

**TOWN OF SKANEATELES
PLANNING BOARD
MEETING MINUTES
January 21, 2025**

Donald Kasper
Doug Hamlin
Jill Marshall -absent
Jon Holbein
Samantha Parker-Fann
Scott Molnar, Legal Counsel
John Camp, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk

Cochair Hamlin opened the meeting at 6:30 p.m. The meeting minutes of December 17, 2024 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Cochair Hamlin and seconded by Member Parker-Fann to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

Chair	Donald Kasper	Present	[Yes]
Co-Chair	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Absent	
Member	Jonathan Holbein	Present	[Yes]
Member	Samantha Parker-Fann	Present	[Yes]

Public Hearing- Special Permit/Site Plan Review

Applicant	Andrew Peterson	Property:
	17 Academy St	1068-1074 Old Seneca Tpke
	Skaneateles, NY	Skaneateles, NY 13152
		Tax Parcel #028.-02-01.0

Present: Andrew Peterson, Applicant; Rich Krenzer, Eggleston & Krenzer Architects, Ed Reid, Reid Engineering LLC

Mr. Reid began saying that the applicant is proposing three office buildings and a storage building at the site. The parking area would be between the buildings and there will be a new septic system. The lot is supported by town water and access will be off Old Seneca Turnpike. The stormwater plans have been developed with the stormwater from the buildings being treated in a retention pond located to the north of the buildings then discharging to the ditch. A SPEDES permit will be obtained for the disturbance of the property. The driveway permit is pending and will be obtained after receiving Planning Board approval.

Chair Kasper inquired about the proposed septic system and Mr. Reid said that Mr. Buff is designing the system. His understanding is that it will be a pressurized mound system requiring a pump given the elevations on the site. Chair Kasper asked where the hotbox would be located for the water service and

Mr. Reid said that it will come off the main with a hotbox and backflow control and then distributed to the buildings accordingly. A hot box with a backflow valve is required as the lot is proposed for commercial activity. They are working with Miranda to see if they can bring the line into one of the buildings and have the backflow valve in the building, which would then eliminate the hot box, although in the County they are getting away from utilizing that technique.

Chair Kasper asked if there will be landscaping around the dumpster and Mr. Krenzer said they can place landscaping and/or a fence around the dumpster. Mr. Reid added that the site plan reflects a dumpster enclosure. Member Parker-Fann commented that there are new NYSDEC rules regarding wetlands and noted that the stream is a class C stream going through the property. Submission to the NYSDEC for the jurisdiction letter has not yet occurred.

At this time, Cochair Hamlin opened the Public Hearing and asked if there was anyone in favor, in opposition, or had any other comments of the project. Mike, Balestra, Woodbine Group, said that they are in support for the project. Although it is a challenging lot, the plan and architecture proposed fits the area as it transitions from rural to residential.

Rick Smith, 1056 Old Seneca Turnpike, asked regarding the parking lot and runoff. Mr. Reid said that the runoff from the parking lot will be directed to a stormwater facility before entering the watercourse. Mr. Elder said that his property is the woods just to the west. Mr. Reid said that they have an obligation to mitigate any additional flows from any increase in impervious surface prior to entering the ditch and leaving the property.

Lorne Elder, 4068 State Street Road, asked if all of the construction will be south of the ditch. Mr. Reid said that the septic system will be north of the watercourse and the buildings and parking lot will be south of the watercourse. Mr. Elder asked if the septic system would be seen from either road, and what the height of the proposed trees will be. Mr. Reid said that the septic system will be a mound system based on the soils in the area. The area north of the watercourse will be planted with meadow. Mr. Reid said that there are trees proposed around the perimeter of the property that will be two to three inch caliper (8-14 feet tall) deciduous trees. There will be no trees in the interior of the north end of the property. Mr. Peterson said that once the septic system is designed they will be designing the landscaping to have the septic system be part of the landscaping. The big feature of the property will be the beauty of the property. Mr. Elder said that the design of the buildings are nice and fit in with the village atmosphere.

Dale Abrams, 1067 Old Seneca Tpke, the driveway appears to be directly across from his house and asked how many cars will be parked there. Mr. Reid said that there are 26 parking spaces proposed. Mr. Abrams asked how the buildings will be heated as many of the neighbors would be interested in a gas line coming in. The applicant has not determined how the buildings will be heated. Mr. Abrams asked what the width of the driveway would be, and Mr. Reid said that it will be twenty feet that flairs as it meets Old Seneca Turnpike. Mr. Abrams commented that the stormwater is going into the swale as it goes under the road to the edge of his property, and asked how much more water will be entering his property. Mr. Reid said that the stormwater will be slowed down in the retention facility before entering the watercourse. Mr. Abrams asked about the lighting as the existing street light glares into his house. Mr. Reid said that the buildings will be night sky compliant wall mount fixtures. Mr. Abrams asked if there will be another public hearing on this. Counsel Molnar suggested that the public hearing be left open until next month's meeting to provide time to draft any resolution that capture the additional terms and conditions along with any limitation based on the proposed use, and complete SEQR. Mr. Abrams asked why a special permit is

required and Counsel Molnar explained that it is a permissible use provided the applicant receives a special permit. A special permit allows the board to review the proposal and place any conditions it feels are required.

Rick Smith, 1056 Old Seneca Turnpike, asked if the project will be done in phases. Mr. Peterson said that it may be built in phases depending on interest in the property

Lorne Elder, 4068 State Street Road, commented that the buildings will be only two levels and Mr. Peterson affirmed that the office buildings will be two stories.

Bill Murphy, 3 Fennell Street, had a quick question on fire truck access to make sure that a fire truck has sufficient turning radius and can access the four buildings. Mr. Reid said there is sufficient radius for a fire truck to turn.

Cochair Hamlin said that the public hearing will be held open until next month's meeting.

Public Hearing- Special Permit/Site Plan Review

Applicant	2880 West Lake Rd LLC	Property:
	Michael Cregg	2880 West Lake Rd
	12 E Epping Wood	Skaneateles, NY 13152
	Pittsford, NY 14534	Tax Parcel #052.-01-06-.0

Present: Rich Krenzer, Eggleston & Krenzer Architects, Ed Reid, Reid Engineering LLC

Mr. Krenzer began saying that the proposal is for the rebuild of the boathouse on the same footprint, add a series of ramps down to the gravel or brick permeable ramp, and a wood ramp to a deck that will be located on the southern portion of the roof of the new boathouse. There will be two sediment logs in the landscapes areas where they will be some disturbance for the ramped surfaces. As per the recommendation of the town engineer, planking will be utilized over the existing slips to prevent debris from entering the water during construction. The foundations will be rebuilt as they are deteriorating. The profile of the building will be modified to allow the owner to garage four boats inside. Cochair Hamlin asked if the lift system is electric, and Mr. Krenzer said that his assumption is that it will be electric. Mr. Camp commented that the lifts he has seen are most often electric lifts. Cochair Hamlin said that he has a hydraulic lift in his house and does not think that it could be utilized here. Mr. Camp said he is envisioning an industrial ridge crane.

Chair Kasper asked if the existing foundation for the boathouse will be removed. Mr. Krenzer said that they are adding sheet piling around it to contain the existing foundation. Mr. Camp asked if the size of the boathouse will remain the same and Mr. Krenzer said that the footprint of the boathouse will remain the same.

At this time, Cochair Hamlin opened the Public Hearing and asked if there was anyone in favor, in opposition, or had any other comments of the project. Paul Torrasi, neighbor to the south, stated that he is in support of the project. His wife had a question regarding the lawn near the water and whether the applicant has considered native plants along the water. Mr. Krenzer said that the lawn area will not change. Mr. Torrasi said that what is being recommended around the lake is a three to six foot buffer along

the edge of the lawn prior to the lakefront. Member Parker-Fann asked if any of the lawn will be disturbed. Mr. Krenzer said no as once the ramp goes to a wood structure and what would be disturbed would be wood piers and not landscaping disturbance. Mr. Torrisi asked if the planking that would be placed over the existing docks is temporary, and Mr. Krenzer affirmed that it would be temporary during construction.

Bill Murphy, 3 Fennell Street, commented that when the sheet pile go in it they have a trapezoidal shape. If they are placed outside of the existing dock then there will be fill in the lake of the internal trapezoid as the docks will have to grow. Mr. Camp said that the applicant has stated that the footprint is not changing. Mr. Murphy said that the seawall will change as it will go further into the lake, and asked what the new cross section of the new apparatus is. Mr. Krenzer said that sheet piling will be added to sustain the new building. Mr. Murphy said that the added sheet pilings will make them bigger. Mr. Krenzer said that it will be minimally bigger. Mr. Murphy commented that it will be a foot bigger based on prior projects he has had and working with the NYSDEC. Member Parker-Fann suggested that the NYSDEC could provide a preliminary look at the application.

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

WHEREAS, a motion was made by Cochair Hamlin and seconded by Member Parker-Fann, the Planning Board declared this application a Type II action pursuant to 6 NYCRR 617.5(c)(11) and not subject by SEQR for further review and The Board having been polled resulted in the affirmance of said motion.

Chair Kasper commented that the existing docks have a slope to them and the sheet pilings will square up the foundation. This would add square footage to the docks. He continued requesting more detail to be provided on the docks and for the application to continue next month. Member Parker-Fann suggested that if there is any disturbance in the turf area it is re-seeded with a native mix.

Chair Kasper requested a lighting plan so that lights do not shine onto the water, are night sky compliant and possibly on a timer. Mr. Krenzer said that there are existing decorative lights, and the replacement lights can be night sky compliant goose neck lamps located under the canopies, and they can provide a plan. Mr. Camp commented that the roof be comprised of no asphalt shingles, and Mr. Krenzer said that the roof would be metal and a rubber roof for the deck area.

Public Hearing- Special Permit/Site Plan Review

Applicant	Mandy and John Scott	Property:
	605 Atwood Drive	1423 Thornton Heights Rd
	Downingtown, PA 1933	Skaneateles, NY 13152
		Tax Parcel #057.-01-28.0

Present: Rich Krenzer, Eggleston & Krenzer Architects,

The application is to replace the existing boathouse that has a failing foundation/retaining wall behind it. Additionally, the stairs to the lake and the retaining wall will be replaced. There will be a landing, and it will project out onto the existing gravel dock area. The existing gravel dock will be clad with wood to reduce the washout of the dock. Cochair Hamlin inquired about the materials that will be used for the

stairs. Mr. Krenzer said that they are looking at metal stairs with a composite tread, but the final decision has not been made and will be dependent on the budget. The boathouse will have a metal roof.

At this time, Cochair Hamlin opened the Public Hearing and asked if there was anyone in favor, in opposition, or had any other comments of the project. No one spoke in favor, opposition or had any other comments of the project.

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

WHEREAS, a motion was made by Cochair Hamlin and seconded by Member Parker-Fann, the Planning Board declared this application a Type II action pursuant to 6 NYCRR 617.5(c)(11) and not subject by SEQR for further review and The Board having been polled resulted in the affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Samantha Parker-Fann and seconded by Cochair Douglas Hamlin, and after a unanimous affirmative vote of the Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application for minor Special Permit/Site Plan Approval, with the following conditions:

1. That the Special Permit/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.
2. That the Site Plan 1 through 4 dated December 5, 2024, with Narrative dated December 5, 2024, prepared by Robert Eggleston, Licensed Architect, be modified to reflect the stairway detail reflected on the site plan and narrative as applicable, then submitted to the town and followed in all respects; and
3. That the Planning Board waives the requirement for special permit findings as the scale of the proposed for shoreline improvements to a residential property will not have impact on the function of nearby farm operations, or adverse impact to the scenic, natural, and historic character of the Town; and as the Project is not complex requiring findings more applicable to larger projects which include use approvals; and
4. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
5. That the Applicant undertake all necessary measures to prevent invasive species entering the lake or neighboring properties during construction; and that native species shall be utilized in any landscape improvements; and
6. That \$752.10 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
7. That an as-built survey for this project is required for the Application, which must be prepared and 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	Donald Kasper	Present	[Yes]
Co-Chair	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Absent	
Member	Jonathan Holbein	Present	[Yes]
Member	Samantha Parker-Fann	Present	[Yes]

Public Hearing- Special Permit/Site Plan Review

Applicant Joseph McCaffrey
2957 East Lake Rd
Skaneateles, NY 13152
Tax Parcel #039.-01-22.0

Present: Rich Krenzer, Eggleston & Krenzer Architects, Ed Reid, Reid Engineering LLC

The application is for the replacement of the south shoreline stairs, retaining wall, deck, and dock. The existing 85 foot long deck will be expanded to eight feet in width. The existing four foot by eight foot deck will be expanded to thirteen feet in length. A 192 square foot gazebo and an 80 foot shed will be added to the onshore structures. The applicant has kayaks and boats that will be stored along the shoreline as well as the seasonal boat hoist.

The shoreline will have double stacked limestone boulders placed at the bottom of the bank for erosion control in front of the existing gabion baskets along the shore, and all of the work will be conducted from a barge. There will be a small portion of the gravel driveway that will be removed to decrease the impermeable surface coverage from 11.9% to 11.1%. Chair Kasper commented that there should be large stone placed in front of the gabion baskets to attenuate wave action before the dock is rebuilt, because it will be difficult to access the area after the dock is built.

At this time, Cochair Hamlin opened the Public Hearing and asked if there was anyone in favor, in opposition, or had any other comments of the project. No one spoke in favor, opposition or had any other comments of the project.

WHEREFORE, a motion was made by Cochair Hamlin and seconded by Member Parker-Fann to close the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

WHEREAS, a motion was made by Cochair Hamlin and seconded by Member Parker-Fann, the Planning Board declared this application a Type II action pursuant to 6 NYCRR 617.5(c)(11) and not subject by SEQR for further review and The Board having been polled resulted in the affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Cochair Douglas Hamlin and seconded by Member Samantha Parker-Fann, and after a unanimous affirmative vote of the Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application for minor Special Permit/Site Plan Approval, with the following conditions:

- 1 That the Special Permit/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.
- 2 That the Site Plan 1 through 3 dated December 6, 2024, with Narrative dated December 5, 2024, prepared by Robert Eggleston, Licensed Architect, be modified to reflect scouring rocks in front of the gabion baskets on the site plan and narrative as applicable, then submitted to the town and followed in all respects; and
- 3 That the Planning Board waives the requirement for special permit findings as the scale of the proposed for shoreline improvements to a residential property will not have impact on the function of nearby farm operations, or adverse impact to the scenic, natural, and historic character of the Town; and as the Project is not complex requiring findings more applicable to larger projects which include use approvals; and
- 4 That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
- 5 That the Applicant undertake all necessary measures to prevent invasive species entering the lake or neighboring properties during construction; and that native species shall be utilized in any landscape improvements; and
- 6 That \$7,588.58 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
- 7 That an as-built survey for this project is required for the Application, which must be prepared and 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	Donald Kasper	Present	[Yes]
Co-Chair	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Absent	
Member	Jonathan Holbein	Present	[Yes]
Member	Samantha Parker-Fann	Present	[Yes]

Continued Review- Site Plan Review

Applicant David & Judy Fennessy
 883 Franklin Rd
 Skaneateles, NY 13152
Tax Parcel #047.-04-02.2

Present: Bill Murphy Jr., Space Architectural Studios.

The variances were approved by the Zoning Board of Appeals on January 7, 2025. A revised site plan was submitted reflecting the setback to the watercourse. Chair Kasper asked if there are any proposed drainage plans for the addition. Mr. Murphy said that they would consider any suggestions from the town engineer and the board. He continued saying that the applicants would like to beautify the watercourse so that it resembles a stream and not a ditch. Chair Kasper said that the stormwater from the proposed addition could run into the ditch without having the opportunity to filter the stormwater. Chair Kasper asked where the sump pump currently drains. Mr. Murphy said that there are several areas that daylight before the watercourse. Chair Kasper suggested that a bioswale could be added to manage the runoff from the roof. Mr. Murphy said that they can plan for some improvements. Cochair Hamlin added that the small scale stormwater management guidelines are available on the website and any drainage plan should meet the calculations to address the additional runoff. Mr. Murphy suggested that they could put in check dams along the south side of the property near the culvert. Member Parker-Fann suggested that the system could be designed for a more natural feel with native species utilized. Cochair Hamlin recommended that Mr. Murphy can design something and bring it back at the next meeting for the board to review. Chair Kasper added that Mr. Murphy should discuss his plan with Mr. Camp prior to the next meeting for his approval.

Extension Request- Site Plan Review

Applicant:

3406 W Lake Rd LLC
256 West 4th St
New York, NY 10014

Property:

3406 West Lake Rd
Skaneateles, NY 13152
Tax Map #049.-02-04.0

Present: JoAnne Gagliano, Joe Falco; EDR

The applicant is requesting an extension to the approval for the greenhouse and improvements to the boathouse that was granted by the Planning Board. The property has been under construction for a few years and the applicant would like to pause construction for this year before heading back to having the property under construction again. They are requesting an additional two years to the approval.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Holbein, 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 action, not subject to further SEQRA review. The Board having been polled resulted in the affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Chair Donald Kasper and seconded by Member Jonathan Holbein, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the Extension Application for an additional twenty-four (24) months from the date hereof, with the following conditions:

- 1 That the Original Site Plan and Construction Narrative approved for the Project shall be followed in all respects for the construction of buildings and improvements not otherwise completed to the date hereof, and the Approving Resolution of the Planning Board be followed in all respects, except as extended hereby to January 20, 2027.

- 2 The Site Plan C-201, C-603 dated April 9, 2021, Boathouse Plans and Elevations A-100, A-200 & A-201 dated February 25, 2021, and Narrative dated February 26, 2021 prepared by prepared by EDR and strictly followed; and
- 3 Except as amended hereby, the conditions of the Approving Resolution remain in full force and effect.

RECORD OF VOTE

Chair	Donald Kasper	Present	[Yes]
Co-Chair	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Absent	
Member	Jonathan Holbein	Present	[Yes]
Member	Samantha Parker-Fann	Present	[Yes]

Sketch Plan-11 Lot Conservation Subdivision

Applicant	Calvin Winkelman	Property:
	2866 County Line Rd	County Line Rd/Kane Ave
	Skaneateles, NY	Skaneateles, NY 13152
		Tax Parcel #048.-01-23.2

Present: Cal Winkelman, Applicant; Rich Krenzer, Eggleston & Krenzer Architects, Ed Reid, Reid Engineering LLC

Mr. Reid began by saying that the project is focused on phase one of the project consisting of eleven lots off County Line Road. Town water will be able to be connected once the water tower project is in place. There will be an eight inch main along County Line Road with sufficient pressure to provide fire suppression and service to the eleven lots. Regarding the septic systems, seven of the eleven proposed locations for the septic fields will be located in the conservation area. OCDOH has provided general support for the septic plans pending a formal application for the septic systems submitted. They will also be wanting a copy of the language for the conservation easement that includes no buildings, sheds, or parking in the area. A copy of the language will be provided to the town as well. At the site visit there was a question of debris piles that exist, and they have confirmed that they are located on the County Club property.

The road drainage mitigation design is underway, and they will partner with Mr. Camp on the design. They have found some physical drainage tile, and their plan is to incorporate them in the design. Their plan is to move forward with the utility, road, and stormwater designs as well.

Chair Kasper commented that the stream is a class C stream with twelve feet in width, which can handle trout. His concern is with the existing culvert and any proposed improvements to the steam crossing. Mr. Reid said that they are not going to move the road or the stream crossing to minimize the impact to the environment. Chair Kasper said that the stream empties out into Skaneateles Lake, and the board would like to know the size of the culvert and if it can handle a 100 year storm, and if there is stream protection around the culvert. NYSDEC should be involved as the stream empties into Skaneateles Lake. Mr. Camp commented that unless the applicant is going to disturb the banks of the stream, the NYSDEC would not say much. The size of the culvert is important, and it may overtop with some large storms now. He continued asking if the road will be paved. Mr. Reid said that it will be paved over the culvert. Mr. Camp said one improvement would be for the road to be paved over the culvert so that when it were to overtop

it would be less likely to erode the road. Chair Kasper expressed his concern if debris clogs the culvert and the size of the pipe. Mr. Camp said that it is a double 24 inch pipe right now and could be clogged in its current condition. It would be more stable if the road over the culvert were paved, and it is unlikely this project will make it worse. Mr. Reid said that when they do the stormwater design, they have an obligation to mitigate any increase flow on the site. Chair Kasper reiterated that they do not want to create a problem in that area. Chair Kasper inquired where the Skaneateles Lake Watershed is on this property and it was determined that phase one is not located in the Skaneateles Lake watershed, just phase two.

Mr. Murphy asked if this were a public hearing and if he could speak, and as the application is not in a public hearing, no comment was taken. Counsel Molnar suggested that a public information meeting be conducted along with a SEQR review and a public hearing.

Member Holbein asked if the existing snowmobile trail that enters onto the property will be kept. Mr. Reid said that the applicant had an email exchange with CNY Land Trust that owns the property to the north where the snowmobile path is located. They do not want to provide any public access on their property and to the connecting snowmobile access that may be on this property. Chair Kasper said that the old trail used to cross the property but was re-routed and is more on the land trust property and not on this property. Member Parker-Fann said she had talked to the chapter director of the snowmobile club who said it was an important route as it provides access to fuel on Route 20. Mr. Camp said that if a portion of the snowmobile trail were to continue on this property, it would have to be on the pavement, which is not a surface recommended for snowmobiles.

Cochair Hamlin inquired if the board was ready for a public information meeting. Mr. Camp said that there is a lot of design work that would need to be done. An answer to the snowmobile question should be provided before the meeting. Chair Kasper said that the SLA may have questions about the stream so more information on the stream and the road crossing would help. Member Parker-Fann said that she believes that an upgrade will need to occur from what she saw at the site visit. Mr. Camp commented that the applicant is not proposing any upgrades to the stream. He continued saying that the culverts are two 24 inch culverts that may be old concrete water pipes that are in good shape. Member Parker-Fann said that at the site visit there was snow, but it looked like there was some wash out upstream. Her concern is that there may be some wetlands there that may be impacted. Mr. Reid said that he will work with his biologist to get confirmation on that. He said that he saw that the culverts were completely visible, and Mr. Camp said he had seen it without snow with visibility up and downstream; the culverts appeared to be concrete. Mr. Reid said that they want to stabilize around the culvert ends and raise the grade of the road. The application will continue to next month's meeting.

Sketch Plan – 5 Lot Conservation Subdivision

Applicant	Schnapp Revoc. Trust	Property:
	David Schnapp	4081 O'Neil Rd
	15 Deer Run	Skaneateles, NY 13152
	Skaneateles, NY	Tax Parcel #027.-01-30.1

Present Rich Krenzer, Eggleston & Krenzer Architects, Ed Reid, Reid Engineering LLC

Proposed is a four lot conservation subdivision with a conservation driveway, and a conservation lot. The private road has an emergency turnaround between lots 1, 2, and 4, with a private driveway to lot 3. The

site plan reflects the grading, access road, waterline, and proposed stormwater culverts. Erick Buck is actively working on the septic designs. All of the proposed road grades are under 10%. Most of the slopes outside of the road are 1:4; by the road to keep it on this property the grade is 1:3, and still a manageable slope. Mr. Camp inquired about the flood plain mapping information for this part of the creek. Mr. Reid said that lot 4 will have a challenge on the placement of the septic system. He continued saying that in lot 1 around the hook area to the north could potentially become part of lot 4 with the septic field located in the area.

Cochair Hamlin inquired about the slopes on lot 3 and it was determined that they are 12%. The house built there would be a walkout basement style home to take advantage of the slopes. Member Parker-Fann asked about walking trails on the property, and she suggested a stairway connection to the Charlie Major nature trail. Dr. Schnapp is interested in providing trails on the property, although it has not been determined whether the trails would be private for the subdivision or open to the public.

Chair Kasper said it was difficult to walk to lot 4 and the site plan has a building envelope that is a tight fit. The property right off O'Neil Road drops off four to five feet directly next to the west property that has a dwelling on it. The stormwater will need to be captured so that when the road is plowed the snow does not go down to the neighbor's property. A guard rail on that side of the road entrance may also be needed to prevent a vehicle going off the road and onto the neighbor's property. Mr. Reid said that when he graded the road going in, he is proposing a swale on the high side to capture the water and have it discharge southwest and not be by the neighbor's house. Mr. Camp suggested that the road could be pitched back to the east and capture the drainage there as well. Mr. Reid said that the road could be designed to pitch to the east instead of being crowned.

Chair Kasper inquired about the town water line and Mr. Reid confirmed that it would be a six inch pipe with a hydrant at the intersection, with individual service for lots 2 and 3. Chair Kasper recommended that the applicant obtain the fire department comments on the proposed driveway and submit it to the town. Cochair Hamlin asked what the site distance is for the driveway and Mr. Reid said that he thought it was okay as there is a driveway cut to the property across the street and to the house to the west of this lot. Member Parker-Fann said that the watercourse is a class C stream although there is no proposed impact to the stream. The board discussed the possibility of having this application and the Winkelman application public information meeting the same night. It was determined that a public information meeting for this application will be scheduled for next month's meeting.

WHEREFORE, a motion was made by Cochair Hamlin and seconded by Member Parker-Fann to schedule a public information hearing on February 18, 2025 at 6:30 pm. The Board having been polled resulted in the unanimous affirmance of said motion.

Sketch Plan-3 Lot Subdivision and Special Permit Extension

Applicant Jeremy Kimball
 1351 Cherry Valley Tpke
 Skaneateles, NY
 Tax Parcel #032.-03-30.1

Present: Rich Krenzer, Eggleston & Krenzer Architects,

The applicant is proposing a three lot subdivision with the Lot A becoming a residential lot with the existing dwelling, lot B becoming a flag lot with the existing storage buildings and outdoor storage area, and the proposed office and storage barn; and the lot C would have the existing dance studio with associated parking and the drainage ponds.

Mr. Camp reminded the board that there is a complicated and comprehensive drainage plan for the entire property. Some of the subdivision lines cross the existing drainage infrastructure. There should be consideration to a drainage easement for the upstream property owner to have access to service the drainage structures. The applicant has the intention of crafting drainage easements amongst the three lots. The septic systems are developed for each individual lot. There is separate water service for the dwelling, and there will need to be confirmation that the dance studio is on its own water line.

Chair Kasper said that he has a concern regarding who will be maintaining the drainage system. Counsel Molnar commented that the drainage easement could include a shared maintenance agreement amongst the lots. Chair Kasper commented that the applicant did not want to agree to the future sidewalk easement with his prior two lot subdivision that lapsed. Mr. Krenzer noted that there is a ten foot sidewalk easement across all of the lots. Counsel Molnar commented that with the prior approval, the contentious points were that the applicant had wanted the town to absorb the total cost of the installation of a sidewalk and the maintenance of the sidewalk. As the town does not have a specific plan in place and his request is contrary to the town's sidewalk chapter. There was no common ground found in the negotiation with the applicant's lawyer, Christian Danaher. The sidewalk easement has been requested on other properties in this area and can be a condition of subdivision approval. Mr. Brodsky suggested that the easement language be submitted to Mr. Molnar for review. A site visit will be conducted on February 1, 2025.

Mr. Brodsky inquired on the status of the approved office building and storage barn. The applicant is also looking for an extension to their approval as part of this application. Counsel Molnar suggested that the extension could be done now with the subdivision continuing in its review. Mr. Krenzer commented that he will need to talk to Mr. Kimball to determine the extension that he would need.

Sketch Plan- Site Plan Review

Applicant Michael Strangeway
 2763 East Lake Rd
 Skaneateles, NY 13152
 Tax Parcel #038.-01-25.0

Present: Michael Strangeway, Applicant; Rich Krenzer, Eggleston & Krenzer Architects,

The application is for a 75 foot long by eight feet wide permanent dock with a 96 square foot platform on the existing residential lot. There is a seawall along the lake with a fifteen foot easement access to the south. The platform will allow for off season storage of the seasonal boat lift. Construction will take place from a barge and a silt fence will be utilized during construction. Chair Kasper commented that the easement owner was discussing the possibility of placing a seasonal dock in the easement. A site visit will be conducted on February 1, 2025.

Sketch Plan- Site Plan Review

Applicant Benzion Klein
 1603 40th St
 Brooklyn, NY 11218

Property:
2900 West Lake Rd
Skaneateles, NY 13152
Tax Parcel #052.-01-09.3

Present: Rich Krenzer, Eggleston & Krenzer Architects,

The application is for the demolition of the existing barn and construction of a single family dwelling located in a similar footprint of the barn. The existing 700 square foot cottage will remain as an accessory apartment. A new septic system will be added located over 300 feet from the lake that will service both the proposed dwelling and the accessory apartment. There is a grassy swale to the west that transitions to a watercourse. The proposed dwelling will be located over 100 feet from the watercourse. The existing driveway will be slightly modified to be connected to the proposed dwelling that will be further east than the existing pole barn. There will be a grass strip driveway for access to the cottage. Additionally, an eight foot wide by 50 foot long permanent dock with a 96 square foot platform is proposed. A site visit will be conducted on February 1, 2025.

Merger Request

Applicant: Nancy and Sandra Blouin
 954 Stump Road
 Skaneateles, New York
 Tax Map #022.-01-04.0 & 022.-01-05.0

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

WHEREFORE, a motion by Cochair Hamlin and seconded by Chair Kasper 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.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Holbein to adjourn the meeting. The motion failed as there was no vote.

Discussion

The board discussed the meeting date for March 2025.

WHEREFORE, a motion by Cochair Hamlin and seconded by Member Parker-Fann to change the March meeting date from March 18, 2025 to March 11, 2025 in order to have a quorum available. The Board having been polled resulted in the unanimous affirmance of said motion.

WHEREFORE, a motion was made by Member Parker-Fann and seconded by Cochair Hamlin to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:45 p.m. as there being no further business.

Respectfully Submitted,
Karen Barkdull, Clerk

Additional Meeting Attendees:

Rich Krenzer

Ed Reid

Andrew Peterson

Dale Ahern

Mike Balestra

Tom Fernandez

JoAnne Gagliano

Joe Falco

Sean Olley

Christian Cincione

Additional Meeting Attendees (Zoom):

Judy Fennessy

Bill Murphy Jr.

Brian Buff

Cal Winkelman

Rich Strangeway