

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
November 18, 2014**

Mark J. Tucker, Chairman
Elizabeth Estes
Donald Kasper
Joseph Southern
Scott Winkelman
Scott Molnar, Legal Counsel
John Camp, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk/Secretary

Chairman Tucker opened the meeting at 7:30 p.m. The meeting minutes of October 21, 2014 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Southern and seconded by Member Kasper to approve the minutes as submitted. 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	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Elizabeth Estes	[Yes]

Continued review –Site Plan Review

Applicant:	Theodore & Nancy Norman	Property:
	8665 Duarte Road	1990/1992 West Lake Rd
	San Gabriel, CA 91775	Skaneateles, NY 13152
		Tax Map #058.-01-17.1 & 17.2

Present: Robert Eggleston, Architect

The Normans are doing an extensive erosion control of Fisher Brook that has surges of water that has experienced erosion over time. Rock over filter fabric will be placed in areas where the erosion is the worst. Quarried rock check dams are proposed that will allow the water to slow down and silt out before it reaches the lake. A construction sequence is included and was sent to the DEC on September 30, 2014; on October 8th, the DEC had requested additional information. On October 16th, a response was sent back to the DEC addressing their issues and they have declared the application complete. The applicant is waiting for the issuance of the NYSDEC permit.

The chart on the site plan indicates that 80% impervious coverage is allowed and that will be corrected to reflect the maximum allowed impervious surface coverage of 20% in the open space subdivision.

Mr. Wickman had commented at the site visit that he would like the lower rocks to be 8” below the watercourse. Splash rocks will be added at the downward end of the check dams. Member Kasper inquired on the use of round rocks rather than riprap. Mr. Eggleston stated that the round rocks would be in keeping with what has already been used at the lower end of the stream bank to match the work that had been completed prior by the Fish-Rotunos. A letter of support from the Fish-Rotuno property was submitted.

Mr. Camp inquired whether the proposal would complete the lining of the Brook. Mr. Eggleston stated that there would be sections of unprotected bank that has not been impacted by erosion. Mr. Camp cautioned that the Brook could begin to erode in different areas as existing areas are corrected.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Southern to declare this application to be a Type II action pursuant to section NYCRR617.5(c) (10) and not subject to SEQR review. 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 Joseph Southern, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor site plan approval, with the following conditions:

1. That 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 Applicant shall obtain all necessary permits and approvals from the DEC, and any other approval needed for the Application; and
3. That the Site Plan 1 of 1 dated November 20, 2014, and Narrative with construction sequence dated September 30, 2014, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects.

RECORD OF VOTE

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

Public Hearing –Special Permit

Applicant:	Mark & Theresa Potenza	Property:	
	4822 Manor Hill Drive		3125 East Lake Road
	Syracuse, NY 13215		Skaneateles, NY 13152
			Tax Map #040.-01-32.0

No one requested to have the public notice read. The Onondaga County Planning Board commented that exposure to damage from natural hazards should be minimized in their resolution dated October 29, 2014. OCDOH has approved the septic plan for a six-bedroom dwelling in their correspondence dated September 25, 2014. The Board has visited the site on October 25, 2014.

At the recent site visit Mr. Wickman, referencing the timber wall detail, suggested that the French drain at top should have sandy loam used as the top soil to absorb the water coming in. The wall is being rehabilitated with the new planking laid 1' below the lake bottom with the splash rocks located in front of the wall as per the DEC recommendation. The stone that was lost behind the wall will be filled in with a vegetative hedge along the south of the dock along the wall to provide root structure to keep the bank from washing out. A pergola will be added to the deck and a 16'x20' permeable patio with a fire pit will be added. The lot is long and narrow without any reasonable area to reduce the impermeable coverage. The impermeable surface coverage is 14.2% with no change proposed to the existing 14.2% coverage. A contribution of \$4,391.62 to the Town's LDRA Fund would be made.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to declare this application to be a Type II action pursuant to section NYCRR617.5(c) (10) and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Joseph Southern, seconded by Member Donald Kasper, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor special permit, with the following conditions:

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

4. That Special Permit shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.
5. That \$4,391.62 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
6. That the Applicant shall obtain all necessary permits and approvals from the DEC, and any other approval needed for the Application; and

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

7. That the Site Plan 1 of 3 through 3 of 3 dated September 30, 2014, and Narrative with construction sequence dated September 30, 2014, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and

Mr. Brodsky stated that the McCarthys have made a good faith effort to follow the recommendations of the Board. The Town has been struggling with what is a private road and what is a common driveway and developing a comprehensive listing that is well analyzed and well documented. The Town does not currently have that. The Board can place conditions on the subdivision if the Board treats the ROW as a private road. When a ROW has a determined status as a road or a driveway, it will also affect how many houses can have access off it, setback for structures and more.

Mr. Eggleston commented that the application for this subdivision was started approximately six months ago with the reference, as the ROW referred to as a private road, and it has not been questioned until this meeting. Member Estes stated that it was questioned before. Mr. Brodsky stated that the combining of the fire lanes to equal the 66' road width requirement was to attain the road status.

Member Southern inquired on how the road was treated as part of the prior subdivision. Mr. McCarthy stated that the prior subdivision was for a lot with access off fire lane 25 and was not granted use of this fire lane, as it does not border it. Mr. Eggleston stated that if the Board allows the access ways that serve more than four dwellings to be considered a driveway, then you are allowing more than four dwellings per driveway. If you classify it as a road then you will stop that from happening. The zoning code contemplates that, as there is a waiver clause in the zoning for it. Mr. Brodsky stated that he would like to see that if an access way was classified a private road, it is done as part of Planning Board approval, because a common driveway tends to be created informally amongst property owners. He continued stated that if the Board wants to entertain this proposal then a condition to restrict any further lots having access of the ROW should be placed as part of the approval. Mr. Eggleston stated that this road has no further ability to subdivide additional lots. Member Southern inquired on the treatment of Mistletoe Drive. Mr. Brodsky stated that it is 60' wide good pavement and the Board considered it a private road. Mr. Eggleston stated that this road is similar to a conservation private road; however not quite as wide. Chairman Tucker inquired who owns the ROW. Mr. Eggleston stated that the road is on the McCarthy property and the other five people have deeded access to use it from 1925 when the subdivision was formed.

WHEREAS, subsequently, after good faith effort to obtain the consent of the owners of FL 23 ("Owners"), the Applicant was advised that the Owners do not consent to the Improvements, and the Applicant made special request to the Planning Board pursuant to Code Section 131-2B(12)(c) for an amendment of the Prior Approval to remove the requirement that the modification of FL 23 and FL 24 to a combined 66 ft. right of way with 20 ft. travel path, instead permitting the Applicant to utilize FL 24 by increasing its right of way from the existing 10 ft. to 33 ft., and permitting the Applicant to utilize the existing 10 ft. travel path thereon ("Amendment"); and

WHEREAS, in support of the Amendment, the Applicant demonstrated that the Application and Amendment are unique, in that (1) the subdivision to be approved is the last possible subdivision of properties served by FL 24, being 7 properties in total; (2) FL 24 has historically served 6 properties while only occupying a 10 ft. right of way for approximately 90 years, which after approval of the Amendment will be increased to a 33 ft. right of way to accommodate changes to the private road if necessary; (3) similar non-conforming private roads off West Lake Road have greater than 7 properties served with less than a 33 ft. right of way; (4) approval of the Amendment will permit continued use of a 10 ft. travel path enhancing the rural character of the area and preventing removal of a number of trees; and (5) approval of the

Amendment will prevent installation of a substantial quantity of impermeable surface in very close proximity to Skaneateles Lake (collectively the “Factors”); and

WHEREAS, in support of its request, the Applicant submitted a Narrative prepared by Robert O. Eggleston, Architect, dated November 3, 2014, and submitted a modified Subdivision Map dated November 3, 2014, which were discussed and reviewed by the Planning Board at the October 21, 2014 and November 18, 2014 meetings; and

WHEREAS, the Planning Board previously reviewed the Application under SEQ, determined same to be an Unlisted action, and found a Negative Declaration for the action after review of the Short Form EAF submitted by the Applicant; and

WHEREAS, the Planning Board has determined that the Amendment to the special permit is a minor augmentation; and

WHEREAS, the Skaneateles Planning Board reviewed the drawings, and Application materials, and after due consideration of the unique nature of Factors, and the authority granted to the Planning Board under Code Section 131-2B(12)(c), unanimously adopted the following resolution:

UPON a motion made by Member Joseph Southern, seconded by Member Scott Winkelman, and upon an affirmative vote recorded below, the Town of Skaneateles Planning Board hereby approves the Amendment to modify the Prior Approval, with the Prior Approval remaining in full force and effect according to its terms except as modified hereby, with the following additional conditions:

1. That condition one and two from the approved resolution dated August 19, 2014 be deleted as requirements of the approved subdivision; and
2. That the Planning Board acknowledges that FL 24 is a pre-existing nonconforming private road in recognition of its unique attributes and the Factors, as outlined in the Narrative prepared by Robert O. Eggleston, dated November 3, 2014; and
3. No future subdivision of the lots served by FL 24 will be permitted, thereby limiting easement access to FL 24 to no more than seven properties.

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]

Public Hearing –Special Permit

Applicant: Tammy Moore
Arafections LLC
833 West Genesee St
Skaneateles, NY 13152
Tax Map #047.-01.30.0

Present: Robert Eggleston, Architect

The property had received a special permit in 2001 for the hair salon and personal services use. In 2006 the sun-tanning salon was converted to a medical office by special permit. The hair salon uses the first floor of the front building and proposed is to create a portion of the walk out basement to a barbershop with two seats.

The chart for parking has been extended as Dr. DeLuca is only at the office two days a week, he has two people on Wednesday with one person on Monday, and they required 5 parking spots per professional. The hair salon is closed on Mondays(one of the medical office days) which allows the flexibility of the parking. The barbershop needs 3.1 parking spaces based on the square footage of the space. The highest parking space requirement is 17.6 spaces on Wednesday, Thursday, and Friday; and 13.6 spaces on Tuesday and Saturday. The zoning allows the applicant to provide 80% of the demand, which would be 15 parking spaces. There are 13 parking spaces on site and Ms. Moore had made a deal with the Cedar House where she rents day use of the eastern parking. The Cedar House parking peak use for employees and customers is nighttime for bowling.

The change in water use has been approved by the Village of Skaneateles. There will be minimal exterior changes to the building with the expansion comprising 14% of the total space. Member Kasper inquired about access from the Cedar House parking lot to the salon. Mr. Eggleston stated that there is no physical connection of the two parking lots; however there is a set of steps to access the lots. Member Southern inquired if this use of the Cedar House parking impinges on the Cedar House parking needs. Mr. Eggleston stated that the salon, medical office, and proposed barbershop would not be open when people are eating or bowling. There is the parking analysis for Cedar House on file from past approvals. Mr. Brodsky inquired how long the parking agreement has been in place. Mr. Eggleston stated that it has been at least 4-5 years. He continued stating that the comprehensive plan encourages shared parking and this use has worked out well. Mr. Brodsky inquired if there will be an additional sign. Mr. Eggleston stated that a sign would be placed on the north side of the building facing the parking. Mr. Brodsky stated that the property is located in the HC zone and subject to avoiding conflict with the Village activities. The Board will need to determine how it will inter-relate with the Village and surrounding businesses as it relates to use. Member Southern stated that the Village endorsed the increase in water usage and did not take issue with the proposal.

WHEREAS, the Applicant requested and received approval from the Village of Skaneateles Board of Trustees, by Resolution dated November 13, 2014, permitting a change of use at the Project, which is located within a Village Sewer District. Said Resolution was provided to the Planning Board at the November 18, 2014 meeting; 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 and has obtained engineering consultation; and

WHEREAS, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constituted an UNLISTED ACTION with a negative declaration.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Don Kasper, seconded by Member Beth Estes, and upon a vote thereon, the Town of Skaneateles Planning Board hereby **APPROVES** the Application and amends the Prior Approval, with the

Prior Approval remaining in full force and effect according to its terms, with the following modifications:

1. That the Site Plan 1 of 2 through 2 of 2 dated October 30, 2014, with Narrative dated November 3, 2014 prepared by Robert Eggleston, Licensed Architect, be followed in all respects.

RECORD OF VOTE

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

Informal Discussion – Hidden Estates Subdivision

Applicant: Emerald Estates Properties, LP
3394 East Lake Rd
Skaneateles, New York

Property:
2894 East Lake Rd
Skaneateles, New York
Tax Map #036.-01-37.1

Present: Donald Spear, Representative; Robert Eggleston, Architect; Peter Simmons, RZ Engineering

The property was a 99-acre parcel and in 2009 a 6-acre parcel was created for the Goldmans. In 2012 there was a 3-lot subdivision with lot 1 and 2 that have sold and are being developed. The remaining 80-acre lot is being considered for a conservation subdivision with a six-acre average density. A conservation private road with a 33' width is allowed with conservation subdivisions with a maximum slope of 12%. A maximum of 12 properties are allowed on a conservation private road. Proposed are eight additional properties that would use 48 acres leaving 32 acres for the private road and residual land not needed for the conservation subdivision.

EDR had done a conservation analysis in 2009 that had been accepted by the Planning Board as part of the subdivision approval. Sketch A reflects the conservation analysis results with the 3-lot subdivision approved. High conservation area is located on the north border, south border and back sections of the lot. The property neighboring to the south has already been preserved as high conservation land. The medium conservation area is from the center of the lot to the back of the lot, and the low conservation area is from the middle of the lot forward.

In taking into consideration Randall Arendt's thoughts on conservation subdivisions, after the determination of conservation land determinations, a look at home sites can be considered. Eleven potential home sites have been identified based on views afforded to the sites. Mr. Eggleston stated that we have looked at this property from across the lake and the further back the property you approach the ridgeline. The potential home sites can be placed without interrupting the ridgeline from further away. We have kept all the potential home sites in the low conservation area.

The third thing looked at is the access as it has always been a challenge on this property. Sheet C-1, the road that was put in place was a shared driveway serving four properties. The specifications are close to the conservation subdivision standards; however the slopes are greater

than 12% grade in some areas. One option is to put in another road with a 12% slope maximum while keeping the shared driveway.

C-2 suggests that the existing driveway could be rehabilitated to conform to the conservation subdivision standards, by bringing the road up to a point and making a 90° turn to bypass the slopes and not disrupt lot one's access.

There are no proposed lot lines for the potential lots as the lots can be designed after the Planning Board has visited the site.

Member Southern commented that it looks like a lot of long driveway. Member Estes stated that the possible locations look like they are at greater than 12% slopes. Mr. Eggleston stated that they tried to identify some knolls that would be at a lesser slope. On the other hand, a 12% grade makes it work for a walk out basement.

Member Southern inquired where the land beyond the east is being reserved and where is the line being drawn. Mr. Eggleston stated that it has not been drawn yet. The subdivision will need 48 acres with one lot in the back be approximately 30 acres. Member Southern inquired what the intent of the 30-acre lot would be. A conservation easement would not be placed on it but it could be sold to someone who could put a conservation easement on it. Member Southern stated that you would need access to it. Mr. Eggleston stated that he does not think it is a good idea to take the back acreage because you have to get access by a long driveway. If I were to guess what might be appropriate, I would make to take the southern half of the back half and make it the residual lot because it is adjacent to a conservation area. Member Southern inquired if the hammerhead part of the road would be extended. Mr. Eggleston stated that lots 9, 10 and 11 would come off the hammerhead. Mr. Spear stated that the road would be extended all of the way back to access the two lots with the residual to the south.

Member Winkelman stated that the visibility of the driveway from across the lake is very obvious when the driveway was installed, as it was a scar in the hillside. Randall Arendt places the dwellings into the woods and away from visibility and this subdivision would have the lots highly visible.

Mr. Brodsky stated that the site visit would be invaluable to the Board because you will be able to see that status of the vegetation and the slope. Mr. Spear stated that the driveway cut was done to code, as you have to do a certain ratio of rise over run when you cut into an embankment. The sides of the road have now greened in and look very good from the other side. Member Winkelman stated that that work was done because you were cutting into a very steep hill. Mr. Spear reiterated that it has greened in. Member Winkelman stated that the road does look much better but it is a highly visible spot. Chairman Tucker commented that the proposed road to the north would add more roads to the property, but it may be less visible as it would be to the side. Member Southern stated that you would still have the other driveway to service the existing parcels. The C2 design for the road would create a loop for the road.

Member Estes inquired about the runoff from the existing road. Mr. Spear stated that Brillo is on schedule to repair it Thursday, as the construction vehicles have caused the rutting problems.

Chairman Tucker requested that the lot be marked to indicate where the potential location of houses would be in anticipation of the site visit on Saturday. Member Estes inquired whether there is a conservation analysis narrative from the last submittal on file for the Board to review. Mr. Eggleston stated that the narrative and diagram was completed in 2009 with the first

subdivision and the analysis was accepted. The Board's written findings would have to be found and reviewed. Member Winkelman stated that the problem with old conservation analyses is that they are based on vegetation. A lot of the old farmland has steep slopes and the best things for the lake watershed are for the slopes to be forested. This analysis has low conservation value on steep slopes close to the lake. Member Southern stated that anything built there would require big cuts for the houses. Mr. Spear stated that the house sites are back off the slopes areas in flat areas. Chairman Tucker stated that the site visit would assist the Board with the location for the best sites for development. Mr. Spear stated that Mr. Wickman has a map of conservation lands and their determination. There are several conservation easements in the area. Member Estes inquired on wetlands locations. Mr. Eggleston stated that they are shown on the Conservation Analysis site inventory. There will be a site visit conducted on November 22, 2014.

Sketch Plan –Special Permit/Site Plan Review

Applicant:	Mark Congel	Property:
	5 Fires LLC	3395 East Lake Rd
	4584 Bamerick Lane	Skaneateles, NY 13152
	Jamesville, NY 13078	Tax Map #041.-01-21.0

Present: Mark Congel, Applicant; Janice Miller, Architect

The existing shoreline structure's foundation is in disrepair and the applicant would like to excavate and raise the building 20" higher than the existing height to allow for kayak storage. The current requirement is 16' in height and the project height will be 17.1' in height. A variance is being requested for the height of the building exceeding the limitation of 16'. The existing use of the building is a cottage with a bathroom and kitchen. There will be minimal grading in the area and it will level out with the adjoining grade. The structure is close to the neighbor's structure and with the increase in height it will still not attain the height of the neighbor's dwelling. Elevation sheet A002 demonstrates that the height will continue to be less than the neighbor's dwelling based on the pitch of the roof. Only one side of the building has been dug out for modest boat storage, and with the additional height it will still be used for boat storage allowing for more headroom.

Member Winkelman inquired if there are any plans for the rest of the property. Mr. Congel stated systematically. He continued stating that part of the reason for the increase in height is to allow him to stand underneath the structure to hang the kayaks and that the foundation is in disrepair and needs to be addressed.

Chairman Tucker commented that raising the height of the structure would trigger redevelopment. Mr. Brodsky stated that the code does consider the project a change rather than a repair as the height will be increased where a variance is required for exceeding the height limitations. The increase in height triggers redevelopment as the impervious surface coverage is 13% existing and there are no proposed reductions in the coverage. Mr. Congel stated the he is not interested in pursuing redevelopment and will maintain the existing height. Maintenance of the existing height will eliminate the variance required and special permit for redevelopment.

Mr. Congel stated that the Board will see at the site visit that the foundation is a mish-mash of structural components that are failing with one side completely open to the elements. Mr. Brodsky stated that if the project will be for just repair of the existing structure, then no variance, special permit, or site plan review will be required, only a building permit. He continued noting

that there is no erosion control plan in the packet and that it should be included with the building permit. Mr. Congel stated that there will be an erosion control plan. Member Winkelman stated that there is a lot of driveway available that could be reduced to reduce impermeable surface coverage for any future project. A site visit will be conducted on November 22, 2014.

Sketch Plan –Special Permit

Applicant: Jack Gordon
680 Sheldon Rd
Skaneateles, NY 13152
Tax Map #023.-05-01.1

Present: Jack Gordon, Applicant

Mr. Gordon is proposing a 24’x36’ pole barn on the 54-acre vacant lot, which requires a special permit. The lot is located behind the dwelling and barn located on separate lots. Member Southern stated that alternatively you could merge the lots and then a special permit would not be required. Mr. Gordon stated that right now he is not interested in merging the three lots as the dwelling is on one lot, the barn on a separate lot, and the proposed pole barn on the back vacant lot.

Mr. Brodsky stated that placing the pole barn on a vacant lot makes it a principle use barn and nothing was stated on its use. Mr. Gordon stated that he wants to store his tractor and lawn equipment, as he is not able to store it in the barn that is used for events such as weddings. Mr. Brodsky suggested that the applicant consider a lot line adjustment to add more land to the property with the dwelling that would accommodate the pole barn. Mr. Gordon stated that down the road he would consider adjusting the lot line, but for right now he would like to build his pole barn and store his equipment.

Mr. Brodsky inquired if the pole barn would be for agricultural use. Mr. Gordon commented that he leases the land for farming to a farmer. Mr. Brodsky stated that if it is called a warehouse then the site plan needs to be improved upon to show the driveway, parking and drainage connected with the proposed improvements. Member Kasper requested that the barn location be staked out for the site visit on Saturday. Mr. Gordon stated that he does not want a road on the property, however there is an existing farm drive that he would use to access the barn. Chairman Tucker commented that the existing driveway is where people park for weddings now. A site visit will be conducted on November 22, 2014.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to schedule a public hearing on ***Tuesday, December 16, 2014 at 7:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Merger Request

Applicant: Robert and Sara Neumann
2981 East Lake Rd
Skaneateles, New York
Tax Map #039.-01-19.0 & 039.-01-20.0

The applicant is request the merger of his two adjoining properties with one of the lots consisting of vacant land.

WHEREFORE, a motion by Chairman Tucker and seconded by Winkelman to notify the Town of Skaneateles Tax Assessor that this Board has no objection to the request to merge the two parcels. The Board having been polled resulted in the unanimous affirmance of said motion.

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]

Discussion- Comprehensive Plan

The Comprehensive Plan Special Board will convene on November 24, 2014 to discuss the format of the public information meeting that is scheduled for December 8, 2014. A public hearing could be held as early as January 2015.

Discussion – Local Law B Signing Code

The Planning Board suggested modifications and recommends the proposed Local Law 2014-B, A Local Law Amending the Town Code of the Town of Skaneateles for Revisions to §148-33 Signs, with the suggested modifications incorporated, be adopted by the Town Board. Accordingly, the Planning Board adopted the following:

WHEREFORE a motion was made by Chairman Mark Tucker and seconded by Member Joseph Southern, that the Town of Skaneateles Planning Board, it was **RESOLVED** to recommend adoption of Local Law 2014-B, A Local Law Amending the Town Code of the Town of Skaneateles for Revisions to §148-33 Signs, with suggested modifications incorporated, copy attached. The Board having been polled resulted in the unanimous affirmance of said motion.

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]

Executive Session

WHEREFORE a motion was made by Member Southern and seconded by Member Winkelman to enter an executive session to discuss potential litigation. The Board having been polled resulted in favor of said motion.

WHEREFORE a motion was made by Member Southern and seconded by Member Winkelman to return from executive session. The Board having been polled resulted in favor of said motion.

The Board returned at 10:35 pm.

Special Meeting

Applicant: Tim Green/owner Loveless Farm Development
1194 Greenfield Lane
Skaneateles, New York 13152

Property: 2783 West Lake Rd
West side 051.-02-18.1
Vacant land:
East side 053.-01-39.1

WHEREFORE, a motion was made by Member Southern and seconded by Member Estes to schedule a special meeting on ***Tuesday, January 13, 2015 at 7:30 p.m.*** As a result of the November 17, 2014 meeting and site visit to be conducted on November 20, 2014, the applicant will provide an update and the review will continue on the subdivision conservation analysis. The Board having been polled resulted in the unanimous affirmation of said motion.

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]

As there was no further business, a motion was made by Chairman Tucker and seconded by Member Kasper to adjourn the meeting. The Board was in unanimous affirmance of said motion and the meeting was adjourned at 10:40 pm.

Respectfully Submitted,
Karen Barkdull

Karen Barkdull, Secretary/Clerk