buffer; and
4. **THAT** the restaurant operating hours be limited to between 6 a.m. to 10 p.m. daily; and
5. **THAT** an as-built survey be submitted to the Codes Enforcement Office with verification of conformance of completed Project within (60) days of completion of each phase.

**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 - 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

As there was no one present to represent the application, no Planning Board review occurred.

**Amendment Request –Site Plan Review**

Applicant

Lakelawn Properties LLC  
1 Winthrop Square  
Boston, MA 02110

Property:  
3384 West Lake Street  
Skaneateles, NY 13152  
**Tax Map #049.-02-03.0**

Present: JoAnne Gagliano, EDR; Robert Eggleston, Architect

Ms. Gagliano began stating that the new site plan that has been submitted has the architectural design plans for the gatehouse and tennis pavilion. At the last Planning Board meeting there were questions regarding the proposed walkway to the boathouse and the need for vehicular access for emergency vehicles. She continued stating that we have determined that we do need to provide vehicular access to the boathouse for fire safety so the site plan reflects a driving path to the boathouse that has been modified from the original location of the driveway. The northern driveway is installed as it was approved at the last meeting and the connection to the boathouse

is what is being proposed. The drive is further away from the north property line, then turns south further away from the lake. The slope has been lessened and erosion control has been put in place with grading.

Member Winkelman commented that there will be less disturbance for the northern driveway and inquired if the drive to the boathouse is further away from the property line than the original layout. Ms. Gagliano stated that it is further away. Counsel Molnar noted that the site plan also has the septic field location removed from the plan. Ms. Gagliano stated that the sewer extension has been approved and there was no need for the septic plan to be shown on the plans. There will be a new sewer from the Skaneateles Country Club, across this property, across the Parker property and then a portion on the Kenan property that connects to the Village manhole. Everyone is on the lateral system, and all the buildings on the property are connected to the sewer system, with the exception of the gatehouse that is on a separate sewer connection. Mr. Camp inquired if the gatehouse has a grinder pump on the premises. Ms. Gagliano stated that it does and it will be replaced.

Ms. Gagliano stated that the gatehouse will be demolished and replaced on the same footprint and similar in architectural design. During an inspection of the building it was determined that part of the structure rests directly on the ground without a foundation present, and there is evidence of mold in the existing building. Mr. Camp commented that the grading plan reflects the filling in of the stormwater control pond just built near the gatehouse. Ms. Gagliano commented that it is still existing and they have a proposal in to the DEC to modify it a little bit; they will come back to the Planning Board with the modifications. She continued stating that all the pond does right now is flood and spill over the driveway, so they are looking at why it occurs. Ms. Gagliano stated that they could put the pond back for now. The area is for a proposed driveway with an auto court and does not connect the north and south driveways. She continued stating that they are working with the DEC and ACOE on permits for the two bridges and the waterfront wall as it is cracked. One of the bridges is failing and the concrete is cracked. Mr. Camp said the original proposal had the replacement of one of the bridges. Ms. Gagliano stated that the concrete pad was to be kept and now it is cracked, so it will need to be replaced down to the stream bed. Member Kasper inquired if it was going to be raised up as he thought the stormwater was supposed to run over the concrete. Ms. Gagliano stated that they will be making a bigger opening. Member Winkelman commented that the DEC likes to have an open bottom on these like a round culvert. Ms. Gagliano stated that the it actually is two rounds on top with the bottom open. The DEC request will be submitted tomorrow as we do not want to send it without the Town's approval. Mr. Camp inquired if the intent is to change the stormwater plan on both sides of the stream in the future. Ms. Gagliano stated that the larger one will not change very much, but the smaller one needs to be working or it will need to be improved.

Ms. Gagliano stated that her goal tonight is show the Board the architectural plans for the gatehouse and tennis pavilion, and get approval to build the driveway back in the prior location that they did not get approval for last time. In order to submit to the DEC, they are looking for approval for the two buildings and the relocation of the driveway to the boathouse. Mr. Camp stated that the plan shows changes to one stormwater plan and they are talking about changing the other one in the future. Mr. Brodsky commented that it seems that there is more analysis to do to resolve what should be done on the drainage. Ms. Gagliano stated that her company did not do the original drainage plans and they are not fully built. Mr. Camp stated that the stormwater facilities on both sides of the creek were to be built and reviewed prior to any site work moving forward. He continued stating that they had reviewed the design and the general installation that was stabilized. Ms. Gagliano stated that when she arrived it was stabilized will all grass, but it

still floods to the west, and perhaps the area should be studied further with Mr. Camp's assistance. Mr. Camp stated that the plan shows that it is going to be eliminated. Ms. Gagliano stated that it was not probably intentional when the architect had given the plans. Member Winkelman commented that there should still be a little walking path to connect the two drives there for kids to ride their bicycles.

Mr. Camp commented that the Board should be aware that there is a considerable amount of grading for the road around the boathouse area. There is substantial cut for the road and the drainage on the uphill side of the road because as you cut down 6-7 feet for the road, it will produce ground seep. Right now there is a swale on the uphill side of the road that doesn't seem to be directed anywhere. Out to the east of the driveway and north of the boathouse is probably a 10 foot tall bank off the lake and this grading plan shows a cut of about 6-7 feet right on the bank. Past boards have expressed concern with changing the grade close to the lake. Ms. Gagliano stated that it is to remove the existing boat ramp and asphalt, and leaning it back more purposefully so that it is gentler than it is today. The proposed driveway to the west of the boathouse is raised approximately 4 foot higher to access the boathouse. There is a paving area and slope now, but by raising it up it would be greater at the water's edge and it will improve it on the driveway end because it is higher. We have raised the contour to allow for a second story door level into the boathouse from the driveway.

The area north of the boathouse is a natural bulkhead that the DEC would like to have remain open for passage of water fowl and invertebrates. Member Kasper inquired about the new sewer line that will be going through the property. Ms. Gagliano stated that the sewer line is more than 100 feet from the lake line and would not interfere with the driveway to the boathouse. The sewer line will be both force main and gravity fed.

Member Winkelman commented that the amendment is for the gatehouse, the tennis pavilion and the driveway to the boathouse. Ms. Gagliano stated yes. The tennis court is a center court with a paddle court, a small changing room and a court space indoors. The courts traverse the grade with the paddle court elevated so that it works well with the grade coming down. The gatehouse is a re-creation of the existing dwelling with a storybook element. The major change is the windows facing north on the structure.

Ms. Gagliano stated that they would like to work with John on the grading and drainage, so they would like approval for the balance of the site for the north driveway, gatehouse and tennis pavilion. The impermeable surface coverage will be increased from the proposed 8.33% to 8.74%, increasing to accommodate the relocation of the road back to the former location that will go through the existing rows of trees.

Member Kasper commented that there are a lot of structures by the boathouse including the fuel tank, blacktop, and boat ramp. Ms. Gagliano stated that they want to remove a lot of that. Mr. Camp added that there is a substantial amount of earthwork near the lake. There is an existing road there now which may not be entirely pleasing. There is a ten foot cut on the hillside of that road and then about a 7-8 foot cut on the bank of the lake. It is an invasive plan next to the lake, and historically this Board has favored applications that did not alter the embankment next to the lake. Ms. Gagliano stated that the cut is not for the road, it is for us to have this access for people and invertebrates. We do not have to do the cut if the Board wants to leave the asphalt ramp in. Mr. Camp commented that there will be a drop of ten feet in elevation in the lawn to build that road, creating a steeper slope right by the lake. Ms. Gagliano stated that they thought they were improving it. Mr. Camp stated that if you do the cuts it will look like a scar from the

lake. Ms. Gagliano stated that they would landscape it and the way it is today is not a good situation with deteriorating asphalt. Mr. Camp inquired as to why the area needs to be graded to remove asphalt. Ms. Gagliano stated that if the Board is okay with leaving the driveway in its location that is too close to the property line, they could soften it a little bit. Mr. Camp commented that he makes recommendations to the Board but ultimately the Board has to make the determination. Member Kasper suggested that the Board have a site visit to consider the options in this area. Ms. Gagliano stated that this portion of the project can be left out of the approval for tonight so that the Board has a chance to review it at a site visit. Member Kasper commented that the original plan had left the shoreline untouched so this is the first time they will be viewing any modifications. Ms. Gagliano stated that they thought they were improving the area as the DEC would like the asphalt removed from the area. Mr. Camp stated that removing the asphalt and cutting the bank are two different things. Member Kasper commented that he would like to see the asphalt removed from the area, however, there is a lot of proposed disturbance. The shoreline section of the proposed modifications will be removed for consideration of approval at this time so that the Board has an opportunity to have a site visit to view the area.

**WHEREAS**, a motion was made by Chairman Southern and seconded by Member Hamlin, 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 Anne Redmond, and upon an affirmative 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 C1 – C3 Narrative, prepared by EDR and Raymond J. Smith Jr. landscape architect, dated March 21, 2017, be modified to include only the proposed changes discussed on the record with the northern driveway location maintained in its existing location, demolition and construction of the gatehouse, and the construction of the tennis pavilion, which modified plans and narrative shall be submitted for review and approval by the Town Engineer and Planning Board Chairman prior to commencement of construction activity relating to the proposed modifications, and thereafter followed in all respects, with the Elevations and Floor Plans PZ-100 -102, PZ200-PZ-203, dated March 8, 2017 prepared by Atelier & Co. also followed in all respects; and
2. That all future modifications to the approved Site Plan be submitted to the Planning Board for approval prior to commencement of construction; and
3. Except as modified hereby, the conditions set forth in the Approving Resolutions remain in full force and effect.

**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]

A site visit will be conducted on April 8, 2017 at approximately 9:10 am.

**Sketch Plan - Special Permit**

Applicant: Graham Smith  
1120 Jewett Road  
Skaneateles, NY 13152  
Tax parcel #044.-02-01.4

Present: Graham Smith, Applicant; Robert Eggleston, Architect

The applicant's lot is 84,324sf with an existing single family dwelling and above ground pool. Proposed is a detached two car garage with a 773sf accessory apartment with porch and patio for their father and mother. The building is 134ft from the watercourse that is adjacent to the property. OCDOH has approved the tie in of the apartment to the existing septic field on the property with the addition of a separate grinder pump. The property is allowed 15% impermeable surface coverage and the proposal will increase the impervious coverage to 8.9%. A swale located to the west of the driveway will be relocated west on the proposed work area prior to construction. The design of the accessory structure will be vertical board and baton to harmonize with the existing dwelling. The house does not have a basement; however the proposed secondary building built slab on grade and will have attic cold storage. There are no wetlands located on the property as shown in the photos provided. A site visit will be conducted on April 8, 2017.

**WHEREFORE**, a motion was made by Member Hamlin and seconded by Member Winkelman to schedule a public hearing on April 11, 2017 at 6:45 pm. The Board having been polled resulted in the unanimous affirmance of said motion.

**Public Hearing Continuance-Minor Site Plan Review**

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

Present: Robert Eggleston, Architect

The Zoning Board of Appeals approved the variances on March 7, 2017. The design of the proposed dwelling has the dwelling resting on piers to limit the amount of disturbance within the steep slope area. There is a problem with the neighbor's water coming over onto this property and proposed is a 200sf rain garden on this property that will collect the stormwater from the neighbor's property, filter it and direct in to an underdrain that will drain into the watercourse to the south. In the trench drain will be the solid pipe from the rain garden and a perforated pipe with a swale on top that will take any ground water safely to the watercourse.

The watercourse will be reinforced with filter fabric and rocks to create dikes along the way to slow the flow of stormwater to prevent the watercourse from eroding any further. Timber and pea stone stairs will follow the grade to the proposed deck that will cantilever out to a stair tower leading to the dock on the lake. Any of the disturbed area on the steep slope will have ground

cover and jute mesh to stabilize the area. The updated construction sequence is dated December 14, 2016.

At its regular meeting February 21, 2017, the Planning Board declared this Application a Type II action pursuant to 6 NYCRR617.5(c)(9) and not subject by SEQR for further review.

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 Southern 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 Member Donald Kasper and seconded by Member Anne Redmond, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor site plan, with standard conditions and the following additional conditions:

1. That the Site Plan Approval 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 through 2 of 2 dated December 14, 2016, and plans New Home 1 of 3 dated December 14, 2016, and Site Section 2 of 3 and 3 of 3, dated January 31, 2017, with the Construction Sequence dated December 14, 2016, prepared by Robert O. Eggleston, Licensed Architect, be strictly followed; and
3. That the Applicant shall obtain all necessary permits and approvals from the OCDOH, and approval from any other agency having jurisdiction needed for the Application; and
4. That all conditions imposed by the Skaneateles Zoning Board of Appeals in connection with its approved variances be fulfilled; and
5. 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]

Member Winkelman commented that it is a shame that the tiny little parcel close to the lake was created a long time ago as a buildable lot. He would have loved to have seen this lot and the Tackley lot merged with only one set of stairs to the lake for less impact to the lake.

**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 11:00 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Secretary/Clerk