

**TOWN OF SKANEATELES
PLANNING BOARD
MEETING MINUTES
September 17, 2024**

Donald Kasper
Douglas Hamlin-absent
Jill Marshall
Jon Holbein
Samantha Parker-Fann
Scott Molnar, Legal Counsel
Caitlin Choberka, P.E. (C&S Engineers)
Karen Barkdull, Clerk

Chair Kasper opened the meeting at 6:30 p.m. The meeting minutes of August 20, 2024 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Parker-Fann to approve the minutes as corrected. The Board having been polled resulted in the affirmance of said motion. Member Marshall abstained due to his absence at last month's meeting.

RECORD OF VOTE

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

Public Hearing-Special Permit/Site Plan Review

Applicant: 828 West Genesee Street, LLC
505 E Fayette Steet
Syracuse, NY 13202

Property:
828 West Genesee St
Skaneateles, NY 13152
Tax Map #048.-01-13.1

Present: Josh Allyn, Tom Fernandez, Michael Balestra, Applicants; Bill Murphy Jr., Space Architectural Studios; Mike Lasell, MBL Engineering PLLC;

Mr. Murphy began stating that a revised site plan was submitted that reflects the changes suggested by the Zoning Board of Appeals and that it also incorporates some of the changes from the Planning Board. The signage has been reduced to only 18 square feet for the sign above the second vertical living wall that will replace the large queuing sign. The plan also reflects the seven planters that will be placed on the west side of the property to stop a vehicle cutting through the property while allowing pedestrians access.

Chair Kasper inquired about the possibility of placing the handicap parking area to the east of the covered queuing area instead of the proposed west side because when you come out of the building, you come out on the left side of the building. If you are a disabled person in a wheelchair, you would have to go all the way around to that parking spot. Mr. Murphy said that the access ramp to enter the building is under the canopy, providing cover to enter the building. There is also the covered walkway from the exit to the handicap parking spot when exiting and that either way you would have to go around whether it was entering the building or exiting the building.

Mr. Brodsky asked about the loading dock and delivery drive being located to the west of the handicap parking spot as it could be an issue when the handicap person is on the passenger side of a vehicle. Mr. Lasell explained that to meet code they are required to provide one eight foot aisleway for a handicap space, which is located on the east side of the space providing the best access to the ramp. Mr. Fernandez said that the deliveries will occur during off hours, so there would not be a conflict.

Member Marshall asked if there could be additional landscaping added to the plan. Mr. Murphy said that the area cap is actually an element in the remediation, so to disturb the cap is really not something that is recommended. So what we did was add steel planters to create a green buffer that would stop the vehicles from crossing the property line there, but still allow pedestrian traffic through. That would give us some more greenery and more delineation along Genesee Street without getting too far into the remediation and also protect the light and utility poles.

Chair Kasper opened the public hearing noting that the board had received letters of support for the proposal. He continued by asking if there was anyone in favor, in opposition, or had any other comments of the project.

Tom Fernandez: So I am also on the project itself, but also the Hilltop project across the street. I just want to talk a little bit about the site. As we know, the site itself meets criteria other than for the zoning variance for the overall lot size. Specifically we meet the higher parking density, and we are zoned in the Commercial Highway zoning district, in the Western Gateway that consists of a lot of buildings that are in need of adaptive reuse. I believe myself, along with Josh's team I believe, are up to the challenge of this site. We feel that the Hilltop project paired with the 828 site anchors the growth through responsible development. With the 828 site being in active remediation, the available uses are minimal. It is a testament not only to Taproot, but to our community with its biodiversity and regenerative farm that now takes the place of what was a threat to our watershed. This with the availability of new jobs and direct tax revenue to the town at its discretion, seems like a dream scenario.

Josh Allyn: I am a partner with Tom on this project. Really my hope is pretty limited in the sense that originally we were not going to do that in the town or our community at all except for the farm. We have basically had to change our route because of the restrictions of people and access to the cultivation site so really as a farm to table micro business where we can grow, process, and retail it. This is a dream come true for our community and for the 20 people that work for us over the six years to have access to this for safe medication for people instead of driving to Syracuse. Really, my story is on the environmental side, where we are taking an old as station from the watershed and the pollutants that are happening there is huge. So for us to not to disturb the site and to keep it viable. Really, for the town committed to this and to zoning it in this place, and our options were really limited, this is the perfect spot. It is small. It is going to look like a doctor's office when it is all said and done and really safe access for our community members.

Al Paniccia: I am the attorney for Broome County, New York, and I am here on behalf of my client Justin Marchuska and Marchuska companies. His LLC's own approximately 37 acres on the south side of West Genesee Street next to the subject property as well as behind the subject property. Now we are not here in opposition to the cannabis dispensary in the town. However, if there is going to be that cannabis dispensary at this end of town, it should be built in accordance with the requirements and that is what I am here to speak. Specifically, I have several issues that I would like to talk about, requirements that don't appear to have been addressed in the same plans that I saw; specifically with regard to the part you look at the section 148.5.3 of the of the zoning ordinances and in certain subdivisions there, it's talks about

location and screening within the agency district and the code specifically requires that there would there be a maximum of two rows of parking located in front of the principal building. But then it goes on, but not within the required front yard, the required front yard in this area is 30 feet from the road right of way back. The requirement it says here specific to the HC district and specific to cannabis dispensaries, so they could have parking in the front of the building but not within. It also goes on the code to say that if there are any spaces located in front of the principal building, they shall be buffered as described in subsection d. It goes on to say that the Planning Board shall require any parking lot for more than 10 cars to have a buffer to adjacent lots and road rights of way and that buffers shall be at least 20 feet wide. The required buffers may include planted trees and shrubs, hedgerows, and berms. Now the point here is that this is definitely in the HC district and there is often parking in front of the building, they are proposing 16 spaces, and they have it in front. Oh, by the way, they do not have 30 feet between the roads right of way. So right off the bat, the town code does not allow any parking in front, and they have not addressed anything at all. Now, like I said, the parking spaces in front of the building here are within the required front yard. That is within that 30 feet buffer zone. They have to address it. In fact, which would be a code violation. Also, the parking in front of the building, according to the site plans that I have reviewed, is not buffered as described in subsection of the code. Like I said, the code requires at least 20 feet of buffering. There is no buffering whatsoever in this. The code requires that parking lot be buffered with not only to the road but also to adjacent property owners. That is one issue. The parking and the buffering. Number 2. I asked the Planning Board to take a look at the impermeable surface coverage. I am looking at section 148 4Cb, it says here in in that code it says that there will be a maximum of 50% impermeable surface coverage. Within there shall be 50% impermeable surface coverage, but then it goes on to say within the lake watershed the percentage shall be reduced by 1/3. So this property is within that watershed district because the boundary of the borderline for that district runs along the center of West Genesee Street, so as a result of that, the maximum now is reduced to 33.3% of the maximum coverage it is 33.3% according to the site plan, the subject property has a coverage is 46.3% that is a significant change increase. And yet the site plan does not address does not say anything about how they are going to address that. And a final point, they say applicant respectfully objects to the assumption that a cannabis dispensary has unique potential for causing excess of traffic, noise, light layer or glare, or other nuisances. Further, any assumption that a cannabis dispensary would generate a high intensity of use crowds and long lines is not consistent with the experience in the industry. Well, those assumptions, those requirements, which is not something that is made-up, those are requirements of the town code. And you look at one for section 148-5-9-B. It is says the Planning Board should consider the unique potential for excessive traffic, noise, light glare, or other nuisances associated with the retail sale of cannabis products. So the town code is required that the Planning Board consider these things; the applicant has not considered it. It just says listen, we object to those we think are false and no evidence and applicant has provided, no evidence whatsoever that those assumptions are incorrect or that they should be ignored. I mean, it is just their opinion, their statements, saying that they should. They should not. They are wrong and the claims are ignored. Well, that is something that the town board. Included in the zoning ordinance. So it is not up to the Planning Board to ignore what is in the zoning ordinance at the direction of the Town Board. So for those reasons, I asked the zoning board, excuse me, the planning board take a hard look at the at these issues which may have not been brought up before. This is our first opportunity to make a presentation here, so this is.

Justin Marchuska: I own 796 W Genesee, 800 W Genesee, 804 W Genesee, 816 W Genesee, 844 W Genesee, and the property behind this and my plan with my property is something kind of in my opinion, is something really important to me and possibly build a resort there on my site once the water tower is built hopefully on the West side. I worry about this type of use. I am not against a cannabis business if

they approached me, I can dovetail into what I am building, and we put it in a way that is discrete that would fit in. I am happy to have a discussion, and I have been in development business for 30 years, but this is not the right spot. In the town, I would love to put a drive through on my property if I came to see you guys for a drive through what would be the answer? You would say drive-throughs are prohibited now. You might now, I might say, you know, you might say it is the year 2024, and you know this we got to put cannabis on Main Street but drive through also plays a big role as there is a lot of people with mobility issues and whatnot. I think that would be helpful to this community. So if this is approved, I think we should take a wide, far reaching effect at the town code overall. It seems to me that you know some other things should be considered at that point, especially even with my property. I know that we had a meeting with my architect BCK I VI group and we had a zoom meeting with Howard who was on the call, and he brought up because we are going to do a coffee shop at 816 West Genesee. I have demolished that site since, and I decided against it because I want to do the right thing in this town. My home is on the Roger Scott property. OK, I have been a good steward for seven years, for eight years at that site. So I want to be a steward to Skaneateles. I want to create a portion of my property. I do not have a problem with the use, it is just this is not the right use. I have had people approach me for dollar stores. I have had people approach me to build big buildings and raise fish inside big steel buildings and warehouses and different things, but I do not even bring those to the town because I consider this town near and dear to my heart means a lot. What you have, I live in Broome County five days a week, and this is like an imaginary world. This is like incredible, especially today. Like it is just awesome. I mean we are so blessed. We are so blessed with what we have here. And I am like I said, I am not against it. But let us produce a sensible plan. And you know, towns like yours. I also have property down in the Hamptons down in Montauk, which I figure is in the town of East Hampton. They are a sensitive community. They are kind of wrestling with what to do. They are not approving any cannabis type uses as of yet, I am not sure where the ultimate outcome is going to be. I mean, do you need someone for full 24 hours a day but at least the parking lot, so there is no loitering in the parking lot where people are smoking? I own a building in town, a large building in Binghamton bordering on 4 streets. People are smoking right outside, and no one is there to stop that. Again, I am for it. Just in a sensible location that makes sense. I have 37 acres, and I took the time because I invested in this community and what this community is about, and I believe great things are to come for the west side. I think the hotel I have no objection to that; I think the hotel's great. What Tom and his team are doing is fantastic with the hotel. So that is a great move. This is not something that I would say it's not the right positioning of the building or if this if this is approved, then I think it's only fair that the town look at other possible uses, you know, going back to the Planning Board, when we were to build our coffee shop, Howard did bring up an issue that he wanted to see, I believe. I am not putting words here, but Howard you mentioned that you wanted to see the exit eliminated where we would, have it at 816 W Genesee. That was a point of concern because of traffic issues. How about if people are impaired, coming, going from, or going coming or leaving this facility? This is something that we do not want. We do not want fatality. Chair Kasper mentioned that some of the issues brought forward are for the Zoning Board of Appeals for consideration of variances. The property and building is pre-existing, and the code does allow for pre-existing lots and buildings as far as impermeable surface coverage.

Bev Feeney: I would just like to mention it is a great thing. That is what Josh is trying to do.

Chris Buff: I would say yes, I support the dispensary. It is something by a local for locals. As I said in my letter to the board, it is high time we put in that year round residents that have been here forever wanted and can use and will use; however, as far your code goes for one place it should be enforced for every business, such as buffering, and it has not been so far.

Kim Bobbitt: I just wanted to say that cannabis is already legal, so that is I am not sure why that is being brought up, but making the assumption that people are going to be getting high in the parking lot, we don't make the assumption that people are going to be doing opioids and benzos in the pharmacy parking lots or driving drunk to the liquor store. So I personally do not agree with that statement.

Chair Kasper suggested that the public hearing be kept open until the Zoning Board makes their decision in case we have to adjust anything. Counsel Molnar recommended keeping the record open, extending the public hearing to the next meeting, review SEQR, and this will allow this board to review the application after the meeting date of the ZBA and their action that will have occurred.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Marshall to continue the public hearing at the **October 15, 2024** meeting. The Board having been polled resulted in the unanimous affirmation of said motion.

Mr. Allyn submitted additional letters for approval for the project. Mr. Paniccia requested to obtain a copy of the letters.

Special Permit/Site Plan Review

Applicant:	Collin & Melissa O'Toole	Property:
	43 Jordan St	2621 Benson Rd
	Skaneateles, NY 13152	Skaneateles, NY 13152
		Tax Map #055.-01-03.3

Present: Collin O'Toole, Applicant; Tom O'Toole, Representative;
Mr. O'Toole said that they have submitted an updated site plan tonight that reflects the location of the storage bins at the end of the driveway and turned 90°. He continued saying that he has reviewed the draft resolution and said that in section 5 that states that landscaping will need to be added next to the material bins with screening on the south side. They are going to be placing an 80 foot by 6 foot tall fence on the south property line and the bins would be hidden by it. In addition the material bins will have a cobblestone face. Chair Kasper inquired where the fence would be located as it is not shown on the site plan. Mr. O'Toole said that it will go from the corner of the barn back 80 feet and the fence would extend 6 feet beyond where the bins are located, and that there are also woods between the two properties.

Chair Kasper inquired about the size of the material bins and Mr. O'Toole said that they would be 30 feet long, 14 feet deep and about 2 feet tall. At the last meeting it was suggested that shrubs be added to screen the bins to the south and Collin O'Toole had said that he intended to screen the bins from view. Mr. O'Toole said that they were intending to screen the bins on the north side. Also since the bins are turned they would only see the cobblestone base. Member Marshall asked if the neighbor to the south is okay with the location of the fence. Mr. Eggleston, representing the neighbor, said that they had requested that the fence come off of the corner of the barn and along the parking area instead of off the property line as it is visually more effective to have the fence closer to what you are screening. Collin O'Toole said that he personally does not like fences and rather look at trees than a fence, but trees are expensive.

Chair Kasper asked how far away the fence will be located to the parking area and it would be 59 feet from the parking area as the fence needs to be one foot off the property line. Mr. Eggleston said that the fence was proposed by the O'Tooles and that their comment was for the fence to be closer the parking

area as a fence on the property line only protects a limited area. Collin is a landscaper so there should be landscaping.

Mr. O'Toole said that they also mentioned that the front along Benson Road on the east side of the property, we already have a split rail fence that was permitted two years ago, and Colin has fencing to go down around the property line, which would probably be about four or five feet that will eventually meet up with the 6 foot privacy fence. Mr. Brodsky suggested that an updated plan that reflects all of the changes on one document should be submitted.

Chair Kasper explained that the request is for a special permit and the site plan should reflect the complete proposed modifications that are called out in the resolution. He continued saying that there could be a bush or tree next to the bins on the south side. Collin O'Toole said that the south side is the meadow area and will be continued to behind the bin area. Chair Kasper replied that a meadow will give you two to three feet of height off the natural grass or wildflowers. Member Marshall suggested that shrubs could be placed along the south side of the materials bins and Collin O'Toole said that he could plant tall arborvitaes.

Chair Kasper commented that the applicant can operate his landscape equipment for the maintenance of his personal property, especially during the construction of his dwelling, as that is not income generating. The board determined that an updated site plan reflecting the requested modifications of the placement of the materials bin, fence location, drainage plan, and the arborvitaes location could be a condition of approval with the board chair and attorney approving the site plan.

NOW, THEREFORE, BE RESOLVED, upon a motion made by Member Jill Marshall and seconded by Member Jonathan Holbein, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the Special Permit and Site Plan Approval for the Application, with the following conditions:

1. That the Special Permit Approval stated herein shall expire if the Applicant fails to comply with the conditions stated herein within 18 months of its issuance or if its time expires without renewal; and
2. That the Site Plan S-1 of S-1 dated June 18, 2024 and prepared by Janice M. Miller, Architect (the "Site Plan"), be revised as set forth herein, and as so revised be followed in all respects; and
3. That the Narrative dated June 4, 2024 and prepared by Janice M. Miller, Architect, as well as the undated Narrative supplied to the Planning Board on August 10, 2024 (collectively the "Narrative") be followed in all respects, except as set forth herein; and
4. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or Application, and
5. That the Site Plan be amended and submitted for the Planning Board Chair's approval, and followed in all respects to reflect that: a) a solid six-foot privacy fence be installed 80 feet along and one (1) foot off the South property line from the West

end of the metal storage garage (the “Garage”) heading to the West; b) a meadow be planted and placed in the Southwest corner of the lot; c) that the mulch bins be depicted with dimensions shown placed to the West end of the parking area, and turned 90 degrees, with tall arborvitae landscaping to be placed next to the bins to screen the bins; d) that the swale and berm installed along the South property line be maintained to prevent stormwater runoff from crossing onto the neighboring property; and e) that split rail fencing be installed, length TBD, along Benson Road, as depicted on the Site Plan; and

6. That the landscape service business approved hereby be operated by the Applicant: a) according to the Narrative; b) with hours of operation Monday through Friday 7AM to 5PM, and occasionally on Saturday due to weather delays; c) with the number of Applicant and employee cars parked in the parking area next to the Garage not to exceed six cars; d) that there be no commercial equipment running outside of the business hours stated herein; e) there be no case where a tractor trailer is driving on the grass; and f) all material pallets be stored in the Garage or upon a stone driving surface, not on the grass; and
7. That any proposed signage for the landscape service business comply with Town zoning codes.

RECORD OF VOTE

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

Special Permit/Site Plan Review

Applicant:	John Menapace 2487 East Lake Rd Skaneateles, NY 13152	Property: 4022 Mill Rd Skaneateles, NY 13152 Tax Map #027.-01-74.1
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Present: John Menapace, Kate Slade, Applicants; Robert Eggleston, Eggleston & Krenzer Architects
Member Parker-Fann recused herself as her husband works for the brewery.

Mr. Eggleston said that they have submitted updated drawings that reflect modifications that were suggested at the last meeting. The parking has been removed from the right of way, areas in yellow on the site plan will be paved, and a trench drain on the south side of the building will be turned from a gutter into a trench drain with a grate so that it is easily accessible.

On the second page of the site plan is shown the floor plan for the various areas. Event space A has been placed on hold and is not part of this request. Event space B will be developed, however, limited to 60 guests. The calculations for parking are based on a more conservative calculation of two people per car, and they have 50 spaces, which means that there can be 100 people at the site, with the event center B capped at 60. 20 vehicle spaces would be available for the distillery and brewery tastings. During any

private event held, the distillery and brewery would not have any events occurring at the same time. They also have the option of shuttle people to the remote parking at the Skaneateles Excavation site if needed.

There was a question about the shuttle and the access and egress of the shuttle. The shuttle will come in the southmost portion of the lot, and they come out the middle driveway for the loop. People would be dropped off either down near the private event or dropped off and they walk down. The driveway loop can be added to the plan. Member Marshall inquired if distilling and brewing would occur during private events. Mr. Menapace explained that there is not a lot of noise or odor, and they are usually scheduled during times when the building is not open.

Chair Kasper said that he appreciates that the project has been downsized and shared a photo of the loading dock. His concern is about the loading dock and suggested that a barricade is added so that someone does not walk out onto that loading dock. It will be nighttime when the event ends and the concern is someone walking off the loading dock. Also there is a green light, will that be the only lighting in the area? Mr. Eggleston said that there will be additional lighting in the area along the path.

Chair Kasper suggested that the fire department review the site plan and provide comments to the town. Mr. Menapace said that Bob Herrmann has been at the site and has walked the building with him. Chair Kasper said that there is going to be another entrance for people coming out as you probably need another entrance for the number of people for the private events. Mr. Menapace said that there are existing exits with one back up the stairs out north through the brewery and the second out the side door. He added that there is a fire hydrant located across the street from this property.

Counsel Molnar said that he has added the two suggested items to the draft resolution and suggested that the board consider SEQR on this application and adopt the prior SEQR determination last reviewed January 20, 2016.

WHEREAS, a motion was made by Member Marshall and seconded by Member Holbein, the Planning Board adopted and ratified the prior SEQRA determination, last reviewed February 27, 2007, April 17, 2007, January 20, 2009, June 19, 2011, as adopted October 18, 2011, February 21, 2012, November 20, 2012, April 15, 2014, April 19, 2016, and April 20, 2021 for the Application, which was a determination that the Application constituted a Unlisted action with a negative declaration after review of the SEQRA forms submitted by the Applicant. The Board having been polled resulted in the unanimous affirmance of said motion.

Counsel Molnar said that the draft resolution includes expansion of the prior approval from March 2018 which approved the distillery and the brewery, but did not articulate any requirements concerning what has now evolved into the outdoor beer garden. The draft will partially amend the prior special permit and grant a new special permit for this different use. He recommended to the board that they review findings as required for any special permit.

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
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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 small	
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 Chair Kasper and seconded by Member Marshall, 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.

NOW, THEREFORE, BE RESOLVED, upon a motion made Chair Donald Kasper and seconded by Member Jill Marshall, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the Special Permit and Site Plan Approval for the Application, 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 Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
3. That the Site Plan 1 of 2 and 2 of 2, last dated September 5, 2024 and prepared by Eggleston & Krenzer Architects, PC, (the Site Plan”) be amended to reflect the location where a shuttle bus will load and unload patrons shuttled to the Property

from an off-site parking location, and as adjusted, be complied with by the Applicant in all respects; and

4. That the Event business use approved hereby be operated by the Applicant:

(a) according to the Narrative; (b) limited to Event Area B as the permitted Event location on premises for holding wedding receptions, family gatherings, corporate parties and gatherings, within the 2,895 square foot space thereof; (c) if and when live music is utilized by the Applicant for the Brewery Approval, live music shall not be permitted for use in Event Area B, or otherwise on the Property, in respect of simultaneous occurring activities and neighbors on Mill Road; (d); that the Applicant has obtained and shall utilize permission received from Andrew Miles, 3869 Fennell Street, Skaneateles Excavation (hereinafter "Off-Site Parking"), for the use of his parking lot on weekday evenings, holidays and weekends for overflow parking, and the patrons who park in this area shall be shuttled to the Property by a shuttle service provided by the Applicant; (e) that there be no on-street parking, or parking within the right of way of Mill Road by any patrons, employees or guests of the Property, whether attending or working at the Brewery or Event Space B, and the applicant shall monitor, patrol, or enforce these parking restrictions to prevent a nuisance to motorists and/or pedestrian safety issues on Mill Road; (f) the Applicant shall improve and maintain pavement near the entrance to the building for accessibility and provide accessible parking per code requirements on site, and install a grate or trench drain on the walkway to allow for wheelchair accessibility; (g) that Event activities set forth in the Narrative not exceed sixty (60) guests utilizing Event Area B; (h) with only one Event booked at a given time therein, with Events mostly on weekends commencing at 12:00 p.m. and concluding by 9:00 p.m. on Sunday, extended to 10:00 p.m. on Thursday, Friday, or Saturday; (h) with Event music (if not in conflict with the Brewery) inside Event Area B which shall cease thirty (30) minutes before an Event is scheduled to end; and (i) special events will not be held by the Applicant at the Brewery during use of Event Area B for Event purposes.

5. That the Brewery and Distillery tasting business established by the Brewery Approval Resolution be operated by the Applicant:

(a) according to the Narrative and the narrative supplied by the Applicant dated January 16, 2018; (b) limited to the indoor Brewery and Distillery locations depicted on the Site Plan and in the outdoor area depicted on the Site Plan as the "Beer Garten" with food truck and seating locations, and in strict compliance therewith; (c) that there be no on-street parking, or parking within the right of way of Mill Road by any patrons, employees or guests of the Brewery, and the Applicant shall monitor, patrol, or enforce these parking restrictions to prevent a nuisance to motorists and/or pedestrian safety issues on Mill Road; (d) that Brewery activities set forth in the Narrative not exceed ninety-nine (99) guests and three (3) employees, and in the event all on-site parking spaces are occupied, the Applicant will provide Off-Site Parking and a shuttle service for Brewery guests; (h) with hours of operation Wednesday through Friday from 3:00 p.m. to 8:00 p.m., Saturday from 12:30 p.m.

to 6:00 p.m., and Sunday from 1:00 p.m. to 5:00 p.m.; and (h) with Brewery event music (if not in conflict with Events in Event Area B) inside the building in the Brewery area, or outside in the Beer Garten with speakers facing South into the parking lot, and angled East towards the creek, and in no event with speakers pointed toward residential dwellings on Mill Road, which live or amplified music is to cease thirty (30) minutes before Brewery closure.

6. That the loading dock at the Property be barricaded during Brewery activities and Events to prevent nuisances and safety issues.
7. That the Applicant submit a letter from the Fire Department stating the Fire Department approves all design and layout of the parking area.
8. Except as modified hereby, the conditions set forth in the Brewery Approval resolution remain in full force and effect.
9. That any proposed signage for the Brewery, Event Area B and Property, generally, comply with Town zoning codes.

RECORD OF VOTE

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

Member Parker-Fann returned to the board.

Continued Review- Site Plan Review

Applicant:	Martin Hubbard 52 Jordan St Skaneateles, NY 13152	Property: 2570 West Lake Rd Skaneateles, NY 13152 Tax Map #054.-01-12.0
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Present: Robert Eggleston, Eggleston & Krenzer Architects

A site visit was conducted of the site. There have been no proposed changes to the site plan from last month. The existing drainage system has been working well to control stormwater and with the addition of the wildflower meadow across the road, there has been less stormwater coming onto this property. The existing basketball court is also used as a pickleball court.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Holbein, the Planning Board classified 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 affirmance of said motion.

NOW, THEREFORE, BE RESOLVED, upon a motion made Chair Donald Kasper and seconded by Member Samantha Parker-Fann, and after a unanimous affirmative vote of the Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application for minor 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 the Site Plan 1 of 1 and 2 of 3 through 3 dated August 1, 2024, with narrative dated August 1, 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 an as-built survey for this project is required for the Application, which must be prepared and submitted to the Codes Enforcement Officer with verification of conformance of all phases of the completed project within (60) days of completion of the project; and
5. The terms and conditions of the resolution(s) granting prior site plan and/or special permit approval, as hereby amended, shall be strictly complied with by the Applicant.

RECORD OF VOTE

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

Continued Review- Site Plan Review

Applicant	Kim Myers	Property:	
	209 Southwood Dr		3363 East Lake Rd
	Vestal, NY 13850		Skaneateles, NY 13152
			Tax Parcel #041.-01-28.0

Present: Robert Eggleston, Eggleston & Krenzer Architects.

Mr. Eggleston said there has been no revisions or comments to the contrary of the original submitted plans. Chair Kasper commented that what is being proposed is a 6 foot dock with a platform. Mr. Eggleston said that the platform will be used for winter storage of the boat lift and that is why a platform is needed. Chair Kasper commented that the land is not that high off the ground and could store the seasonal boat lift on land.

Additionally, the applicant is also going to finish the prior approval for the fire pit, patio, and the bank work with a retaining wall and vegetation. There will be large rock right at the lake line behind the high

watermark just to reinforce that edge and then they are placing flat rocks as part of the original approval. There will be minimal change in grade of the slope and the dock will be even with the land when the project is completed.

The proposed permanent dock will be 60 feet long and end where the water depth is 9 feet. A temporary piece of dock will be utilized during low water periods and the seasonal boat hoist will be located on the north end of the proposed dock.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Marshall, the Planning Board declared this application a Type II action pursuant to 6 NYCRR 617.5(c)(9) and not subject by SEQR for further review. The Board having been polled resulted in the affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Jill Marshall and seconded by Member Jonathan Holbein, 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 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 3 through 3 dated August 6, 2024, with narrative dated August 6, 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 Applicant undertake all necessary measures to prevent invasive species entering the lake or neighboring properties during construction; and
5. 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; and
6. The terms and conditions of the resolution(s) granting prior site plan or special permit approval, as hereby amended, shall be strictly complied with by the Applicant.

RECORD OF VOTE

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

Amendment Request Special Permit

Applicant: Marc Albino
292 S Hoopes Ave
Auburn, NY 13021

Property:
841 West Genesee St
Skaneateles, NY 13152
Tax Map #047.-01-29.1

Present:

No one was present to represent the applicant, and the application will be reviewed next month.

Sketch Plan- Site Plan Review

Applicant Mark Bitz
PO Box 912
Jordan, NY 13080

Property:
3145 East Lake Rd
Skaneateles, NY 13152
Tax Parcel #040.-01-28.0

Present: Bill Murphy, Space Architectural Studios

The existing property has a temporary dock and swim platform with a boat mooring and total offshore structures are 313.1 square feet. Proposed is a permanent dock that will extend 80 feet into the lake that will reach four feet of water depth, which will give adequate use in most conditions. The dock will be four feet wide and there is a 96 square foot platform proposed about halfway down the dock. There will be a temporary boat hoist that would be stored on the platform during winter. The seasonal swim platform will be removed. The offshore property line is shown on the survey submitted.

The water perimeter is 7373.4 feet to accommodate the existing mooring and the radius for the mooring. The board had a thorough discussion and determined that the seasonal swim platform and mooring should not be included in the water perimeter as we do not regulate seasonal moorings. Mr. Murphy said that for his understanding they will be able to keep the season swim platform and mooring, and since the permanent dock is within an area less than 4000 square feet, they will not need a special permit, just site plan approval. The board confirmed and set the date of September 28, 2024 for a site visit.

Sketch Plan -2 Lot Subdivision

Applicant: 4341 State Street Subdivision
300 S State St
Syracuse, NY 13202

Property:
4341/4355State Route 321
Skaneateles, NY 13152
Tax parcel #022.-01-16.0

Present: Jeff Davs, Legal Representative;

There has been a lease agreement entered into between Baxter and Woodbine and where Woodbine is now kind of managing the Lodge facility. And as part of that, they have commenced the construction for the septic facility for its own standalone septic, we have been working with the town for the water Line, and that construction is progressing to be starting here very shortly, so. We thought it was a good time for Planning Board review of the application because those were two of the issues that were raised before. We are just making sure that once approved, the facilities are completely independent and now that process is in place.

Mr. Davis presented an updated site plan that reflects a modification to the proposed lot shapes. The basic 2 lot subdivision dividing right between the two parcels with just a finger. This would be the Lodge, and this is Baxter Facility 321 out here. A finger of land coming in and touching in the water district that is required by the town. This is what has been worked on with the town and this whole water line is already engineered with an approved plan from the town that will come in. It also includes the changeover for utilities that will come in. This would be an easement. to where the property would be owned, and then that water line runs into the facility. So it will have its own standalone water. The septic is already under construction here, all approved by the county for that design access. As we have discussed, the prior access will remain through an access easement, which Scott has, that will come in through the existing facility into the parking lot. At some time in the future they would be likely looking for their own independent access, but not at this time as they will be using this access to come into the facility. So operations basically will remain as is, but for those cut over so utilities.

Counsel Molnar asked if it is the intention of the applicant to record the access agreement as an easement. Mr. Davis said I think it will probably be recorded as an easement for that purpose. Yes, until then it would be extinguished later on. There are some other easements that need to be recorded. If you see on that plan the existing outfall for the remaining Baxter facility will go across lot A. It does right now so there is an access easement that is shown on there to allow Baxter to maintain their existing outfall from their facilities, so there will be a couple cross easements that need to be put in place.

Chair Kasper asked What is the width of this finger of land to the west will be and Mr. Davis replied saying that it is a 50 foot easement and that also this where this is it for any kind of emergency vehicles or access, but not road access.

Mr. Lassell said that the Lodge would have the ability to stay within where they have approved to repair. We actually made it wider than we wanted to so that they could meander this line in here as you see so that they could actually avoid the wetland. This trench is only a 10 foot wide trench that goes there. it is 50 feet, and we have the ability to traverse Baxter's property in order to do repairs in the easement. The Baxter water line right now comes in off of here, meanders in, and comes back through this facility.

Member Holbein asked where the line exists for the metered electric. Mr. Davis said that it is going to be separated, working with National Grid to go through the separation process to bring electric in, set for the facility, everything has to be cut over, right down to telephone lines and the emergency call when there if there's a fire alarm that's all hard wired to the Baxter facility so that's all being switched over so that they'll operate completely independent.

Mr. Brodsky inquired if the driveway will be going to be potentially moving on to serve your own property and to separate it. Mr. Fernandez said out at a future date right now, we will have the easement that utilizes the entrance off of the existing drive. There is a lot of engineering that needs to go into that and NYSDOT needs to be involved, and studies need to be done. Mr. Brodsky asked if any discussions with NYSDOT about any limitations along that frontage, Mr. Fernandez said that they have not; it will be after subdivision that we go in and establish a separate drive. Mr. Davis said that they have the potential to access the facility through the easement that we are granting. Both parties desire to someday be completely separate, but if NYSDOT says it cannot be done, access will remain as it is.

Mr. Davis said that the access agreement that lays that out is already this thing right now. It is already signed. It was part of the lease agreement that was entered into right now for the operations and there is provisions in there as to what would happen as to you if for some reason no independent road is put in place after it is a year or something like that. Mr. Davis added that there's some other monetary stuff that comes in and that they want to try to ensure that all parties on this side want to wrap this up. There is a lot of actually, you know what my group is putting forth a lot of money and effort on the idea, right, that the subdivision is going to happen because they are, it is under lease right now and they are moving forward. We understood it needed to happen in that way in order to approve the subdivision. So we are hoping that we can get to the next step here with the board and you know, get a public hearing scheduled.

Member Marshall asked What are Woodbines plan long term plans for that property. Mr. Davis said that they intend to operate in the exact same way it is currently operating. Mr. Fernandez said that is they have really have no changes that we want on that space, other than no more fireworks. He continued saying that their goal right now is to take over operations. After we receive the liquor license for the space and that they plan to hire all of Compass crew, There now will become what by employees Compass is aware of that and they have been actually wonderful partners to work with. So for those outside looking in, nothing will really change other than updates the property. As Jeff said we have made major infrastructure updates properly not only on what is needed for the subdivision, but we have done a lot of landscaping updates. We have done updates to the building, updates to the HVAC, repainted. Just, you know, basic maintenance, it has been overlooked during the transition from Welch Allyn, Hill Rom and then to Baxter cause the building really kind of was an afterthought during those transition time. It was really the pride of Welch Allyn, and it was, you know, sadly overlooked. So on the team there was actually fortunate. They are happy that we came along and kind of started to bring life back into it.

Member Marshall asked if there will be transportation back and forth between the Lodge and the hotel. Mr. Fernandez said that their goal is for cross utilization of the property there. Member Marshall asked if there will be a road place on the easement and Mr. Davis clarified that the easement restricts the ability to place a road there other than for emergency repairs. They cannot put a road in there, their current access easement that Scott has, they can utilize the ring road. that goes in as of right now. So that whole ring road is under the current access easement for the facility and will remain in place until an independent road is established. The green area that you see on the plan there is the easement over the Baxter property for the water line, that easement is only for utilities and any emergency access to repair the utilities.

Chair Kasper inquired why the town did not consider putting the whole property into the water district. Mr. Davis explained that it is an easier process to do exactly what we are doing, since the property really was that the whole property already is in technically within the water district because it touches it. What is being done right now is allowed within the property even before the subdivision, because the Lodge is separate and can have its own independent line right now. Once it is subdivided off it will comply with the water district.

Counsel Molnar asked for the easements that are being prepared for the green area, the water line, and the utility easement. Mr. Davis said that they have the easement agreement and can provide that to the town. It is for the waterline and telecom that allows for the cut off for the property.

Chair Kasper inquired about the location of the wetlands, as he is aware of the retention pond. Mr. Davis said that when they walked with the town it was noted that there were some wet areas and some big

trees. They made the easement 50 foot wide, and the water line can meander through there for less disturbance. Chair Kasper said that they could drill underneath the wet areas similar to the Butters Farm Subdivision. Mr. Davis commented that it may cost more to do that.

Chair Kasper inquired if the subdivision can be filed without the water line installed. Mr. Davis said that they have an existing agreement, and they are getting water service right now under the existing operations, but it is all going to be cut over. And I think the timing of things, but the way it is panning out between construction of finishing both of those items is you know end of October, early November time frame. Everything's kind of coming together here, so if we could get a public hearing going, then even if you guys want to, you know, condition signing the final plat showing that those things are in place and inspected and operating that is not a problem.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Parker-Fann to schedule a public hearing on **October 15, 2024 at 6:40 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

Member Parker-Fann requested more information on the wetland delineation. Mr. Brodsky commented that the wetlands are actually along the property perimeter. Mr. Davis said that there is a retention plan there that they knew they wanted to avoid for no disturbance to the detention pond, and there were trees that they wanted to avoid. Mr. Brodsky said that it is vague, but it may not have been a DEC regulated wetland. Mr. Fernandez said that this was not a direct wetland because we had to do a bat study, and it was going through what trees are located in the area. They have also received the permits for excavation on the site. Member Parker-Fann said that the activity of putting in the lines does not require Army Corps permit so that the delineation would not happen. She continued saying that she thought there had been one and she would have liked to see that, and she was just thinking long term. Mr. Davis said that there are no DEC wetlands there.

Continued Review-Site Plan Review

Applicant: Sarah & Joseph Coco
564 Whittier Ave
Syracuse, NY 13204

Property:
1387 Thornton Heights Rd
Skaneateles, NY 13152
Tax Map #057.-01-38.0

Present: Robert Eggleston, Eggleston & Krenzer Architects

Mr. Eggleston explained that the Coco application has been modified with the proposed house located in a different location. The variance was denied on the prior location, and a revised application has been submitted where we have pushed the House further back, so now it is 83 and 89.4 feet from the lake line instead of 70 feet. With some of the discussions about the odd arrangement of the gravel driveway on the right of way and parking on the right of way, we have actually included our own parking lot. The impermeable surface coverage will increase from 8 1/2 % to 10%, which is allowed. So we have pretty much fit everything in there, including the septic and expansion area, onsite parking and getting the house pushed further back and still not behind the other houses. We have also reduced the visual appearance of the house where the walk out cellar does not look like the third story, and it is really strict for storage. On the plan we have shown silt fences, we have construction sequences together and all that good stuff.

Chair Kasper asked if the variances are still required and Mr. Eggleston said yes, it was my impression that the ZBA looked favorably upon the changes, but I cannot speak for them, and we have been back before them. They have had their initial review, and their public hearing is next month.

Chair Kasper commented that the gravel driveway is not on their property. Mr. Eggleston explained saying that the gravel driveway is in the right of way, and that there are two on the northern lot as it is a shared lake access parcel for the residents of Thornton. It is all part of that same easement right of way area. So their driveway coming down towards the house is actually on the right of way. A site visit will be conducted on September 28, 2024.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Holbein to schedule a public hearing on **October 15, 2024 at 6:50 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

Chair Kasper asked what issues the ZBA had with the proposal. Mr. Eggleston explained that they had issue with the close proximity to the lake, and the interesting thing is the existing structures are conforming at 61 feet because it predates 2005, but now that we are building new, we have to be 100 feet. I think there's rationale for not going 100 feet obviously to fit all the other elements with setbacks of the neighboring dwellings and the location of the septic and expansion area.

Continued Review-Special Permit/Site Plan Review

Applicant:	West Lake Properties LLC	Property:
	James Ranalli	1808 West Lake Rd
	1200 State Fair Blvd	Skaneateles, NY 13152
	Syracuse, NY 13209	Tax Map #062.-01-09.2

Present: Robert Eggleston, Eggleston & Krenzer Architects

Mr. Eggleston explained that the ZBA had denied their previous request for a 574 square foot covered boat slip to accommodate a 36 foot boat. Jim is going to look at a smaller boat so they can have a smaller covered boat slip with a reduction in the dock extension reducing the width to 5 feet, with a proposed total dock square footage of 982 square feet. A 300 square foot covered boat slip would only accommodate up to a 21 foot boat. The canopy needs to have structure, which is a foot of the dock which is that green space around the between the blue that is the boat slip, the yellow is the dock and part of the dock is part of the canopy, which is green because blue and yellow makes green.

We need a dock on three sides because you cannot have a 20 foot hole in the lake supporting the roof. You need to have the dock to give lateral support because there is two posts that give you lateral support for that post. That is just how canopies and docks work. Member Marshall said that the dock could be not as wide and still support the boat slip as she has seen other dock supported slips with walking surfaces that are narrower. Mr. Eggleston explained that proposed is a six foot dock that consists of 5 feet of dock and one foot of canopy support. Phil Riclef and Rick Estlinbaum are saying it is difficult to reduce the size and still provide support.

The existing dock extends 97 feet to reach four feet of water as it is an alcove that is very shallow. The zoning law took into consideration the fact that you have special site conditions and again, it is not out of

place and that we are dealing with oversized lots larger than a conforming lot in the area and also there's the father's canopy over here that was built prior to the rules and maybe part of the reasons why we have rules. That thing is 4 times as big as what we are proposing. The covered boat slip will be off the south property line by 12.5 feet with the neighboring property to the south having over 700 feet of shoreline. A site visit will be conducted on September 28, 2024.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Marshall to schedule a public hearing on **October 15, 2024 at 7:00 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan- Site Plan Review

Applicant	Mark & Sally Wilson 7900 River Park Dr McKinney, TX 75071	Property: 2408 Wave Way Skaneateles, NY 13152 Tax Parcel #056.-02-36.0
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Present: Robert Eggleston, Eggleston & Krenzer Architects.

The applicants purchased a year round house on the lake and what they like to do, there is an existing garage which is right on the property line. In fact, it is over the property line. They would like to remove the existing garage and build a conforming garage that meets the required setback. It will be 100 feet from the watercourse that starts after the vegetated ditch on the north side of the property. They will also be putting in a second floor addition on the existing cottage. A variance was received for a one story addition they put in and now they are making it a two story addition. There will be a bonus room over the garage similar to what you have seen before.

The existing drainage system of catch basins was installed with the original project, and they will be tying in the downspouts into the existing drainage system that eventually goes to the lake.

Chair Kasper inquired on the size of the existing garage and Mr. Eggleston said that the existing garage is 559 square feet, and the proposed garage will be 672 square feet. Impermeable surface coverage will be reduced to the conforming 15.75%. Chair Kasper asked if they need the additional space in the garage and Mr. Eggleston said that it is a two car garage with room for a set of stairs to the second level. The second level living space will be heated and have a bathroom. It is a place for the kids and grandkids when they visit.

Ms. Choberka asked how the distinction was made between the vegetated ditch and the watercourse was made. Mr. Eggleston said it was a visual thing. It also was based on what you know was Identified back during the original application, but it is a grassy edge and then it is when it gets steep, as when it starts rounding and hits a stone. A site visit will be conducted on September 28, 2024.

Sketch Plan- Site Plan Review

Applicant	David & Alexa Krauter 2172 Wave Way Skaneateles, NY 13152 Tax Parcel #057.-02-02.0
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Present: Robert Eggleston, Eggleston & Krenzer Architects.

Mr. Eggleston began said that the applicants have an existing house on an oversized lot. Proposed is a 64 by 34 foot pickleball structure that will then have a hospitality area for resting between matches and whatever pickleball people do. There will also be a garage as they currently do not have a garage on the property and then they would like to have an accessory apartment which is 943 square feet on the 2nd floor above the hospitality area in the garage for guests that they have from out of town.

On the 1st floor plan it shows basketball and pickleball and a couple court layouts. The area of the septic field, then they are redoing the septic field to accommodate the additional bedrooms. This area right now is an open lawn area where the septic will be rebuilt, and then this is a wooded area. We are 150 feet back from West Lake Road, so they are going to trim what is necessary for that and also to get their solar system set up on the roof of the building.

There was a project for stormwater management on the property line with the adjacent neighbor, and I took a look at it and my gosh, is that vegetated, it is the rocks are all, with a series of dikes and rip rap but it is all overgrown. Member Parker-Fann said that it is set back in the woods. Mr. Brodsky commented that even though it is set in the woods, it is still important to be mindful of the character of the of the proposed structure and the surrounding structure. Mr. Eggleston said that this will not be seen from the road as the area is highly vegetated from the building out to the road and even that 30 feet remaining is quite vegetated.

Member Parker-Fann said that this area along the southern end of the lake has bat concerns. I am just wondering with the removal of trees that the bat environments in an area might be affected. Mr. Eggleston replied that they are requesting approval now so the area can be cleared before any potential bats return. She said that any tree greater than 3 inches at chest height is considered a potential habitat for bats. A site visit will be conducted on September 28, 2024.

Sketch Plan- Site Plan Review

Applicant	Michael Cregg	Property:
	12 E Epping Wood	2880 West Lake Rd
	Pittsford, NY 14534	Skaneateles, NY 13152
		Tax Parcel #052.-01-06.0

Present: Robert Eggleston, Eggleston & Krenzer Architects.

The applicant recently purchased the Goetzmann house and is working on renovation and updates. What he needed, especially as they have started doing prep work and having contractors come in the house, really needs a lot of overhaul. One of the reasons that was sold to him is he is restoring the house as opposed to not tearing it down and building a new mansion. The driveway is very, very tight. You can pull into the garage if there are no cars there, you can go back out and turn around. So really what he wanted to do is expand a parking area over here by putting a retaining wall that would be about four and a half feet with large boulders to create an adjacent guest parking area. This is a family compound where he has, I think about 3 adult children that will be coming to visit.

We will be doing another project with the boathouse and cleaning up this area. We will be removing a lot of that excess driveway down to the boathouse, but at this point he wanted to get this. He started to get

the retaining wall in the parking area, and we are still below 10%, we are at 9.4% total coverage and 9% impermeable surface coverage.

There is an existing drainage system that has been in place for about 5 or 6 years with a catch basin here and here that heads down to the lake. It picks up the roof gutters from the house and everything seems to be working well. We will be adding one catch basin just to take any additional runoff from this area and include it in that stormwater system. A site visit will be conducted on September 28, 2024.

Sketch Plan- Site Plan Review

Applicant	Ben & Tyler Cherington PO Box 404 Sewickley, PA 15143	Property: 1838 West Lake Rd Skaneateles, NY 13152 Tax Parcel #062.-01-06.0
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Present: Robert Eggleston, Eggleston & Krenzer Architects.

The applicants have just purchased the property, and it has over the years had a significant amount of erosion. They did a seawall which actually stopped erosion for the previous owner three years ago; what they would like is a permanent dock right now. The only place we could do it within the limits is along this north area to try to stretch out to a place that we can get deep enough, and we are going out 100 feet and we do have a platform at the end to be able to put their boat lift. We do meet the perimeter limitations, and setbacks. The extension of the water of the perimeter is shown where the property line comes out to low water to this point and then goes at the required angle and we are 10 feet off the extended property. A silt fence is on the plan at 9 feet that will be utilized during construction.

Mr. Brodsky said that placement of the platform has been difficult for you in the past and I did not offer a solution by any means, but It is just something you have looked at kind of taking a hard look at in the past and wrestling with. So I wanted to give you heads up to that and depending on how you look at it and how its measured. It could be exceeding the dimensional requirements. Mr. Eggleston said that they are not; they are consistent with the interpretations we have been using all along for the approved projects. Chair Kasper said that on some of the prior applications the properties did not have shoreline to store their equipment, but this property is pretty flat so there is an option to store the seasonal boat lift there. We do not want platforms used just to expand the docks. There is a maximum 16 feet across including the dock and a maximum size of 100 square feet in area. A site visit will be conducted on September 28, 2024.

Attorney Advice Session

WHEREFORE a motion was made by Chair Kasper and seconded by Member Marshall to enter an attorney advice session. The Board having been polled resulted in favor of said motion.

WHEREFORE a motion was made by Chair Kasper and seconded by Member Holbein to return from attorney advice session. The Board having been polled resulted in favor of said motion.

The Board returned at 9:38 pm.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Marshall to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 9:38 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston	John Menapace	Beverly Feeney	Tom Fernandez	Kim Bobbett
Kate Slade	Bill Murphy Jr.	Josh Allyn	Jeff Davis	Gina Brothers
Chris Buff	Scott Brothers	Tom O'Toole	Colin O'Toole	Justin Marchuska
Al Paniccia				

Additional Meeting Attendees (Zoom):

Mark Tucker	Lee Buttolph	Mark Wilson	Sal Strods	Mike B.
Mike Lasell	Heather Vasilie	Gail Dean	Norm Swanson	David Lee
Chris				