

**TOWN OF SKANEATELES PLANNING BOARD  
SPECIAL AND REGULAR  
MEETING MINUTES  
August 15, 2017**

Joseph Southern-absent  
Donald Kasper  
Scott Winkelman  
Douglas Hamlin  
Anne Redmond  
Scott Molnar, Legal Counsel  
John Camp, P.E. (C&S Engineers)  
Howard Brodsky, Town Planner  
Karen Barkdull, Clerk/Secretary

Vice Chair Kasper opened the meeting at 6:30 p.m. The meeting minutes of July 18, 2017 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

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

**RECORD OF VOTE**

|            |                 |         |       |
|------------|-----------------|---------|-------|
| Chair      | Joseph Southern | Absent  |       |
| Vice Chair | Donald Kasper   | Present | [Yes] |
| Member     | Scott Winkelman | Present | [Yes] |
| Member     | Douglas Hamlin  | Present | [Yes] |
| Member     | Anne Redmond    | Present | [Yes] |

**Public Hearing –Special Permit/Site Plan review**

Applicants: Eric Brillo  
2487 Shamrock Road  
Skaneateles, NY 13152

Joseph Brillo  
2885 West Lake Road  
Skaneateles, NY 13152

Property:  
1786 Coon Hill Road  
Skaneateles, NY 13152  
**Tax Map #035.-04-20.0**

Present: Eric, Joseph and Theresa Brillo, Applicants; Robert Eggleston, Architect

No one wished to have the public notice read. A site visit was conducted on August 5, 2017. The Onondaga County Planning Board stated that the proposal will have no adverse implication in their resolution dated August 2, 2017 and commented that access to Coon Hill Road must meet OCDOT commercial driveway standards, that the town include the extent of any proposed outdoor storage, that state permitting is in place for the handling and disposal of regulated waste materials, to consider additional tree planting between the built area and the watercourse, and that OCDOH approval is received for the proposed septic system. The City of Syracuse Department of Water deferred their comments until OCDOH has approved the septic system plan in their correspondence dated June 5, 2017. The Zoning Board of Appeals granted

variances for more than 6,000 square feet of non-residential buildings built after 1996, and for the front yard setback of 88.7 feet where 100 feet is required. on August 8, 2017.

Member Winkelman commented that SOCPA had requested more landscaping between the proposed building with expanded parking and the creek to the south. Mr. Eggleston said that the area south of the proposed building and parking is heavily wooded, and the proposed building will be 135 feet from the watercourse. Member Winkelman said that SOCPA's intent was for the filtration of any runoff from the building, and continued saying that they also had a comment on the outdoor storage of the equipment. Mr. Eggleston stated that the building would be storing the trucks and equipment currently stored outside. Member Winkelman inquired about the proposed evergreens. Mr. Eggleston stated that there are evergreen proposed to the west of the building for screening. Mr. Winkelman concluded that the Onondaga County Planning Board also inquired about the shared access to the mixed-use lot. Mr. Brillo commented that the driveway has been in existence for over 60 years and they had placed a call to OCDOT. OCDOT has not gotten back to him regarding the existing driveway.

Mr. Eggleston commented that the septic design is being reviewed by the OCDOH. Vice Chair Kasper inquired if the proposed septic system will be a traditional or raised bed system. Mr. Brillo stated that it would probably be a partial fill with the 12-inch perc results.

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

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

|  |   |  |
|--|---|--|
| erosion, flooding or drainage problems?  |   |  |
| 11. Will the proposed action create a hazard to environmental or human health? | X |  |

**WHEREFORE**, a motion was made by Member Winkelman 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 and determined that the proposed action will not result in any significant adverse environmental impacts.

Member Winkelman inquired is there is a wash bed on the property. Mr. Brillo stated that there is a concrete pad where they wash the vehicles with the runoff going into stone. They do not do a tremendous amount of washing. For the inside of the proposed building the wash would drain into a separator and drain direct to the septic system, with plumbing control specifying what type of separator needed.

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

At this time, Vice Chair Kasper asked if there was anyone in favor of the project. No one spoke in favor of the project. Vice Chair Kasper asked if there was anyone wishing to speak in opposition, or had any other comments. No one spoke in opposition or had any other comments.

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

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made Member Scott Winkelman and seconded by Member Doug Hamlin, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor special permit, 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. That the Site Plan 1 of 1 dated June 28, 2017, Floorplans and Elevations 1-2 of 2 dated June 21, 2017, and Narrative with construction sequence dated July 30, 2017, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from the Onondaga County Department of Health, and approval from any other agency having jurisdiction needed for the Application; and
4. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance, be fulfilled; 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 | Absent  |       |
| Vice Chair | Donald Kasper   | Present | [Yes] |
| Member     | Scott Winkelman | Present | [Yes] |
| Member     | Douglas Hamlin  | Present | [Yes] |
| Member     | Anne Redmond    | Present | [Yes] |

### **Continued Review –Site Plan review**

Applicant: Brookedale LLC  
PO Box 476  
Syracuse, NY 13211

Property:  
2935 East Lake Rd  
Skaneateles, NY 13152  
**Tax Map #039.-01-26.0**

Present: Jo Anne Gagliano, Architect EDR; Danielle Carr, EDR

A site visit was conducted on August 5, 2017. The Onondaga County Planning Board stated that the proposal will have no adverse implication in their resolution dated August 2, 2017 and commented that approvals be obtained from the following county, state and/or federal regulations for septic system approval from OCDOH, residential driveway permit from NYSDOT, shoreline work below the mean high water permit from DEC and/or ACOE, and City of Syracuse Department of Water approval. The City of Syracuse Department of Water deferred their comments until OCDOH has approved the septic system plan in their correspondence dated July 18, 2017.

At the site visit, Mr. Camp had suggested having the drainage daylight to the lawn for filtration rather than piping it underground. New plans were submitted that reflect that change. The permits pointed out in the SOCPA letter have been submitted and are pending approval. Mr. Camp stated that the only comment he had related to drainage was the modification that Jo Anne had referenced. Vice Chair Kasper said that the site was open and there were no additional comments from the board.

Member Winkelman inquired if there any issue with obtaining the curb cut approval. Ms. Gagliano stated that there already is an existing culvert located there and it is just a formality in obtaining the permit. Member Winkelman inquired on the proposed impermeable surface coverage. Ms. Carr stated that it is proposed at 9.4%.

Member Winkelman inquired on the lakeshore improvements. Ms. Gagliano commented that they are repairing the existing deck that is hanging and replacing the stone around the timber steps. Member Hamlin asked if a bathroom would be installed in place of the compost toilet in the accessory building. Ms. Gagliano stated that it is proposed for a bathroom and the OCDOH is reviewing it as part of the septic system approval.

Vice Chair Kasper inquired if there is an existing water line from the lake. Ms. Gagliano said that there would be a water line put in, as there is no existing water line from the lake. Vice Chair Kasper commented that there are a lot of approvals that are pending and inquired if the application can be acted upon. Counsel Molnar stated that it is up to the board, and if it is the wish of the board to approve the proposal tonight, then the pending approvals can be part of the

board approval of the application. SOCPA has reviewed the applicant and had provided comments only. Mr. Camp commented that any comments from the agencies are unlikely to change any of the substance of the plan.

**WHEREFORE**, a motion was made by Vice Chair Kasper and seconded by Member Hamlin to consider 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.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made Member Scott Winkelman and seconded by Member Anne Redmond, 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. That the Site Plan C-201 dated August 15, 2017 prepared by Environmental Design Research (EDR) , the Plans S-1 and S-2 dated August 8, 2017 prepared by Rudy Zona PLLC, and Narrative dated July 18, 2017 prepared by EDR, be strictly followed; and
3. That the Applicant shall obtain all necessary permits and approvals from the City of Syracuse Department of Water, and approval from any other agency having jurisdiction needed for 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 | Absent  |       |
| Vice Chair | Donald Kasper   | Present | [Yes] |
| Member     | Scott Winkelman | Present | [Yes] |
| Member     | Douglas Hamlin  | Present | [Yes] |
| Member     | Anne Redmond    | Present | [Yes] |

**Sketch Plan –Subdivision**

Applicant: RG Newton  
46 East Street  
Skaneateles, NY 13152

Property:  
East Street  
Skaneateles, NY 13152  
**Tax Map #044.-02-27.0**

Present: RG Newton, Nicolas Rossi, Applicants;

The proposal is to subdivide the 14-acre lot on East Street, creating lot 1 at 2 acres and lot 2 with the remaining 12 acres. Lot one is a conforming lot along East Street, and lot 2 has an existing shared driveway that provides access to a residential lot at 46 East Street, a residence in the Village. Lot 2 contains wetlands over approximately half of the lot, and there are no plans to develop the lot.. The shared

driveway will also provide access to the larger lot 2, with lot 1 having direct access to the lot from East Street with an existing farm driveway on the property located south of the Angyal property. The existing driveway location for lot 1 has been verbally approved by the Town Highway Superintendent.

A perc test has been completed and the septic design has not been completed. Vice Chair Kasper informed the applicant that an approved septic system design will need to be completed prior to filing the subdivision map. Member Winkelman commented that the lot has public water available. Vice Chair Kasper stated that the applicant will need obtain a letter from Allan Wellington regarding the driveway cut for lot 1. A site visit will be conducted on September 9, 2017.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Vice Chair Kasper to schedule a public hearing on ***Tuesday, September 19, 2017 at 6:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

**Continue Review –Site Plan review**

Applicant: Martin Dean  
6469 Broadway Road  
Auburn, NY 13021

Property:  
2472 Benson Road  
Skaneateles, NY 13152  
**Tax Map #055.-02-11.2 & 055.-02-11.3**

Present: Martin Dean, Applicants; Robert Bergen, Attorney

At the last meeting, a request was made for the surveyor to calculate the impermeable surface coverage on proposed lot 1. Lot 1 will contain all of the structures from both properties with an impermeable surface coverage of 7.38% and open space of 92.62%. The plan will need to be corrected to reflect that the open space is 92.62%.

Mr. Brodsky said that the submitted survey map does not reflect the entire lot 2 parcel of 90+ acres. Mr. Bergen stated that they are not requesting a subdivision, just a lot line adjustment, and the cost of the survey for the entire lot would be another \$5,000 to \$10,000. The lot line adjustment map will need to be filed with the county. Counsel Molnar commented that the county clerk has a list of criteria for filing a map. Mr. Dean stated that he had discussed the requirements with the county a few months ago. Counsel Molnar stated that the map needs to show how the two lot relate to each other and how the will be realigned. The submitted map does not show how the larger lot is becoming smaller. Mr. Bergen commented that he believes the county clerk will accept the map. Counsel Molnar stated that based on the information present, the map reflects how the lot line adjustment will occur, as lot 2 is hard to map and put on a Mylar. If it is per the applicant's request for approval and acceptable to the board he recommended that, the board makes a determination on the map this evening. If the map is rejected, by the county then we will see the applicant back and the board would have to approve an alternate map.

The Onondaga County Planning Board had commented on the proposal stating that, no additional access to Benson Road for proposed Lot 1 will be permitted, that any future access to Benson Road for proposed lot 2 will be determined by the availability of sight distance, and that any new driveways will required a work permit for any work within the county right of way in their resolution dated June 21, 2017.

Vice Chair Kasper inquired how the farm on lot 2 is accessed. Mr. Bergen stated that the existing farm access is through lot 2 and will continue. A site visit was conducted on August 5, 2017.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member

Hamlin to consider 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.

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

1. The plat plan survey prepared by James R. Lighton, licensed land surveyors dated July 28, 2017 reflecting the re-aligned two lots, be submitted to the Chairman for review, approval and signature prior to filing with the Onondaga County Clerk's Office; and
2. The lot line adjustment map and deeds must be filed in the Onondaga County Clerk's Office within sixty-two (62) days of the signing of said map or the lot line adjustment approval shall be null and void. Proof of said filing shall be immediately forwarded to the Secretary of the Planning Board upon receipt by the Applicant and/or Applicant's representative; and
3. That the open space calculation reflect on the map be corrected to state open space is 92.62%; and
4. That any future access to Benson Road for proposed Lot 2 will be determined by the availability of sight distance and will required approval from the Onondaga County Department of Transportation.

**RECORD OF VOTE**

|            |                 |         |       |
|------------|-----------------|---------|-------|
| Chair      | Joseph Southern | Absent  |       |
| Vice Chair | Don Kasper      | Present | [Yes] |
| Member     | Scott Winkelman | Present | [Yes] |
| Member     | Douglas Hamlin  | Present | [Yes] |
| Member     | Anne Redmond    | Present | [Yes] |

**Sketch Plan –Site Plan review**

Applicant: Rick Moscarito  
120 Madison Street  
Chittenango, NY 13037

Property:  
2699 East Lake Road  
Skaneateles, NY 13152  
**Tax Map #037.-01-04.0**

Present: Robert Eggleston, Architect

The applicant has a contract to purchase the property that is 9,011sf with 75ft of road frontage. There is an existing 778sf dwelling on the property with 10.7% impermeable surface coverage. Proposed is a second floor addition of 286sf of living space and a 36sf deck. The roof of the concrete structure will be raised to a peaked roof to be more in keeping with the neighborhood. There is a small shed that will be relocated to the south and a new 12'x14' deck to the west of the dwelling will be added. The existing shoreline structure is currently planned to be rebuilt on the same footprint with a dock that will extend beyond the mean high water line. The existing seawall is undermined significantly, and proposed is rock that will be placed in front of the seawall to reinforce it.

The application requires variances, which are in process with the Zoning Board of Appeals. The Zoning Board of Appeals public hearing has been left open and the neighbors have voiced their concern on the redevelopment of the property although they would like to see the lot improved.

The existing septic system consists of a couple of 55-gallon drums that have been used over the years. Proposed is the replacement of the existing system with an Elgen septic system that would be located at the eastern end of the property farthest from the lake line.

To direct the stormwater that is running onto the property, a swale will be placed at the northern end of the property that will drain through a reinforced portion of the swale before entering the lake. The swale will also keep the stormwater away from the proposed septic field. Existing parking for the lot and in the immediate neighborhood is located in the road right of way and the applicant will contact NYSDOT on the continued use of the area for parking. The septic fields will stretch across the width of the property, prohibiting the driveway and parking to be located on the lot. The lot has nonconforming impermeable surface coverage that will be reduced to 10.6% and the applicant is aware that a payment will need to be provided to the DRA fund to offset the overage, as there are no other structures that could be removed from the property to reduce the coverage to conformance.

After the public hearing comments from the Zoning Board of Appeals and the recent site visit, there may be changes to the site plan submitted to the boards impacting the boathouse and the drainage. They would like to maintain the proposed second story as the height of the existing building is lower in height and is less than the neighbor house next door. There are three trees that will be removed that are not healthy or in the area of the proposed swale.

Member Winkelman inquired if the property is seasonally used. Mr. Eggleston commented that it is used seasonally and the applicant would like to have it be considered a year round structure dependent on septic approval. Member Redmond inquired on the neighbors' concerns. Mr. Eggleston commented that they are concerned that the building will block their view, that the boathouse is not really a boathouse but a pump house, concern with drainage, and parking on the road although the neighbors park on the right of way. Member Kasper inquired if the removed boathouse would be replaced by a deck. Mr. Eggleston said that a dock would be placed in the lake, and with the removal of the boathouse, the impermeable surface coverage would be reduced to below 10%. The other concerns is that the applicant does rent his properties and historically he acquires a property, improves it, rents it for a couple of years and then he sells it. A site visit will be conducted on September 9, 2017.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Vice Chair Kasper to schedule a public hearing on *Tuesday, September 19, 2017 at 6:40 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

**Sketch Plan –Site Plan review**

Applicant: Jane Cummings  
2356 West Lake Rd  
Skaneateles, NY 13152  
**Tax Map #056.-02-02.1**

Present: Robert Eggleston, Architect

The 33,408sf property is located on the corner of West Lake Road and Laxton Lane. In 2003, the prior owner had obtained approval for a 576sf-detached garage and to enlarge the dwelling. The house was expanded however, the garage was never constructed. The proposal is to construct a 24'x28' two-car



garage with attic storage and extend the living space 12 feet where the existing 6 ft. porch is located. The variances needed approval from the Zoning Board of Appeals is for the expansion of footprint and living space .

The proposed addition will increase impermeable surface coverage to 9.9% from the existing 8.3%. The application required Planning Board approval as the lot is located within 1000sf of the lake and the expansion is greater than 500sf. Silt fences will be around the work area, and the City of Syracuse Department of Water has requested that the septic system is evaluated. They will be running an evaluation on the system although there will be no increase in bedrooms for the dwelling.

Mr. Camp commented that the garage will be into the ground several feet as you go west. Mr. Eggleston stated that there will be some grading and there may possibly be a retaining wall along the edge of the garage. A site visit will be conducted on September 9, 2017.

#### **Sketch Plan-Site Plan Review**

Applicant: Robert & Joyce Jowaisas  
3083 East Lake Road  
Skaneateles, NY 13152  
**Tax Map #039.-01-03.0**

Present: Robert Eggleston, Architect

In addition to what was proposed last month, the applicant is proposing restoration of the bank The Sievings who have a contract to purchase, had requested a change for a random placement of plantings with hand stacked gabion rock over the fill area. The Sievings will also be reinforcing the existing stone seawall with ½ to 1 ton rocks and are pursuing a DEC permit for the work that will be done in the lake. The seawall is about 40-50 years old and varies in height up to 42 inches.

The plan shows both proposed projects with the first project of bank stabilization being authorized to begin by this board last month. The second project of the existing seawall will need to have a DEC permit obtained before work can begin. There is a no jurisdiction letter on file from the NYSDEC regarding the bank restoration. The Onondaga County Planning Board will be reviewing the application, and the Planning Board will continue the review next month.

#### **Continue Review –Site Plan review**

|            |                         |                              |
|------------|-------------------------|------------------------------|
| Applicant: | Gerhart & Merrily Heyer | Property:                    |
|            | 4104 Lafayette Road     | 2526 Lakewatch Lane          |
|            | Jamesville, NY 13078    | Skaneateles, NY 13152        |
|            |                         | <b>Tax Map #054.-03-07.0</b> |

Present: Gerhart & Merrily Heyer, Applicants; Robert Eggleston, Architect

A revised site plan was submitted dated August 11, 2017 that includes the detail for the retention swale and intercept drain, and a revised narrative has been included with an update on the construction sequence for these improvements. At the site visit, it was noted that the catch basin on the neighboring property was over-landscaped and caused the stormwater from the July 1, 2017 storm to wash out part of the septic topsoil on the Heyer property.

An intercept drain to the north of the Heyer septic system will be installed that will daylight onto the lawn beyond the septic system. Stormwater from the dwelling will run into a swale that will collect the water

and go into an underdrain that will connect to the intercept drain. The plan is not designed to take the water that was evident with the July 1, 2017 storm. Mr. Brodsky inquired if the applicant has spoken with the neighbor regarding the catch basin. Mr. Eggleston commented that the applicant has spoken with the landscaper and did not receive any response to resolve the blocked catch basin. The applicant is reluctant to repair the topsoil on the leach field until the catch basin is functioning.

Member Winkelman inquired what the road was north of the Heyer property. Mr. Eggleston said that it is part of an HOA and that the driveway is impacted by the blocked catch basin. Lakewatch Lane is under a separate tax parcel number and is owned by three of the property owners along it. The access then crosses over to Oak Bluff, which is another group of property owners. There was nothing on file regarding the drainage plans for the neighbor's property. Member Winkelman offered to contact the property owner to see if the catch basin could be remediated. Mr. Camp commented that if there were a non-functioning drainage system causing drainage issues to the neighbors, that the Codes Officer could get involved. Mr. Brodsky inquired if there was some recent work done that was adjacent to the applicant's property. Mr. Eggleston said that on the neighbor's property there is a ten foot access right of way, and the people who had the lake access put the french drain in up and down the hill. That may have been a violation for work done within 200 feet of the lake that did not have review. Mr. Brodsky commented that there is some disturbance that has occurred on the north side of the applicant's property by the adjacent property owner. Mr. Camp suggested that Scott's approach might be the best first step in getting it corrected.

Member Winkelman commented that there is a four-inch drain in the bottom on the trench and inquired on the size of the pipe going to the lake. Mr. Eggleston stated that there is not a lot of water from the house that contributes, and there is no need to increase it to six inch. What is being proposed for the Heyer property is to have the stormwater moved around the septic system and daylight onto the sloped area. The neighbor has a catch basin with a ten-inch drain with a four-inch line that the neighbor has installed. Mr. Camp commented that it was a six-inch line that was put in.

The proposed dwelling meets the setbacks, 6% footprint maximum, and 10% floor space maximum guidelines. The grade on the west side of the dwelling will be raised and proposed are swales managing water on the property. The property is one parcel divided by the private road. Member Winkelman commented that one of the applicant's shed is located on the neighbor's property. Mr. Eggleston commented that it is the applicant's shed located on the roadway that he is part owner, and in the past, he had his parking located in the roadway with the proposed parking now on the property.

Member Hamlin asked for clarification on the ownership of Lakewatch lane. Mr. Eggleston stated that it is owned by a few of the property owners bordering it including the applicant. Vice Chair Kasper inquired about the Lakefront Lane ownership. Mr. Eggleston explained that it is partially under a separate tax map number and there is a section that is an easement over properties including the applicants. The right of way private road did not have the impermeable surface coverage included in the calculations. Mr. Eggleston stated that in the McCarthy application, it did not include it as it was a private road, and this application is consistent with that application.

Mr. Brodsky clarified that the Town has not reconciled the access ways in the town as private drives versus private roads or shared driveways. Member Winkelman suggested that all of the property owners could come in and with the board we can determine what the status is and the drainage as well as each one of these access ways seems to have drainage issues that should be tied into the neighborhood. Mr. Eggleston stated that the challenge would be that there are not legal obligations of the uses of the access way. How do you get a neighborhood of property owners together after the fact and change their property rights and requirements. Member Winkelman commented that you could do it for access ways

that are for four dwellings like this as there are many issues down there. Mr. Brodsky commented that the drainage issues are a separate issue to the determination of whether it is a road and it would be difficult to compel the property owners to sit down and cooperate. Member Winkelman suggested that an incentive should be given to make their road conforming or granting them a variance. Counsel Molnar suggested the incentive could be that the impermeable surface coverage of the access way could be removed from each of the lots calculations. Mr. Eggleston commented that the dis-incentive would be that the lot size would be reduced in terms of zoning. He continued stating that this is more of a global issue and that the application has been accepted as presented.

**WHEREFORE**, a motion was made by Vice Chair Kasper and seconded by Member Hamlin to consider 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.

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made Vice Chair Donald Kasper 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. That the Site Plan 1 and 1A of 4 dated August 11, 2017, site plan 2-4 of 4 dated June 28, 2017, and Narrative dated June 30, 2017, prepared by Robert O. Eggleston, licensed Architect (collectively "Site Plan"), be strictly followed; and
3. That the Applicant shall relocate the existing shed partially located on the neighbor's property to be completed located at the end of Lakewatch Lane; 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 | Absent  |       |
| Vice Chair | Donald Kasper   | Present | [Yes] |
| Member     | Scott Winkelman | Present | [Yes] |
| Member     | Douglas Hamlin  | Present | [Yes] |
| Member     | Anne Redmond    | Present | [Yes] |

#### **Sketch Plan –Site Plan review**

Applicant: Raymond Poole  
PO Box 53145  
Sarasota, FL 34232

Property:  
1025 The Lane  
Skaneateles, NY 13152  
**Tax Map #050.-01-17.0**

Present: Robert Eggleston, Architect

The applicant has owned the property for several years and is proposing improvements to the dwelling. The alterations and reconstruction of the dwelling will maintain the existing footprint and living space but will increase the volume of the structure by 3,193CF. They will be raising the roof of the second floor of the house, raising the height of the roof of the garage, and adding foundations under the existing porches.

Silt curtains will be employed in the areas where foundations will be added. The porches will be enclosed and will become part of the house. The four-bedroom dwelling will be reduced to three bedrooms and the existing septic system is located at the north end of the property. There is a tank and pump chamber that will be replaced to meet code, with the force main replaced and an additional leach line installed. A site visit will be conducted on September 9, 2017.

**Discussion**

The DEC did not have any concerns on the Country Club proposed improvements although they do not want any equipment in the lake but rather the use of the long reach equipment as proposed.

**Discussion**

A joint meeting with the Zoning Board of Appeals was scheduled for August 10, 2017 at 6:30 pm to review the draft zoning code and solar legislation.

**Discussion**

Joel Russell will be back to discuss and explain the changes to the draft zoning code.

**WHEREFORE**, a motion was made by Vice Chair Kasper and seconded by Member Winkelman to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:29 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Secretary/Clerk