

**TOWN OF SKANEATELES
PLANNING BOARD
MEETING MINUTES
April 23, 2024**

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

Chair Kasper opened the meeting at 6:30 p.m.

Public Hearing -Special Permit/Site Plan Review

Applicant:	Francis & Lauren Kaduc	Property:
	14 Indian Spring Lane	1250 Greenfield Lane
	Rochester, NY 14618	Skaneateles, NY 13152
		Tax Map #053.-01-09.0

Present: Francis and Lauren Kaduc, Applicants; Robert Eggleston, Eggleston & Krenzer Architects

Mr. Eggleston began saying that the variance for the lot under 20,000 square feet has been granted. The site plan has been updated to reflect large rock that will be placed on the edge of the shoreline underneath the dock and the boathouse to help stabilize against any wave action. After the second site visit, Chair Kasper had requested to see a site plan where the boathouse is turned 90 degrees. Option B reflects the boathouse turned which takes up six less feet along the shoreline although it extends into the water six feet further out. The original layout for the boathouse keeps it nestled to the shoreline and does not stick out into the water. The applicants prefer the original layout as the boathouse would only cover 8 feet of the lake and option B has coverage over 18 feet of the lake. NYSDEC prefers as much sunlight on the bottom for all of the microbiology that occurs.

Member Holbein asked about the change in coverage over the lake and Mr. Eggleston said that with option B there is more structure over the lake as the boathouse is now only 10% on land. They would like to keep with the original site plan as it is more subtle and in keeping with the neighbor's boathouse that is on land. The applicant does have 150 feet of lake frontage and the difference between the two options is 48 feet of structures along the lake line versus 42 feet along the lake line.

Chair Kasper commented that one of the goals in updating the shoreline code was to limit the amount of shoreline that could be developed, and that is why he prefers option B. Additionally, with the boathouse turned, the boathouse looks like a traditional boathouse instead of a shed over water. The board was in agreement with Chair Kasper's comments. Chair Kasper said that the original layout for the boathouse looked like a shed rather than a boathouse. Mr. Eggleston said that when you deal with steep slopes and when you do not have the opportunity to place a traditional shed, we have to give consideration for reasonable recreational opportunity to the property owner. It is better to have the miscellaneous items contained rather than strewn all over and carried away with big storms. Chair Kasper reminded that

there is still a structure and with other properties with steep slopes the same criteria will be considered. Mr. Eggleston confirmed that the applicants will concede to option B.

At this time, Chair Kasper opened the Public Hearing and asked if there was anyone in favor, in opposition, or had any other comments of the project. David Graham, 1212 Greenfield Lane, said that he is in support of the project. His boathouse was built into the bank measuring 16 feet running along the shoreline and his boathouse has a deck on top.

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

WHEREAS, a motion was made by Chair Kasper and seconded by Member Holbein, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(12) and not subject by SEQR for further review. The Board having been polled resulted in the unanimous affirmation of said motion.

WHEREAS, the Planning Board in reviewing the Application under Special Permit and Site Plan review criteria, adopted the following findings (the "Findings") for proceeding with a determination on the Application:

(1) That the Plan B site plan is consistent with the requirements of the shoreline regulations set forth in §148-7-1-K; and the site plan review criteria set forth in §148-10-6, to support a finding of fact that the layout and design of structures on this property which are visible from public roads and/or Skaneateles Lake, are compatible with each other and the traditional structures in the surrounding area in architecture, design, massing, materials, and placement; and

(2) The Board decision finds also that the Plan B site plan is acceptable for this Application based on the fact that the property includes steep slopes at the shoreline limiting the Applicant's opportunity for storage.

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, that, in consideration of the unique Findings applicable to the Property, the Town of Skaneateles Planning Board hereby **APPROVES** the Application for minor special permit/site plan approval, with the following conditions:

1. That the Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.
2. That Site Plan 1B of 3 through 3B of 3 dated April 19, 2024, with narrative dated April 16, 2024 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and

- 4. That the proposed boathouse have a metal roof in lieu of an asphalt roof at the recommendation of the town engineer; and
- 5. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance(s) for the Property be fulfilled; and
- 6. That an as-built survey for this project be submitted to the Codes Enforcement Officer upon completion of improvements permitted hereby to verify conformance of all phases of the completed project with the approved plans, 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	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]
Member	Samantha Parker-Fann	Present	[Yes]

Public Hearing -Special Permit

Applicant: Beth Endres PO Box 727 Skaneateles NY 13152	Property: 1170 Heifer Rd Skaneateles, NY 13152 Tax Parcel #061.-03-01.0
--	---

Present: Robert Eggleston, Eggleston & Krenzer Architects

The applicant is proposing a dog day care and boarding facility that is offsite from the dog grooming facility she has on West Genesee Street. The first floor will have a reception area, a garage for the doggie van, and an undeveloped area for daycare. The second floor will have crate boarding and an accessory apartment for supervision of the boarding.

There will be a smaller dog yard, and two exercise yards for the dogs. All lighting will be night sky compliant with most lighting motion sensitive. The septic system is being designed by Eric Buff. The existing driveway curb cut will lead to a circular driveway that has two parking spaces for cars. Impermeable surface coverage will be at 10% and there will be stormwater management with two bioswales. The north bioswale will take stormwater from the driveway and slow it down before discharging into the storm ditches. The south bioswale will manage the stormwater from the dwelling and slow it down before it reaches the street ditches. The area of the building, dog yard, and the driveway will be raised two feet to keep the areas dry. Member Parker-Fann inquired about signage and Mr. Eggleston said that will be a sign by the road and the building, in compliance with the regulations. There will be a low level light shining on the sign. There will be deciduous trees along Heifer Road, and most of the existing trees have been removed as they were mostly junk trees.

Member Holbein inquired about the parking area and Mr. Eggleston explained that there will be two employees, with an additional parking area in the garage for the van. It is anticipated that there will be drop off and pick up in the circle itself. Member Holbein if there is any expansion area for the drop off. Mr. Eggleston said that the circle driveway is wider near the entrance so that one could park there and

still allow someone else to pass. Member Marshall asked about screening and Mr. Eggleston explained that the property is surrounded by mostly farm fields and that they are mindful of not shading the farm fields. The owner may plant grape vines later on once the business is established. Chair Kasper inquired about the drainage and Mr. Camp said that he had no comments as there are ditches on two sides of the property, planned stormwater management features in place that would address the stormwater.

At this time, Chair Kasper opened the Public Hearing and asked if there was anyone in favor, in opposition, or had any other comments of the project. Dirk Young, 1001 Lacy Road, said that he is against the project because the land is at the mouth of a large waterway as a fair amount of acreage drains in that direction. He has seen the property flood three times in the last three years. If it is built up two feet the water will be diverted to both sides of the farmer fields and then the road ditch that can barely handle it. It is too small of a lot and ill-conceived. The well location is a question as it does not make sense to have a well and a dog yard in the same area as it has to be 100 feet from a septic system. Mr. Eggleston shared the revised site plan that reflects the proposed location of the well that would be 100 feet from the property lines and septic system. Mr. Young commented that the health department and the town have not done a very good job of that in the past and it should be on all reviews. The lot is less than two acres and has two roads bordering it making it even smaller and in a low area. Mr. Young shared pictures that were submitted that reflects the conditions from last Saturday after the rain. Chair Kasper inquired if Mr. Young's farm is next to this property and Mr. Young said it was Mr. Collard's farm. It was noted that Mr. Collard had submitted a letter to the board. Mr. Young continued saying that this is a bad spot, and he is concerned with what may be there next if this fails. Three years ago the storms caused the road ditch to flood over 38A and onto his fields. It is not the right thing to do to put commercial activity in the agricultural area.

Mr. Eggleston said that he had replied to Dirk's email. He expresses a concern with six variances for the property and there are no variances for the property as the lot conforms to the nonconforming section of the code. The possible well locations are noted on the site plan. Although the town and county have a drainage issue, the proposal includes bioswales on the property to manage the stormwater on the property and will not be adding to the existing problem and it will be releasing the cleaned stormwater slowly. The OCDOH is reviewing the septic plan for the property. There was a concern regarding the trees too close to the intersection, the deciduous trees are being proposed 50 feet away from the right of way, and the trees will have a higher canopy to provide visibility under the canopy. The standard for trees along a road is 25 feet back from the right of way.

Chair Kasper commented that he understands Mr. Young's concerns, the codes allows the use of this site and developing the lot as it is a pre-existing lot. Dog kennel use does fit in with farming as there are no close neighbors that would hear the dogs barking. Chair Kasper said his concern is the filling in of the lot, and based on the submitted photos, the water is going right where the building will be. An engineer will need to be involved to determine how the water will get to the ditch. Elevations could be submitted to show the elevation of the building to the road elevation. Mr. Eggleston said that the photos show standing water on the land with flowing water in the ditch. The water could be coming over from the adjacent property or it has settled in a flat area. Chair Kasper said that the water is coming from the field. Mr. Eggleston said that the photo shows water west of the driveway that is a low lying area where it is ponding until it finds a way out. Once the area is built up they hope to solve some of the problems. Chair Kasper commented that the ditches are very deep and can hold a lot of water.

Mr. Camp said that the water in the photo is standing water. The re-grading of the property and raising of the structure will solve a lot of those problems. If there is additional concern between this lot and the agricultural lot adjacent to it, a perimeter swale could be installed for a relatively low expense. This lot is a tiny percentage of water that drains to the ditch and the stormwater is going to be treated on both sides. Mr. Young said that during rain events the stormwater flows to the corner of that property. Member Parker-Fann said that the aerial shows that the drainage goes directly to this lot from the fields. Chair Kasper said that he wants to do this correctly with the drainage and would like to see updated drawings to address the perimeter drains. Mr. Camp said that there is adequate slope to have the drainage run through a swale to the road ditch that is 2-3 feet deep. Chair Kasper said another concern is the septic system and Mr. Eggleston said that he thought it was a raised bed system. The dog yard next to the building will be raised and potentially feathered back towards the western side of the property. Mr. Camp said that the raising of the property will push the water away from the structures and towards the ditches. Chair Kasper commented that he will take a look at the site again to look at the elevations. The proposed bioswales will drain into the nearby ditches. The base of the bioswales will be at the current elevation as the property will be re-graded with two feet of fill. The ditches flow north and go under Heifer Road.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Marshall to continue the public hearing on **Tuesday, May 21, 2024**. The Board having been polled resulted in the unanimous affirmation of said motion.

Continued Review -Site Plan Review

Applicant: Fritz Estlinbaum
2685 Howlett Hill Rd
Marcellus, NY 13108

Property:
2180 West Lake Rd
Skaneateles, NY 13152
Tax Map #057.-02-03.0

Present: Robert Eggleston, Eggleston & Krenzer Architects

A revised site plan was submitted showing additional erosion control along the bottom of the stream by adding rock at the base of the bank. Jute mesh and ground cover will be added to the bank. There will be rocks around under the bridge to reinforce the area. The permanent dock will be located in the original dock location so that it ties into the existing bridge.

Chair Kasper said that a platform is a one piece platform for swimming or diving, a unique use platform. What is being proposed is an extension of the dock by land and also the end of the dock, making two platforms and trying to extend the width of the dock. Mr. Brodsky commented that platform is designed for congregate use of the lake or to birth boats. A two foot by fourteen foot attachment, calling it a platform, cannot be justified as an independent platform. Conversely, the platform could be considered the entire portion located perpendicular to the straight portion of the dock, which would be 140 square feet and nonconforming. Mr. Eggleston said that the code does not limit a platform to one congruous platform and Counsel Molnar stated that a property owner is limited to one platform. Mr. Brodsky said that this is for the board as they consider the design review, for congregant activity, and whether a two by fourteen addition constitutes an area for congregant activity. Mr. Eggleston said that the additional width allows people to congregate to get in and out of a boat. He inquired if the board was amenable for it to be just eight feet in width and the continuation of a dock, and the board agreed. Mr. Eggleston said that he could make that modification.

Member Marshall asked if the area over the water shaded blue for a platform cannot be called a dock. The area by the deck on the land is the congregate area for the dock. Cochair Hamlin inquired if the platform at the shoreline could be removed, and the dock shifted west. Mr. Eggleston explained that the area size is for reasonable congregate use of the shoreline. Mr. Brodsky said that the platform should be one 100 square foot area and that the plan could be modified so that the congregate area complies with the 100 square feet. Member Holbein added that a platform has to be over water. Chair Kasper commented that when the shoreline committee met with the NYSDEC that they stated that they do not want the end turn of the dock to become a deck. Mr. Eggleston said that by cutting it back to eight feet, there is no question that it considered a dock. Mr. Eggleston said that the NYSDEC rule is twelve feet in width with eight feet being the easy pass. Chair Kasper noted that the platform section at the shoreline was a way to square off the deck along the shoreline. Mr. Eggleston said that the inside corner of the dock could have a triangular piece for safety for kids going around the corner of the dock.

Member Parker-Fann asked for the reason the dock is positioned at a right angle near the shoreline and Mr. Eggleston said that it is easier to place the pier locations when working with right angles. Member Marshall asked if the dock design will cause soil and debris to build up on the south side of the dock and Mr. Eggleston explained that the dock construction will allow for water to flow freely underneath. Mr. Brodsky said that the platform should be designed as a full platform and no dock, so that the platform is the congregate area. Mr. Eggleston said that the proposed platform area provides a safe connection between the deck on land and the dock on water. He continued saying that the property has steep slopes and that is a special circumstance to consider.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Holbein, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(12) and not subject by SEQR for further review. The Board having been polled resulted in the unanimous affirmation of said motion.

Member Holbein said that the platform is being used to widen the dock as it is three and a half feet wide. Mr. Eggleston said that the platform and dock combined is less than twelve feet wide, which is the NYSDEC limitation. Counsel Molnar recommended that the board should consider establishing findings for the expansion area over the water for safety concerns for this application. Mr. Brodsky said that there is language in the code that could apply in section 148-7-1-K.1.b.i., that no onshore structure other than a deck and/or stairs leading to an offshore dock shall be erected, constructed, or placed to extend offshore beyond the Lake Line except as otherwise approved by the Planning Board. This would allow the platform area shown on the plan to be considered deck extending over the water. Chair Kasper said that the blue area on the site plan would be considered a deck, and the portion over the water would be counted as part of the offshore structures.

WHEREAS, the Planning Board in reviewing the Applicationwide, Special Permit and Site Plan review criteria, adopted the following findings (the "Findings") for proceeding with a determination on the Application:

(1) That the Planning Board approves extension of the deck beyond the mean high water line to connect with the proposed dock, and a dock triangular extension at the intersection of the dock going north/south and east/west near the shoreline, to provide a measure of safety for the Applicant per §148-7-1-K.1.b; and

(2) The board decision is based largely on the fact that the Property includes steep slopes and a watercourse that empties into the lake.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Jill Marshall 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 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 Site Plan 1 of 4 through 4 of 4 dated April 16, 2024, with narrative dated April 16, 2024 prepared by Robert Eggleston, Licensed Architect, be updated to remove references to “platforms”, add a dock corner extension in the corner of the deck/dock area for safety, and convert the noted platform by the shoreline to deck hereby approved for expansion beyond the high water mark, which amended Site Plans be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
4. That the Applicant establishes an escrow account with the Town of Skaneateles in the amount of \$250 for engineering review; and
5. That an as-built survey for this project be included in the required as built survey for the redevelopment of the property 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	Donald Kasper	Present	[Yes]
Co-Chair	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]
Member	Samantha Parker-Fann	Present	[Yes]

Sketch Plan- 2 lot subdivision

Applicant: Andrew Buck
2685 Howlett Hill Rd
Marcellus, NY 13108

Property:
2180 West Lake Rd
Skaneateles, NY 13152
Tax Map #057.-02-03.0

Present: PJ Wells, PJO Surveying;

The applicant is proposing a two lot subdivision with Lot 1 being 10.7+/- acres with the existing dwelling and barns, and lot 2 of 53.2+/- acres of vacant land. There is an existing driveway on the proposed Lot 2

that aligns with the driveway across the street. Chair Kasper inquired about the nature of the land and Mr. Wells said that it is pastureland. Member Marshall asked why the applicant is proposing a subdivision and Mr. Wells replied that the son is proposing the subdivision for estate planning with the parents living on the smaller parcel. Mr. Brodsky said that there may be wetlands located on the property near Sucker Brook although proposed lot 2 is over 50 acres.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Parker-Fann to schedule a public hearing on **May 21, 2024 at 6:30 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

Chair Kasper requested that the applicant get approval for the existing driveway cut from OCDOT or confirm the site distance for the driveway. Member Parker-Fann commented that Sucker Brook is a class C stream that connects to a NYSDEC mapped wetlands located a couple of lots over. Chair Kasper recommended that the representative could check the wetlands map and overlay it on the lot. Mr. Eggleston suggested that a notation about the stream could be shown on the subdivision map.

Amendment Request - Special Permit

Applicant:

Patsy Iannolo
1551 East Genesee St
Skaneateles, NY 13152
Tax Map #032.-03-20.0

Present: Dr. Iannolo, Representative

The property received a special permit for the doctor's office in 2015 and the applicant is proposing the urgent care office to move to this location from its current located on West Genesee Street. The acute care walk in would be on the right side of the building with the remaining portion being doctor's offices. There will no structural changes to the existing building and the office hours are 9 am to 5 pm, with the urgent care hours being 8 am to 8 pm 7 days a week. The existing urgent care located on West Genesee Street would become a women's health center.

Chair Kasper inquired about the number of patients and Dr. Iannolo stated that the existing urgent care assists 21 patients during a 12 hour period. Mr. Brodsky asked about the existing number of employees that work at the private practice and the anticipated number of additional employees for the acute care, and Dr. Iannolo said that there are 5 existing employees, and they may hire one additional nurse. There is ample parking for the additional use for the facility.

Member Parker-Fann asked if the building has sufficient access for ambulances and Dr. Iannolo said that there is existing access as doctor's offices need to provide for ambulatory access as well. Member Parker-Fann inquired about signing and Dr. Iannolo explained that the existing signing on West Genesee Street will be moved to this location. The signs will be indirectly lit with no lighting in the signing.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Holbein, the Planning Board adopted and ratified the prior SEQRA determination, last reviewed July 21, 2015 for the Approving Resolution, which classified the Project as a Type II action, and not subject to SEQRA review. The Board having been polled resulted in the unanimous affirmation of said motion.

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

1. That the 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; and
2. That the Site Plan dated April 5, 2024, and Narrative dated April 23, 2024 prepared by the Applicant, Patsy Iannolo be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from the OCDOH, and any other approval needed for the Application; and
4. That all exterior lighting including any lighting for additional signage be night sky compliant; and
5. That a building permit be obtained for any proposed lighting; and
6. That an as-built survey submission has been waived by the Planning Board as there are no physical changes to the Property; and
7. Except as modified hereby, the conditions set forth in the Prior Approval remain in full force and effect.

RECORD OF VOTE

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

Extension Request-2-lot Subdivision & Lot Line Adjustment

Applicant:	Dan Goetzmann		
	Eric Goetzmann	Property:	
	1677 Lancelot Place	Gully Rd	
	Skaneateles, NY 13152	Skaneateles, NY 13152	
		Tax parcel #032.-01-01.0 & 033.-01-18.0	

Present: Robert Eggleston, Eggleston & Krenzer Architects

The applicant is waiting for his lawyer to prepare the easement language for review by the town. The land has been cleared and there was no evidence of the Indiana Bat. The application is requesting a year extension to the prior approval.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Holbein, the Planning Board recalled that it conducted a thorough SEQRA review of the proposed Project, as set forth in the Approving Resolution, reflecting that the Unlisted Action was reviewed according to the Applicant’s Short Environmental Assessment Form, that the Planning Board evaluated each of the criteria set forth in Part II with a determination that the proposed action would not result in any significant adverse environmental impact, which determination was adopted by the Planning Board in consideration of this Extension Application. The Board having been polled resulted in the unanimous affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chairman Donald Kasper and seconded by Member Samantha Parker-Fann, and after an affirmative vote of all Members present as listed below, the Skaneateles Planning Board **APPROVES** the Extension Application for an additional twelve (12) months from the from the date hereof to April 22, 2025, with the following conditions:

1. That the conditions set forth in the Approving Resolution and Preliminary Plat Plan approval dated October 17, 2023 for the Project shall be followed in all respects for the subdivision, and that all requirements of the Approving Resolution of the Planning Board be followed in all respects, except as extended hereby, for an additional twelve (12) months.

RECORD OF VOTE

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

Continued Review-Special Permit Amendment/Lot Line Adjustment

Applicant: James Tracy
 2833 Shamrock Rd
 Skaneateles, New York 13152
Tax Map #036.-02-02.0 & 036.-02-06.0

Present: Robert Eggleston, Eggleston & Krenzer Architects

The variance has been approved by the Zoning Board of Approval on April 2, 2024. The lot line adjustment will allow the property to remain at 10% impermeable surface coverage including the proposed addition to the commercial building. During the site visit it was noted that an area by the creek had gravel creep. The site plan has been modified to bring the area back to green space including river birch and red maple trees. The wetlands have been certified within the last five years.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Holbein, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(9) and not subject by SEQR for further review. The Board having been polled resulted in the unanimous affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chair Donald Kasper, seconded by Member Jill Marshall, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board hereby APPROVES the Application, with the following conditions:

1. The LLA Map be submitted to the Chairman for review, approval, and signature prior to filing with the Onondaga County Clerk’s Office; and
2. The LLA Map and deed transferring title to the adjusted property must be filed in the Onondaga County Clerk’s Office within sixty-two (62) days of the signing of said LLA Map or the Lot Line Adjustment 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.

After filing the map with the Onondaga County Clerk’s Office:

- 1 That the Special Permit Amendment/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 revised Site Plan 2 of 5 dated April 3, 2024, and site plan 1 of 5, 3 of 5 through 5 of 5 dated February 21, 2024, with revised narrative dated April 3, 2024 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
- 3 That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
- 4 That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance(s) for the Property be fulfilled; and
- 5 That an as-built survey for this Application be submitted to the Code Enforcement Officer upon completion of renovations, to verify 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	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]
Member	Samantha Parker-Fann	Present	[Yes]

Sketch Plan – Special Permit

Applicant: Michael & Michelle Domke
 1013 The Lane
 Skaneateles, NY 13152
Tax Map #050.-01-25.0

Present: Robert Eggleston, Eggleston & Krenzer Architects

The applicant is proposing the conversion of the existing garage to living space and to add an attached two car garage with the primary bedroom located on the second floor. The existing bedroom count will remain the same with the existing primary bedroom converted to a study. The existing impermeable surface coverage is at 12.9% and the applicant is proposing to maintain the coverage. The garage will be constructed over existing Tarvia with the driveway slightly modified to create an area for the entrance into the dwelling on the side of the existing garage as the existing entrance is difficult to locate. A bioswale will be added to the property to manage stormwater and as a mitigating factor for the overage of impermeable surface coverage. The bioswale will be directed to the existing drainage ditch. A payment into the DRA fund of \$12,641.82 will also be made. A site visit will be conducted on Monday, April 29, 2024.

WHEREFORE, a motion was made by Chair Kasper and seconded by Cochair Hamlin to schedule a public hearing on **Tuesday, May 21, 2024 at 6:40 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Holbein adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:16 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston	Frank Kaduc	Lauren Kaduc
Paul Wells	Dirk Young	Dave Graham
Wayne LaFrance		

Additional Meeting Attendees (Zoom):

Lori Milne	Bill Hamilton
Mike Domke	Michelle Domke