

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
June 18, 2019**

Joseph Southern
Donald Kasper
Scott Winkelman
Douglas Hamlin
Jill Marshall
Scott Molnar, Legal Counsel
Emma Aversa, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk

Chairman Southern opened the meeting at 6:30 p.m. The meeting minutes of May 21, 2019 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Hamlin to approve the minutes as corrected. The Board having been polled resulted in the affirmance of said motion. Member Winkelman abstained from the vote, as he was not present at the previous meeting.

RECORD OF VOTE

| | | | |
|--------|-----------------|---------|-----------|
| Chair | Joseph Southern | Present | [Yes] |
| Member | Donald Kasper | Present | [Yes] |
| Member | Scott Winkelman | Present | [Abstain] |
| Member | Douglas Hamlin | Present | [Yes] |
| Member | Jill Marshall | Present | [Yes] |

Public Hearing-Special Permit

Applicant: Skaneateles Aerodrome, LLC
2984 Benson Road
Skaneateles, NY
Tax Map #051.-02-08.1

Present: Jamie Sutphen, Attorney; Michael J. Lazar, Project Manager

Chairman Southern prefaced the presentation stating that the public hearing scheduled for tonight will be left open, as the Zoning Board of Appeals has not rendered their decision on this application.

Ms. Stuphen stated that there are two minor changes to the proposed project. The taxi runway near the fuel island widened by 15 feet, and runway 28 being extended by 267 feet to the east. These changes are presented on a revised site plan. The runway displaced threshold was shorted to provide the least variance possible after re-review of the calculations for determining the required length of the displaced threshold. The displaced threshold is needed for take offs, and the revised setback will be more than 100 feet from the property to the east. The application will still require a variance of 41 feet to the property to the northeast.

The two modifications are for FAA safety reasons with widening the taxiway allowing the aircraft that are anchored to not be disturbed by aircraft positioning to re-fuel. The second modification is extending the runway for take-off that Mr. Lazar had explained at the last meeting regarding safe take off requirements. The Aerodrome has received a grant for safety improvements. The runway needs to be expanded only for take-off and not landings. The additional length would allow an aircraft to take-off at different times or under different weather conditions.

The airport is an existing allowed use and has been in existence since 1947. The Planning Board granted special permits in 2007 and 2011 for the expansion of the hangars, the impact of the use to the surrounding area has been found to be compatible, and the proposal will not change the use. The use is in compliance with the comprehensive plan as evidenced by the 2007 Town Board resolution where the board determined that the Skaneateles Aerodrome to be a major asset to the town as it provides an alternative means of transportation for businesses and tourists, adds to the economy as well as the character and charm of the town, and is a unique land use.

Counsel Molnar recommended to the board that the prior SEQR determination could be adopted and ratified from the 2007 expansion the board approved together with the other improvements the board has approved over time amending the special permit, and the board had done a comprehensive review of the SEQR then. The prior SEQR was a negative declaration after review of the action as an Unlisted Action.

WHEREAS, a motion was made by Member Donald Kasper and seconded by Member Jill Marshall, the Planning Board adopted and ratified the prior SEQRA determination, last reviewed June 7, 2011 for the Application, which was a determination that the Application constituted an Unlisted Action with a negative declaration after review of the SEQRA forms submitted by the Applicant. The Board having been polled resulted in the affirmance of said motion.

Member Hamlin asked for clarification as the application presented is lengthening the runway for safety reasons, and Ms. Sutphen's explanation referenced time of day and weather. Ms. Stuphen stated that planes could take-off when it is not as safe and you can reduce the risk by extending the runway. Mr. Camp commented that a few years ago the threshold was displaced at the western end of the runway for safety reasons, in that it shortened the end of the runway. This project would restore the usable length of the runway.

At this time, Chairman Southern opened the public hearing and informing the public that there will be a time limit of three minutes to speak. Tara Renner, 2900 West Lake Road, inquired if a plane can land in a shorter distance than take-off. Mr. Lazar said that you can land using less runway than take-off for two reasons. The first is that a plane landing is decelerating and you have to obtain a higher speed when you take-off. Secondly, the calculation by the pilot is done before takeoff using factors such as fuel on the plane, people on the plane, temperature, wind, slope on the runway, etc to be able to take off at full power at the point in the runway, and for it to be able to stop before the end of the runway if necessary. The accelerate/stop distance is almost twice the landing distance. On take-off, you have to be 15 feet over the FAA determined truck height, and that was one of the reasons the western displaced threshold was moved.

Gretchen Messer, 2935 West Lake Road, said that she is appalled and referred the board to the Zoning Board minutes. Everything that was said is different. She said that Mr. Lazar is wrong as she has spoken to the FAA safety board and the proposal is not for safety. Moving displaced threshold 33 feet out of her property is not for safety. At the Zoning Board meeting last week, it had to be exactly 300 feet because it was calculated and required. Now it is 33 feet shorter and out of her property so that she can have no

mitigation, so it is a convenience amount, does not have to do with safety but will have larger load carrying, maybe three people instead of two; heavier planes and opportunity for more. It is already safe and if it were not safe, it would not be running. She continued saying that she wants the board to determine what is the real reason this is being done especially when the end zone can be arbitrarily moved. The property owner just north intends to flip the house approved of the proposal.

David Johnson, 2935 West Lake Road, He has no planning background like his wife or Mr. Lazar but have written capital improvement grants. There has been no pulling in of stakeholders and Mr. Lazar has been deflecting any requests for abatements from myself and my wife, or concerns about our property value. My wife and I are not inherently opposed to the proposal but we have not seen any level of partnership or abatement made to use for the noise and visual aspect of it and its impact to my property. I am not looking to make a mint off my property but I do not want to lose my shirt, and these guys have not taken that into account at all.

Donald Sundman, 2920 West Lake Road, My wife and I have lived across from the airport for about 20 years. For many of those years it was a quiet airport had a small number of takeoffs and landings. Small planes used the airport. That changed several year ago after Mr. Falcone bought the airport. He added a hanger for more planes and did other work to the airport. Since then, we have noticed a lot more air traffic and larger and louder planes. Like most Skaneateles residents, we do not use the airport, as the increase traffic is negative to our safety and quality of life. Now Mr. Falcone wants to extend the runway for larger and more powerful airplanes. We oppose the additional expansion. We are concerned about our safety from the air traffic and from larger planes. There have been crashes in the past. Some of the planes now landing make us nervous. We have to think of a future with larger faster planes using the airport. Accidents happen and the increased traffic increases the odds of another accident in Skaneateles. We are putting the town on notice that we believe the increased plane traffic has a detrimental effect to our safety and our neighbor's safety. The current 3,100 foot runway serves smaller airplanes. Four passenger planes require 1,600 to 1,700 feet of runway to take off. A 3400 foot runway opens the door to larger faster airplanes with 11 occupants, 2 pilots and 9 passengers, very different air traffic then the smaller planes. There is a simple solution to improve safety. Do not expand the Skaneateles airfield. The larger and faster airplanes should use the Syracuse airport with its long safe runway. The Syracuse airfield has fire and other safety equipment and it is just 25-35 minutes away by car. Less air traffic in Skaneateles reduces the danger to local residents of an accident caused by an airplane. Most Skaneateles residents already use the Syracuse airport for air travel. In addition, expanding the airport is at odds with the Skaneateles 2005 Master Plan and the 2015 Comprehensive plan. The 2005 plan highlights the desire to keep Skaneateles a unique small community and to support slow growth of 3% a decade. The 2015 town/village plan lays out a vision for Skaneateles. The plan's vision for the future stems from the past. Prior generations have established an ideal, small upstate rural town with a charmingly vibrant center. These characteristics must be preserved.

Gretchen Messer, 2935 West Lake Road, Yes, it is a special permit, it is an airport, it is remaining an airport. The comprehensive plan speaks to smart growth and does the project meet the definition. Smart growth does not allow for incremental expansion and at the Zoning Board meeting several people spoke about previous requests to cut down trees so that they could come in lower. That is one change. This is another change. So, smart growth is not incremental. If you are to approve whatever is approved, I would put a caveat that there can be no further expansion. Collaborative decision making is part of smart growth. Your comprehensive plan states that the vision of the future stems from the past. We want an ideal, rural small community and it is in the comprehensive plan. You should channel change to ensure fundamental attributes valued by the community and protected for generations that you should keep into account. What is our community becoming? Another part is to establish clear limits to non-farm growth in the watershed

that is stated directly in your comprehensive plan. 41 and 41A, the town is working with NYSDOT to have them become scenic highways.

Ms. Sutphen commented that they will address comments made in writing to the board.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Marshall to continue the public hearing at the next scheduled Planning Board meeting. The Board having been polled resulted in the unanimous affirmance of said motion.

Continued Review-Minor Site Plan Review

Applicant: Kyle Albright
3140 West Lake Road
Skaneateles, NY 13152
Tax Map #050.-01-32.0

Present: Kyle Albright, Applicant; Robert Eggleston, Architect;

At the last meeting, it was determined that the access way is a shared private driveway. A revised site plan dated June 6, 2019 was submitted that reflects the lot including the shared driveway and at 10.7% impermeable surface coverage. The proposal has been modified to reduce the impermeable coverage to 9.9% by removing the shed, reducing the shared drive to 10 feet wide, reduced the private driveway, and modified the proposed addition to 24 feet x 24 feet. Also included in the proposal is an in-ground pool and permeable patio. The ditch to the south will be improved including three check dams to slow the water that is coming from the southern properties. The bio-swale has been modified to accommodate the additional improvements. The swale to north will drain into the bio-swale. Also of note is that the lot to the east is owned by Mr. Congel who has a garden. The only people using the shared driveway are Mr. Clymer and the applicant for lake access, and Mr. Congel to access his garden.

Member Winkelman inquired if the ditch to the south will be mowable. Mr. Eggleston stated that they will get the swale into a mowable state to control erosion. Member Winkelman inquired if there are any restrictions in the covenants that would hinder the reduction in the shared driveway width. Mr. Eggleston stated that they have reviewed the covenants and they will be able to reduce the width. The Planning Board classified this application a Type II action pursuant to 6 NYCRR617.5(c)(11) and not subject to further review under SEQR at the last meeting. The Planning Board also determined that the access way on the lot shall be considered a shared driveway in their resolution dated May 21, 2019.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Jill Marshall and seconded by Member Douglas Hamlin, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor site plan, with standard conditions and the following additional conditions:

1. That the Site Plan Approval shall expire if the Applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. The revised Site Plan 1 of 3 through 3 of 3 dated June 6, 2019, and revised Narrative dated June 6, 2019 prepared by Robert O. Eggleston, Licensed Architect, be strictly followed; and
3. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250 for engineering review; and

4. That the Applicant shall obtain all necessary permits and approvals from OCDOH and any agency or authority having jurisdiction over the Property or the Application; and
5. An as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project.

RECORD OF VOTE

| | | | |
|------------|-----------------|---------|-----------|
| Chair | Joseph Southern | Present | [Yes] |
| Vice Chair | Donald Kasper | Present | [Abstain] |
| Member | Scott Winkelman | Present | [Yes] |
| Member | Douglas Hamlin | Present | [Yes] |
| Member | Jill Marshall | Present | [Yes] |

Sketch Plan-Subdivision

Applicant: Tara Renner
 Robert Renner Family Trust
 2900 West Lake Road
 Skaneateles, NY 13152
Tax Map #052.-01-09.1

Present: Tara Renner, Applicant;

The proposal is for a two lot subdivision with Lot 1 3.2 acres with the existing camp, and Lot 2 23.1 acres with the existing barn, shared driveway, and NYSDEC boat launch access. Lot 2 will have a conservation easement of 16.1 acres for wildlife habitat and 7 acres of agricultural use. Lot 2 would be sold in conjunction with 052.-01-08.0, the 3.7 acre lot with a single family dwelling that was the parents' home. The applicant is working with Finger Lakes Land Trust on the conservation easement. The lake access just north of the NYSDEC boat launch will be included in a conservation easement. Chairman Southern commented that it is highly unusual for someone to include lake frontage in a conservation easement and that the applicant should be commended. The conservation easement agreement is being drafted and a copy will be provided to the town. A site visit will be conducted on July 13, 2019.

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Winkelman to schedule a public hearing on ***Tuesday, July 16, 2019 at 6:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Amendment Request-Special Permit

Applicant: Eileen Murphy
 3259 East Lake Rd
 Skaneateles, NY
Tax Map #040.-01-03.0

Present: Joanne Gagliano, Joe Falco, EDR

The applicant had received prior approval for the redevelop of the lot including a shared driveway to the south, in March 2019. A revised site plan was submitted to reflect a modification to the location of the driveway that will be located completed on the applicant's lot. The neighbor to the south was uncomfortable with a shared grass strip driveway causing the modification to be made. Due to the increase in disturbance on the lot with the modified location of the driveway, a SWPPP will be utilized. Existing impermeable surface coverage is 25% with an approved reduction to 13%, and now with the

driveway back on the property the impermeable surface coverage will be 16.7%. The emergency pull off area will now be located completed on the applicant's property. The stormwater management system has been modified to offset the additional impermeable surface coverage on the lot.

The north side of the lot drains to the northern stormwater facility, and the driveway stormwater will be routed to the stormwater bio-swale at the end of the driveway before entering the lake. There will be a natural swale between the north and south property lines. Mr. Camp commented that there will be a lot of earthwork on the lot and inquired if a calculation was completed on how much earth will be removed off site. Ms. Gagliano state that the material removed from the tennis court berm and for the driveway will be removed off site and a calculation has not yet been done by Mr. Dudden. Member Kasper inquired on the driveway pull off location. Ms. Gagliano stated that the location was chosen due to the topography of the area. Mr. Camp informed the board that there will be five feet deep or more of cuts in spots on the property east of basin A, in the location of the built up tennis court. Ms. Gagliano stated that drainage is a huge problem in the area and by placing the drainage facility in place of the tennis court, it will alleviate some of the flooding issues.

Member Winkelman inquired if the grass strip on the driveway of the prior approval was solid, how much differed would the impermeable coverage be. Ms. Gagliano said that the rough calculation would be slightly improved from the proposed plan. Mr. Camp inquired if the owner to the south would reconsider the shared driveway. Ms. Gagliano stated that he was not in agreement on the level of construction. Mr. Falco commented that he not be in agreement without some concessions.

WHEREAS, a motion was made by Member Winkelman and seconded by Member Hamlin, the Planning Board considered the proposed action as a Type II SEQR action and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

Chairman Southern clarified that the submission to the DRA fund will be increased to \$44,978.85. Member Winkelman requested that the magnitude of the earthwork should be provided to the town. Ms. Gagliano stated that the earthwork will be silt fenced. Member Kasper commented that the removal of the earth should not affect the neighbor to the north. Mr. Falco said that the neighbor to the north is at a higher elevation and the removal of the tennis court berm would not cause the stormwater to flow onto the property due to the higher elevation. It is also heavily vegetated between the properties.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Douglas Hamlin, seconded by Member Jill Marshall, and upon an affirmative vote thereon as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application, and amends the Approving Resolution, as follows:

1. The Site Plan SPR-101 through SPR-105, with the revised date of June 7, 2019, revised narrative dated June 7, 2019, Environmental Design & Research, D.P.C., Licensed Architects, be strictly followed; and
2. That \$44,978.75 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
3. Except as amended hereby, the conditions of the Approving Resolution remain in full force and effect.

RECORD OF VOTE

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|--------|-----------------|---------|-------|
| Chair | Joseph Southern | Present | [Yes] |
| Member | Don Kasper | Present | [Yes] |
| Member | Scott Winkelman | Present | [Yes] |
| Member | Douglas Hamlin | Present | [Yes] |
| Member | Jill Marshall | Present | [Yes] |

Sketch Plan-Minor Site Plan Review

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|-----------|-----------------|------------------------------|
| Applicant | Roy Lootens | Property: |
| | 3943 East St | Lot 5A Visions Drive |
| | Skaneateles, NY | Skaneateles, NY 13152 |
| | | Tax Map #023.-01-08.8 |

Present: Roy Lootens, Applicant; Robert Eggleston, Architect; Greg Kena, Lou Lamphear, Purus

This is a six acre lot on Visions drive and proposed in a light industrial use 6000 square foot building set back 100 feet from Visions Drive. Included in the proposal is a 24 foot wide construction driveway entrance that reduces down to a 20 foot driveway and parking area for 8 vehicles. The driveway has a hammerhead to turnaround and for any potential expansion. The building is located 141 feet to a watercourse to the east, allowing area for future development to the east. A bio swale is located at the southeast end of the property to process stormwater coming from the building eaves before it is eventually drains to the watercourse on the east. The septic field will be located south of the proposed building and is in process for approval. There will be about two employees on site although parking is set for eight employees. Under an acre of land will be disturbed for the project. The property has road frontage on Visions Drive and Sheldon Road, with no commercial access allowed off Sheldon Road.

The use for the building is for the growing of industrial algae that is used as a soil supplement. The floorplan includes a shipping room, cold storage room, growing room and clean room in addition to offices and bathrooms.

Lou Lamphear stated that the intended use is to grow chlorella vulgaris, which is a small green algae that is used as a food supplement as it is very protein rich. The algae are grown in the facility utilizing grow lights, and with very pure water. There is a minimum 30% yield increase in crops. Their goal is to have algae farms around the country. The amount of material they intend to produce each year is 360,000 liters, with one liter bottle covering one acre. The waste water will be recycled into the water system that is closed looped.

Chairman Southern inquired on the chemical makeup of the algae. Mr. Lamphear stated that it is 45% protein, amino acids, lipids, minerals and contains no phosphorus, nitrogen or potassium. The algae produced are a soil amendment and not a traditional fertilizer. The primary customer for it is Clean Strike that sells to farms and golf courses. There is no negative impact to the lake if the soil enrichment gets into the lake. It is also not the same species as the blue green algae and will not stimulate growth in the lake.

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Winkelman, the Board declared this application to be an Unlisted Action. The Board having been polled resulted in the unanimous affirmance of said motion. The board reviewed the short form SEQR with the Board. In evaluating each of the criteria set forth in Part II:

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

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Hamlin, the Board declared this application to be an Unlisted Action, and after review of the SEQR short environmental assessment form, determined that the proposed action will not result in any significant adverse environmental impacts. The Board having been polled resulted in the unanimous affirmance of said motion.

Member Hamlin inquired if there was a loading dock in connection with the proposed building. Mr. Eggleston explained that the trucks would have a lift gate to pick up a pallet.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Scott Winkelman and 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 site plan, with standard conditions and the following additional conditions:

1. That the Site Plan Approval shall expire if the Applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. The Site Plan 1 of 1, Elevations and Floorplans 1 of 2 through 2 of 2, dated May 30, 2019, and Narrative dated May 30, 2019 prepared by Robert O. Eggleston, Licensed Architect, be strictly followed; and

3. That the Applicant shall obtain all necessary permits and approvals from OCDOH and any agency or authority having jurisdiction over the Property or the Application; and
4. An as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project.

RECORD OF VOTE

| | | | |
|--------|-----------------|---------|-------|
| Chair | Joseph Southern | Present | [Yes] |
| Member | Donald Kasper | Present | [Yes] |
| Member | Scott Winkelman | Present | [Yes] |
| Member | Douglas Hamlin | Present | [Yes] |
| Member | Jill Marshall | Present | [Yes] |

Sketch Plan-Minor Special Permit/Site Plan Review

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|-----------|---|---|
| Applicant | Christopher Kelly 3628 Blackford Club Dr Marietta, GA 30062 | Property: 3355 East Lake Rd Skaneateles, NY 13152 Tax Map #041.-01-27.1 |
|-----------|---|---|

Present: Chris Kelly, Applicant; Robert Eggleston, Architect; Ed Basta, Landscape Architect;

The property had received prior variance approval for impermeable surface coverage of 16.3%, and the recent survey reflected 16.9%. This coverage will be reduced to meet the approved 16.3% by removal of the shed and reductions to the driveway. The proposal is for shoreline improvements to address severe erosion on the lake front.

Mr. Basta began describing the existing conditions of the property indicating where three tree stumps removed, and where there is a clump of trees where a wall will need to be built to protect the roots. The existing seawall consisting of quarry rock, and they would like to use shot rock and quarry rock to stabilized the area. Shot rock is 5-6 inch rock that has been quarried with angular edges. In addition #2 run of crush stone will be used and filter fabric, with the goal of reducing the amount of silt going into the lake. Other than the flat grade areas, the stone will be removed, filter fabric laid down, then the stone placed back in place with the additional stone. On the flatter portion of the shoreline, rounded gravel will be used over filter fabric and #2 washed gravel is round and will drain. The area by the trees being kept has eroded by three feet in depth. The design to remediate the shoreline is to make it as natural as possible. This is similar work that has been done on the lake at the Bisgroves property. Natural planting will be placed in the area with dwarf shrubs.

The NYSDEC is reviewing the application and they have walked the site. Mr. Camp requested that a site plan be provided to the board that show the proposed planning area and where the stone treatments will be located. A site visit will be conducted on July 13, 2019.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Marshall to schedule a public hearing on **Tuesday, July 16, 2019 at 6:40 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan-Minor Special Permit/Site Plan Review

Applicant Christopher Graham
4302 Jordan Rd Property:
Skaneateles, NY 4331 Jordan Road
Skaneateles, NY 13152
Tax Map #024.-02-01.2

Present: Chris Graham, Applicant; Robert Eggleston, Architect

The applicant had a prior approval for an office/storage building located on the triangular portion of the property (024.-02-01.1), and for a garage with an apartment above on the main lot, both of which have approvals that have since expired. Proposed is a four-car garage with one parking space for each of the tenants, two parking spaces for the applicant and an office on the second floor. There will also be an attached exterior cabinet to house trashcans. The location will be perpendicular to the existing two family dwelling and complies with all required setbacks for a mixed use lot. There is a slight change in grade in the location of the existing garage that will be demolished, and a swale to control drainage will be added in its location. A site visit will be conducted on July 13, 2019.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Hamlin to schedule a public hearing on *Tuesday, July 16, 2019 at 6:50 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Extension Request-Special Permit

Applicant: Russel Zechman Property:
PO Box 6 2054 Coon Hill Road
Skaneateles, NY 13152 Skaneateles, NY 13152
Tax Map #035.-03-05.2

Present: Russel Zechman, Applicant; Robert Eggleston, Architect

The applicant is requesting additional time to finalize the approved subdivision as there have been delays obtaining OCDOT approval. They would like an additional sixty days.

WHEREAS, a motion was made by Chairman Southern and seconded by Member Marshall, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II single family residential project, not subject to further SEQRA review.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Chairman Joseph Southern and seconded by Member Hamlin, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Extension Application, with the following conditions:

1. That all conditions of the October 16, 2018 resolution remain in full effect except as amended hereby;
2. That the Subdivision Map submitted by the Applicant with the Extension Application is approved, as it contains correct perimeter dimensions, and is to be utilized by the Applicant to effect the subdivision; and

3. That the time required for the Applicant to file the Map and Deeds with the Onondaga County Clerk in connection with the approved Minor Subdivision is extended for an additional sixty (60) days from June 18, 2019.

RECORD OF VOTE

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|---------------|-----------------|---------|-------|
| Chair | Joseph Southern | Present | [Yes] |
| Member | Donald Kasper | Present | [Yes] |
| Member | Scott Winkelman | Present | [Yes] |
| Member | Douglas Hamlin | Present | [Yes] |
| Member | Jill Marshall | Present | [Yes] |

Continue Review

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| Applicant: Emerald Estates Properties, LP Skaneateles, New York | Property: 2894 East Lake Rd Skaneateles, New York Tax Map #036.-01-37.1 |
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Present: Robert Eggleston, Architect;

Counsel Molnar updated the board that the town had not received comments or edits from interested agencies on the scoping documents. Subsequently the final scoping document has been filed and the applicant can proceed to prepared the draft environmental impact statement.

Amendment Request

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|--|---|
| Applicant: John & Reve Walsh PO Box 700306 Wabasso, FL 32970 | Property: 3093 East Lake Road Skaneateles, NY 13152 Tax Map #039.-01-02.0 |
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Present: Andy Ramsgard, Architect;

The applicant had received approval for the redevelopment of the lot in 2016. As they had worked through the construction of the project they did not install elements such as the pool and kept a close eye on impermeable surface coverage of the property. As such, they are at the end of the project and are proposing a modification of the approved driveway from a grass strip driveway to a solid paved driveway while still in compliance with the approved impermeable surface coverage. 11.8% impermeable surface coverage was approved and the as-built survey reflects 11% impermeable surface coverage. They have utilized grass strips on the driveway in front of the garage doors.

WHEREAS, a motion was made by Member Hamlin and seconded by Member Marshall, 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.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chairman Joseph Southern, seconded by Member Jill Marshall, and upon an affirmative vote thereon as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application, and amends the Approving Resolution, as follows:

1. The as built survey dated June 14, 2019, prepared by Paul Olszewski, P.L.S. PLLC, Licensed Land Surveyor be strictly followed; and
2. Except as amended hereby, the conditions of the Approving Resolution remain in full force and effect; and
3. An as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project.

RECORD OF VOTE

| | | | |
|--------|-----------------|---------|-------|
| Chair | Joseph Southern | Present | [Yes] |
| Member | Don Kasper | Present | [Yes] |
| Member | Scott Winkelman | Present | [Yes] |
| Member | Douglas Hamlin | Present | [Yes] |
| Member | Jill Marshall | Present | [Yes] |

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Hamlin to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:43 p.m. as there being no further business.

Respectfully Submitted,
Karen Barkdull, Clerk