

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
August 19, 2014**

Mark J. Tucker, Chairman
Elizabeth Estes
Donald Kasper arr. 7:35 pm
Joseph Southern
Scott Winkelman
Scott Molnar, Legal Counsel
Doug Wickman, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk to the Boards

Chairman Tucker opened the meeting at 7:30 p.m. The meeting minutes of July 15, 2014 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

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

RECORD OF VOTE

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

Continued Review- Site Plan Review

Applicant	Butters Farm HOA 1035 Butters Farm Ln Skaneateles, NY 13152	Properties: Jordan Rd; 3903 State St Rd Skaneateles, NY 13152 Tax Map #045.-02-48.0; 58.0; 31.0
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Present: Max Kunz, Aaron Sharma, Applicants

A revised plan dated August 19, 2014 was submitted reflecting the corrected locations of the walls, the development name removed from the walls, and a redesign with the walls tapering from 3' in height to 1' in height at the end. The walls would be located outside of the sidewalk easements, with the two Jordan Road walls located on the interior parcels along the entry drives

and the State Street wall located on lot 2 next to the driveway easement. The walls will be for decorative use to mark the entry points into the subdivision. Member Kasper inquired whether permission was obtained from the owner of lot 2 to locate the wall on the lot. He continued stating that he has an offer to purchase the lot and was not aware of the wall being approved by the existing owner. Mr. Kunz stated that they would obtain a letter of approval from the owner to allow the wall to be located on the lot.

WHEREAS, a motion was made by Member Southern and seconded by Member Estes, the Planning Board adopted the SEQR findings of October 17, 2002 and January 19, 2010.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Elizabeth Estes, seconded by Member Scott Winkelman, and upon a vote thereon as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Modification Application and amends the Approving Resolution, with the Approving Resolution remaining in full force and effect according to its terms, with the following additional conditions:

1. That the Revised Site Plan 1 through 6 of 6 dated August 19, 2014, be followed in all respects; and
2. That the Applicant shall obtain written approval from the owner of Lot 2, (045.-02-031.0) located at 3903 State Street Road, for permission to locate entry wall on the property; and
3. That verification of conformance of the location of the proposed walls will be conducted by the Codes Enforcement Officer.

RECORD OF VOTE

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

Public Hearing –Subdivision

Applicant	Margaret McCarthy	Property:
	PO Box 228	1247 Longview Shores
	Palm Beach, FL 33480	Skaneateles, NY 13152
		Tax Map #054.-01-08.1

Present: Mark & Margaret McCarthy, Applicants; Robert Eggleston, Architect

No one requested the public notice to be read. The Onondaga County Planning Board commented that access to lot 1B must be from the private road and not West Lake Road in their resolution dated June 25, 2014. The City of Syracuse Water Department had no comments in the correspondence dated July 2, 2014. A site visit was conducted August 16, 2014.

The proposal is for the subdivision of 5.4± acres into lot 1A at 2.7 acres and lot1B 2.7 acres. Fire lanes 23 and 24 would be merged with a crossover approximately 200FT from the road right of way. The entrance onto fire lane 24 would be for ingress with fire lane 23 for egress. A

crossover drive would be provided mid-way with homeowner directory signing. East of the crossover, the fire lanes would operate independently from each other affording two way direction to the dwellings on the lake, as shown of the site plan 2 of 2 dated July 2, 2014.

Lot 1B has septic approval with Lot1 providing septic for the existing lakeside residence. The plot pan prepared by Ianuzi & Romans dated July 23, 2014 reflects the proposed two-lot subdivision with modifications to the Firelanes. Member Estes inquired whether all of the neighbors have given permission to the modification to the two Firelanes. Mr. Eggleston stated that there is one more individual that has not come back into Town to sign the approval of the fire lane modifications. Once the approvals have been received, easement rights would need to be provided to all of the property owners and filed at the time of the subdivision map filing. Site plan approval will be required for Lot 1B and redevelopment of Lot 1A as noted on the proposed plat plan.

Neighborhood approved has been signed by five of the households. Mr. Wickman requested that the crossover be installed prior to the Chairman signing and the filing of the subdivision map with the crossover between the fire lanes reflected on the proposed plat plan. Member Winkelman commented that he would have liked to see Lot 1A as the developed lot with Lot 1B left as an open field.

At this time Counsel Molnar recommended to the Board that the application be an Unlisted Action and reviewed the short form SEQR with the Board. In evaluating each of the criteria set forth in Part II:

Part II	No or small impact	Moderate to Large impact
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulation?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a CEA?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing public/private water supplies and/or public/private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archeological, architectural, or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, water bodies, groundwater, air quality, flora, and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?	X	
11. Will the proposed action create a hazard to environmental or human health?	X	

WHEREFORE, a motion was made by Member Southern and seconded by Member Estes to declare this application to be an Unlisted action, and after review of the SEQR short environmental assessment form and determined that the proposed action will not result in any significant adverse environmental impacts. 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. Chairman Tucker 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 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** the two lot re-subdivision application with the following conditions:

1. That the modification of fire lanes 23 and 24 to a combined egress off fire lane 23 and ingress from fire lane 24 with proposed crossover be agreed by all parties of both fire lanes with easement rights memorialized and documented in writing between all parties; and
2. The Proposed Private Road Upgrade Plan reflecting the crossover drive, prepared by Robert O. Eggleston, dated July 2, 2014, be constructed prior to the Subdivision map submitted for the Planning Board Chairman’s review and signature; and
3. The Subdivision map dated July 23, 2014 prepared by Ianuzi & Romans (“Map”) be updated to reflect the fire lanes modification with crossover, and submitted for the Planning Board Chairman’s review and signature within 180 days from the signing of the resolution; and
4. The Subdivision map, deeds and easement documentation must be filed in the Onondaga County Clerk’s Office within sixty-two days of the date the Subdivision Map was signed by the Planning Board Chairman, or the subdivision approval shall be null and void. Proof of said filing shall be immediately forwarded to the Secretary of the Planning Board upon receipt by the Applicant and/or Applicant’s representative.

Upon a motion made by Member Donald Kasper and seconded by Member Elizabeth Estes the Town of Skaneateles Planning Board hereby approves the Application with the above conditions.

RECORD OF VOTE

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

Sketch Plan –Site Plan Review

Applicant	Deborah Holbein	Property:
	4120 Jordan Rd	873 Crow Hill Road
	Skaneateles, NY	Skaneateles, NY 13152
		Tax Map #024.-06-09.1

Present: Jonathan & Deborah Holbein, Applicant

The applicant is proposing the conversion of 224SF of residential space back to the former retail space. The work involved would include the construction of two walls and the installation of a larger door. There will be no changes to the footprint of the building. Member Estes inquired when it was a store front last. Mrs. Holbein stated that it was probably in the 1970s and that you wear can still be seen on the stump up to the building when it was retail. Chairman Tucker inquired about the parking for the business. Mrs. Holbein stated that there is street parking for the building with the traffic flowing in and out. Member Kasper inquired about the post office. Mrs. Holbein stated that she has the post office and that it is actively used by 70 people. Member Southern asked whether the applicant has considered re-installing the front porch on the building. Mrs. Holbein stated that she would like to do it but that it would happen at a much later date. Member Estes requested clarity on the access for the apartments. Mrs. Holbein stated that both floors have access off the back of the building. Member Winkelman inquired on the neighbor's feedback on the proposal. The Bronsons and Mr. Overlander across the street are in concert with the proposal.

Mr. Brodsky suggested that a site visit may be necessary to view parking. He also commented that part of the building is located in the road right-of-way. He continued stating that the proposed work would be occurring in the road right of way and the applicant should obtain approval from the Town highway department prior to commencing the construction.

WHEREFORE, a motion was made by Member Southern and seconded by Chairman Tucker to declare this application to be a Type II action not subject to SEQR review pursuant to 6 NYCRR617.5(c)(7). 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 Elizabeth Estes, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor site plan review, with the following conditions:

1. That the Site Plan and Narrative submitted July 17, 2014, prepared by Deborah Holbein, be followed in all respects; and
2. That a letter or approval from the Town Highway Department for work competed in the Town Right of Way be submitted.

RECORD OF VOTE

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

Sketch Plan –Site Plan Review

Applicant: Carl Byrne
 887 West Elizabeth St
 Skaneateles, NY 13152
Tax Map #047.-02-02.0

Present: Carl Byrne, Applicant; Robert Eggleston, Architect

The prior owners, Howards, received a variance in 2010 for an addition and deck located 27' from the watercourse, and the removal of the existing barn. The lot is 2.48 acres in the RR district with a watercourse along the eastern side of the property connecting with a ditch running east to west approximately 100' from the rear property line at its closest point.

The applicant would like to relocate the two existing sheds 50' from the rear property line. The existing storage shed will continue to be used for storage as there is no attic on the existing dwelling. Proposed is a 1229SF 3 car carriage barn with a 780SF apartment and 212SF of storage on the second floor. A 268SF second story deck would be located off the apartment. The existing septic system is designed for a four bedroom dwelling, with the existing dwelling housing three bedrooms and a fourth bedroom proposed in the carriage barn apartment. There is an existing 18" diameter tree that the applicant would like to keep, causing the proposed carriage barn to be located 80' from the watercourse whereas 100' is required. The proposed barn is further away from the watercourse than the existing dwelling located 16' from the watercourse.

The driveway will be reduced with a turnaround by the existing deck at the back of the dwelling located 45' from the watercourse being removed, increasing the driveway setback from the watercourse to 57' and 82' from the rear watercourse/ditch.

It was noted at the Zoning Board of Appeals site visit that one of the existing sheds to be relocated has an overhead door that could potentially house a vehicle. A grass driveway access to the shed has been included in the impermeable surface calculations and shown on the updated site plan dated August 18, 2014. The proposed impermeable surface coverage including the grass driveway will be 6.7%. A site visit will be conducted on September 6, 2014.

Sketch Plan –Special Permit

Applicant: Westside Podiatry
Jim Farrell
24 Fennell St
Skaneateles, NY

Property:
1713 Lee Mulroy Road
Skaneateles, NY 13152
**Tax Map #032.-03-13.0; 032.-03-14.0;
& 032.-03-12.0**

Present: Jim Farrell, Applicants Robert Eggleston, Architect

The applicant is under contract to purchase the single family dwelling on three parcels totaling 77,206SF, on the condition of receiving approval to convert the single family dwelling to a medical office for his business, Westside Podiatry. The property is located on the corner of Lee Mulroy Road and Fisher Road and outside of the Skaneateles Lake Watershed. The three parcels will be merged into one parcel as the existing dwelling with deck, and septic system encroaches on all three parcels. There is a watercourse that runs along the western side of the parcels, with the natural drainage pattern of the property draining to this watercourse. The watercourse then drains into the pond behind Skan-Ellus. All of the construction will be further than 100' from the wetlands to the west.

Proposed is the removal of the existing deck and driveway access off Lee Mulroy Road. The dwelling will have a porch with entrance ramp with a traditional porch railing; interior renovations and the deck will be replaced with a permeable patio. Parking will be expanded to 15 parking spots to support the two doctors with anticipation of a third doctor to be added to the

practice at a later date. The existing parking area is located 76' from Lee Mulroy Road and 110' from Fisher Road with the proposed parking area 70' from the Lee Mulroy Road right of way and 60' from Fisher Road right of way. The driveway off Fisher Road will be widened to 18', and the driveway off Lee Mulroy Road will be removed.

The existing arborvitaes will be reduced in height to four feet and a four foot hedge proposed to screen the parking in front of the building. The mature trees will remain on the property. Member Estes inquired on the bio-hazard waste that will be produced at the medical office. Dr. Farrell stated that the medical waste is collected by a service that removes approximately one bag every month. Member Kasper inquired on the hours of operation. Mr. Eggleston stated that the hours would be 7:45 am to 4:45 pm weekdays, with rare occurrence off hours. Deliveries would be by UPS and test pickups occurring during business hours. The sign will be lit limited hours with a timer to turn off at 9 pm. The sign off Lee Mulroy will not be lit. The application is in process of obtaining a variance for the parking in front of the structure.

The neighbor to the north, Michael Drake, has a landscaping business as a home occupation and intends to plant evergreen trees on the south side of his property line to screen the parking area from his property. A site visit will be conducted on September 6, 2014.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Winkelman to schedule a public hearing on ***Tuesday, August 19, 2014 at 7:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan –Site Plan Review

Applicant William Miles
860 Old Seneca Tpke
Skaneateles, NY 13152
Tax Map #045.-04-02.1 & 045.-04-03.0

Present: William Miles, Applicant; Robert Eggleston, Architect

A two lot subdivision and lot line relocation was completed for the property approximately seven years ago. There is a shared access driveway on the Bennett property to the east with Mr. Miles having an easement to access his property. The nonconforming 35,905SF lot formerly owned by the Shannons borders Old Seneca Turnpike, which Mr. Miles now owns. Proposed is a lot line adjustment providing 53,172SF of land bordering Old Seneca Turnpike from the 9.8 acre lot to the "Shannon" lot making it a conforming two acre lot. The property borders Old Seneca Turnpike; however, access off the shared driveway would be a safer option. In doing so, the lot then becomes a corner lot and impacts the setbacks. The applicant would like to maintain the 30' side yard setbacks from the Miles property and Old Seneca Turnpike to provide a reasonable building envelope. The septic system has been approved for the proposed two acre lot. Member Estes stated that the Shannon lot had a number of easements associated with it when it was originally subdivided, including access, and parking restrictions. Mr. Eggleston stated that he is not aware of any easement restrictions with the property. Counsel Molnar stated that any existing easements would continue with the property unless they were self-terminating.

Chairman Tucker inquired regarding access to the remaining 8+ acres of the Miles property for any future subdivision. Mr. Miles stated that he has no intention of subdividing the land further and placing more lot access off the private drives. Mr. Brodsky suggested that a restriction be placed on the proposed 2 acre lot to dis-allow access directly off Old Seneca Turnpike. A site

visit will be conducted on September 6, 2014. The application will be continued on next month's agenda. A letter of support from six neighbors was submitted.

Sketch Plan –Site Plan Review

Applicant	William Miles	Property:
	860 Old Seneca Tpke	Fennel Street
	Skaneateles, NY	Skaneateles, NY 13152
		Tax Map #045.-03-01.0

Present: William Miles, Applicant; Robert Eggleston, Architect

Mr. Miles has a .2 acre parcel located on the corner of Fennel Street and Old Seneca Turnpike that borders Skaneateles Creek outside of the Skaneateles Lake Watershed. Proposed is to install a seawall for bank stabilization and re-grade the property to an 8% grade, installing 4' wide steps to access the creek for fishing, and potential parking. The seawall would consist of 90FT of limestone blocks for erosion control with a DEC permit pending. The City of Syracuse Department of Water owns from the center of the creek to the east. It is the desire of the applicant to donate the property to the Town as an extension of the Charlie Major nature trail once the improvements have been completed. The 8% grade will accommodate handicap access.

Member Winkelman inquired where the Charlie Major nature trail begins. Mr. Eggleston stated that the City of Syracuse owns the two parcels on the north side of Old Seneca Turnpike bordering Mill Road and that the access is 1/8 of a mile north of Old Seneca Turnpike with parking. There are potentially two parking spaces that could be located along Fennel Street for the proposed fishing access. Alan Wellington stated that the bridge is planned to be replaced in 2015.

Donation of the property as part of the trail is consistent with the comprehensive plan. Member Kasper stated that it will help to clean up the area that is overgrown. A site visit will be conducted on September 6, 2014.

Sketch Plan –Special Permit

Applicant	J&A Properties	Property:
	John Pennisi	1256 Minnow Cove
	4435 Dolomite Drive	Skaneateles, NY 13152
	Syracuse, NY	Tax Map #054.-01-16.0

Present: Robert Eggleston, Architect

The applicant has a nonconforming lot with an existing rock seawall that shifts seasonally, with the grade at 1 foot below the 100 year flood plain. Proposed is to replace the boulders with a stacked limestone rock wall that will be 6 inches above the flood level. The grade behind the wall will be raised about a foot with swales at the current grade level on both side of the property lines. The existing 100SF permeable lakeside patio will be rebuilt at the new grade.

Chairman Tucker inquired as to the neighbor to the north of the applicant's property. Mr. Eggleston stated that they are the Seidbergs who had previously installed a wave catcher and it has been beneficial. Mr. Brodsky recommended that the patio could be move 5' to comply with the 20' setback to make it conforming; however, this could trigger redevelopment. A site visit will be conducted on September 6, 2014.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to schedule a public hearing on *Tuesday, August 19, 2014 at 7:40 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan –Site Plan Review

Applicant: Chad Sgroi
3809 Highland Avenue
Skaneateles, NY 13152
Tax Map #044.-02-25.0

Present: Chad & Nicole Sgroi, Applicants; Edwin Harrington III, Architect

The applicants acquired the 23± acre property in January of this year. There is a stream to the south of the property that the federal wetland at the rear of the property drains into. The existing 996SF dwelling is located 14.7' from the north property line and 37.5' from the watercourse top of bank to the south, and 620' from the wetlands. The proposal is for the expansion of the three bedroom dwelling by adding two wings to the rear of the house. The northern wing will be located 17.5' from the north property line and the southern wing will be located 37.88' from the southern watercourse top of bank. There will be a pavers patio and grass area between the two wings. The neighbors to the north, David & Patricia Elkovitch signed a letter of support for the proposal.

The dwelling was constructed in the 1960s and has not been improved. Mr. Harrington stated that the existing dwelling construction is not conducive to supporting a second level. Impermeable surface coverage will increase from .03% to .04% with open space being reduced from 99.6% to 99.5%. The existing shed on the property will remain. A new septic system will be installed for the four bedroom dwelling.

The property drains to the French drains eastward to the drainage ditch across the street and to the existing watercourse to the south. Chairman Tucker stated that at the ZBA site visit it was noted that the ditch across the street is blocked by a tree and is not allowing the water to drain properly. Counsel Molnar stated that the Town replaced the culvert a few years ago to a larger size to accommodate the amount of drainage coming from across the street. A site visit will be conducted on September 6, 2014. Mr. Brodsky stated that the applicant is expanding the structure with a mother-in-law apartment of 1100SF and master bedroom wing of 470SF, exceeding 1000SF. The application will be continued on the September 16, 2014 agenda.

Amendment- Special Permit/Site Plan Review

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

Present: Debbie Williams, Representative

A revised site plan dated July 21, 2014 was submitted reflecting the proposed dwelling located within the existing footprint and setbacks while reducing the size of the dwelling to 2359SF. The site visit held on July 19, 2014 demonstrated that no additional encroachment into the watercourse setback. The OCDOH approval is pending and the City of Syracuse will comment on the proposal after the septic approval is received, although Rich Abbott has informally

indicated that he is fine with the proposal. The septic system had not been used regularly on the property and the proposal is for less bedrooms than the existing dwelling.

Whereas, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II single family residential project, not subject to further SEQRA review.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Donald Kasper, seconded by Member Joseph Southern, and upon a vote thereon as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Modification Application and amends the Approving Resolution, with the Approving Resolution remaining in full force and effect according to its terms, with the following additional conditions:

4. That the Revised Site Plan Z-1.1 dated July 21, 2014 and Narrative dated July 1, 2014, prepared by Licensed Architect, Andrew Ramsgard, be followed in all respects; and
5. That the Applicant shall obtain all necessary permits and approvals from the Onondaga County Department of Health, the City of Syracuse Department of Water, and any other approval needed for the Application; and
6. 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.

RECORD OF VOTE

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

Sketch Plan –Site Plan Review

Applicant: Kohilo Wind
Derek Grassman
4563 Jordan Rd
Skaneateles, NY 13152
Tax Map #018.-02-18.1

Present: Derek Grassman, Tammy Simmons, Applicants

Mr. Grassman has an offer to purchase the Clear Edge filtration plant for a light assembly plant for his business, Kohilo Wind. The hydro mill will be re-furbished and the facility will be a green net-neutral facility with energy provided by wind and water. There will be no structural changes to the building. All manufacturing supplies will be organic including the 3D printer that utilizes a corn-based plastic. There will be 200SF of space devoted to a natural and organic retail boutique of cosmetics and skin care, Lilypad Cosmetics. A future park would be developed at the back of the property to potentially connect to the walking trail, and tours for the public on green energy.

The wind turbines that will be manufactured are turbines based on a vertical axis that will begin spinning at 1 to 3 mph, and energy produced at wind speeds as little as 5 mph. Current wind mills produce energy at around 12 mph wind speed. The vertical axis on which the blades spin also allows Kohilo to utilize turbulent wind, or wind consistently coming from many directions rather than just one, with the turbines floating on magnetic bearings creating almost zero noise pollution.

Member Estes inquires on the proposed manufacturing. Mr. Grassman stated that the light manufacturing would be ecofriendly with some powder coating. Member Estes stated that a phosphate wash usually has to occur prior to powder coating. Mr. Grassman stated that it is not required for some materials. Chairman Tucker inquired about the expected truck traffic. Mr. Grassman stated that he expects 1-2 truckers per day loading in the back of the building. Member Winkelman inquired about the location of the property relative to the Welch Allyn plant. Mr. Grassman stated that the Welch Allyn plant is located directly to the north, and if the business takes off, they would consider expanding into the Welch Allyn plant. A site visit will be conducted on September 6, 2014.

Mr. Brodsky stated that an updated site plan with updated parking, loading docks be submitted to the Board. Occupancy of the building and parking needs, incoming and outgoing traffic should also be included on the plan. The retail area is in front of the building but the designated parking is not indicated. Ms. Simmons stated that there is parking up front out of the right of way. Mr. Brodsky stated that it is not shown on the site plan and should be indicated. Mr. Brodsky stated that the use of wind turbines on the roof will need to be reflected on the site plan and will require review from the Planning Board for the alternative wind systems.

Mr. Grassman stated that they want to make sure that the change of use would be allowable before they invest in the purchase of the building. Member Estes stated that the Board could give the applicant a change in use permit so that he can buy the building and work out the details at a later meeting when he can have the updated site plan and information requested. Counsel Molnar clarified that in granting a change of use it is based on function of the building including parking, shipping, etc. Mr. Brodsky stated that for the Board to determine the impact of the use, it needs more information than what is being provided on the existing site plan. Mr. Grassman stated that he was told that there were 100 employees that worked there although it does not seem that there was enough parking. Member Southern stated that the applicant could use off street parking and would have to obtain agreement with nearby property owners for that option.

Amendment Request Special Permit/Site Plan

Applicant: Brad Wirth II
2590 Nunnery Road
Skaneateles, New York

Property:
1382 East Genesee St
Skaneateles, New York
Tax Map #042.-01-08.1

Present: Brad Wirth II, Applicant

Griffith Energy, neighbor to the west, has discontinued filing propane cylinders as of June 15, 2014. They approached the applicant about the possibility of Griffith Energy placing a filling station on his property to provide the service to residents of Skaneateles. Proposed is the location of the propane service consisting of a 500-gallon tank with filling shed located approximately 100 feet from the location on the Griffith property. The tank and shed would be

located on a grass area behind the Scriven building and fence, and next to a gravel parking area. Griffith Energy would provide training and ensure the filling station complies with NFPA code. The sale of propane is not considered sale of gasoline. The tank rests on small feet on cement blocks. The shed can be relocated on the gravel to manage impervious surface. A site visit will be conducted on September 6, 2014.

Discussion

Scott Molnar will be reviewing the Enclave HOA documents once they have been submitted. Lot 034.-01-22.0 has an agricultural easement on it and cannot be built upon.

Discussion

A list of properties that have Town easements can be provided by the County. The cost for the preparation of the report will be included in the 2015 Planning Board budget.

As there was no further business the meeting was adjourned at 10:00 pm.

Respectfully Submitted,

Karen Barkdull, Secretary/Clerk