

Town Board Meeting

March 4, 2024

6:30 p.m.

Zoom: Meeting Id: 813 3639 1372 Passcode: 900480

Present: Supervisor Legg, Councilor Alexander, Councilor Tucker, Councilor Dove, Councilor Milne, Attorney Smith.

Also, Present (In Person): Tim Dobrovosky, Sue Murphy, Keri Fey, William Christenson, Nick Campbell, PJ Snyder, Lukas Snyder, Camden Reeves, Justin Reeves, Christopher Sedorus, Kristen Blum, Katie Blum, Leo Cooper, Charlie Cooper, Kevin Cooper.

Also, Present (via Zoom): Brian Buff, Karen Barkdull, Jason Gabak (Skaneateles Press), Robert Herrmann, Miranda Robinson, Paula Powell, Kris Kiefer, Kathleen Zapata.

Supervisor Legg announced he had spoken to Senator's Schumer's office and the Town of Skaneateles had received notice that the 1.85 million dollars the Town had been working with Congress Williams to obtain for the Andrews Road Water District and Water Tower Project is now in front of the House and the Senate in with other appropriations bills. This along with the 4.4-million-dollar grant that the Town had already received will make this important water project possible for the Town water customers.

Department Reports

Highway: Highway Superintendent Dobrovosky submitted his report to the Board for their review. He reported the Highway Department had fixed work trucks, cleaned up trees from the high winds, repaired plow damage in yards, installed the react blade on the new truck, installed farm driveway extensions on Heifer and Hencoop Roads and also plowed snow 12 times since the last Town Board meeting.

Highway Superintendent Dobrovosky stated there were 2 vehicles at the Highway Department that were scheduled to be replaced this year and he would like the Board to declare the old vehicles as surplus so they could be sold. The two vehicles he was asking to be declared surplus are the 2012 dump/plow truck and the 1987 roadside mowing tractor.

On a motion of Councilor Alexander, seconded by Councilor Dove and with a (5-0) affirmation of the Town Board, the 2012 dump/plow truck and the 1987 roadside mowing tractor at the Highway Department were declared surplus so they could be sold.

Transfer Station: Municipal Recycling Liaison Brian Buff reported the Transfer Station had sent out 8 loads of trash, 3 open top containers and 3 loads of recycling. Mr. Buff reviewed the yearly comparison. * report attached.

Mr. Buff stated he would like the Board to approve his purchase of a new loader snow pusher blade. This was approved in the 2024 budget.

On a motion of Councilor Alexander, seconded by Councilor Tucker and with a (5-0) affirmation of the Town Board, the Board approved the equipment the purchase of the equipment the Transfer Station had budgeted for in 2024.

Mr. Buff stated he had been working on the energy efficiency grant with Town Engineer Robinson for a new heating system at the Transfer Station office and guard shack. The grant was for a total of \$10,000. He had received 4 quotes for a heat pump heating and cooling system. This system qualified for the Clean Community’s Energy Efficiency Grant.

Engineer Robinson stated the heat pumps are an automatic incentive for the grants. The grants are actually coming from the clean energy communities that the town had subscribed to. But to follow the Town’s procurement policy three quotes were needed.

Mr. Buff reviewed the following quotes for the proposed heat pump system:

Mark Patterson	18,000 BTU unit and 9,000BTU unit with a 5 year warranty on parts, no warranty on labor	\$9,165.00
Isaac’s Heating and Cooling	17,000 BTU unit and 9,000 BTU unit. with a 7-year parts and labor warranty	\$13,323.00
Holbrook Heating	9,000 BTU unit and 9,000 BTU unit 7-year parts and labor warranty	\$11,900.00
Halco	18,000 BTU unit and 9,000 BTU unit 7-year parts and labor warranty	\$10,000.00

Mr. Buff recommended the proposal from Halco. It had the larger unit and the better warranty at at the cost of \$10,000.

On a motion of Councilor Tucker, seconded by Councilor Alexander and with a (5-0) affirmation of the Town Board, the Board approved the Halco proposal for the heat pump system at the Transfer Station for \$10,000.

Planning and Zoning: Planning and Zoning Secretary Karen Barkdull reported there were 5 new applications for the Planning Board. She reviewed the open projects, Josh Lagrow (Village Meadows Dubdivision), Community Meadow Solar Array and Lakelawn. Other activities included 5 pre-application meetings, and 3 hours of Coded Enforcement training. *Report attached.

Codes: Codes Officer Robert Herrmann reviewed the February 2024 codes office report. He stated he had been able to close out 40+ expired permits, 58 expired at this time. He and Ben Garrett signed up for the NYSBOC Conference in April.

Mr. Herrmann reviewed the generator proposal for the Town Hall. The easement with the Methodist Church had been finalized and he stated he would move forward with the approved Town Hall generator installation.

*February 2024 Codes Office Report Attached.

Parks: Parks Manager Sue Murphy reported Playday registration would start on March 11th at 8:00a.m. She had submitted part 1 of the Town's safety program to the Health Department for the Clift Park swimming permit. They continued to do interviews for the Parks Laborer position, and she thanked the Highway Department and Dave Tanner at the Transfer Station for helping clean up the downed trees at the Nature Trail.

Water: Town Engineer Robinson reported for the Water Department. She stated Water Foreman Shane Christman had been working on getting quotes on the GIS mapping system they wanted to get for the water department.

The monthly coliform testing had been completed and came back from the lab with negative results and these results were submitted to the Department of Health.

Water/Engineer: Town Engineer Miranda Robinson reported on the following:

Clean Energy Communities Grants Updates:

The Town has submitted the application for the \$10,000 grant for the heat pumps to be installed at the transfer station. The final submission is attached. The town has received the credit for the "community campaign" for renewable energy.

Next, we will be submitting for the credits for the solar array that was installed at the transfer station. This high impact action will create an opportunity for the town to be eligible for a \$50,000 grant. The engineering department is currently performing an ASHRAE level II audit with help from the Codes department for the Town Hall Upgrades. It is anticipated that the \$50,000 will help cover the costs of some of the energy efficiency upgrades for the Town Hall.

Andrews Road Water Tower:

C&S provided the Engineering Report that is a requirement of the Grant Funding through the State Revolving Fund. The town provided some edits and updates to the hydraulic model. The model will reflect current and proposed conditions with the new water tower.

Per Exhibit A, the 50% design is slated to be delivered to the town in June, but we are hoping to bump that up in just a few weeks if possible.

Other Items:

- There are ongoing discussions with the group on Upper Highland Avenue regarding their petition to the town for water.
- Village Meadows Subdivision has requested a fire flow test from the Town to be performed by the water department. They are aware that this may come with a price tag for the typical after-hours work.
- An invoice was sent to the Village for their share of the Automated Metering system through Sensus.
- The streetlighting crew will be out tomorrow to repair streetlights and reinstall the Gateway that required repair on the west side of town. The labor for the gateway will come from the non-routine maintenance budget.

Budget: Budget Officer Keri Fey reported they are focusing on the audit that would begin on March 25th.

Fire Department: Councilor Dove reviewed the Skaneateles Fire Department February report.
*report attached

Minutes of February 12, 2024: On a motion of Councilor Alexander, seconded by Councilor Milne, and with a (5-0) affirmation of the Town Board, the minutes of February 12, 2024, were accepted as presented.

Budget Amendments: No Budget Amendments

Abstract #24-04: : On a motion of Councilor Tucker, seconded by Councilor Alexander and with unanimous (5-0) affirmation of the Town Board vouchers were authorized from the following funds:

General:	\$ 40,437.35	Highway:	\$ 6,977.39
Sewer:	\$ 36.85	Street Lgt:	\$ 690.49
Part Town:	\$ 2,953.95	Water:	\$ 6,392.67
T&A	\$ 311.62		
Total:	\$ 57,800.32		

Skaneateles Lakeshore Baseball Fence Request: Supervisor Legg stated Skaneateles Lakeshore Baseball had requested the Town allow their organization to make the following improvements to the baseball fields at Austin Park.

1. Rebuild and repair the pitching mounds
2. Allow for temporary Outfield Fences

3. Portable Scoreboards

Proposals #1 and 3 were approved by the Town Board. Representatives from Lakeshore Baseball were here to present proposal #2, temporary outfield fences.

The following representatives presented to the Town Board: Justin Reeves, President, PJ Snyder, Player agent, Mark Kowal, Vice President, and Peter Georgianna.

Mr. Reeves gave the presentation to the Town Board. He stated these proposals before the Board would be of no cost to the Town. They would all be paid for by Lakeshore Baseball. He stated the Town Board had agreed consider to the rebuilding of the pitching mounds and the use of portable scoreboards. Mr. Reeves reviewed the design of the pitching mounds and the location of the scoreboards.

On a motion of Councilor Dove, seconded by Councilor Alexander and with a (5-0) affirmation of the Town Board, the Board approved the rebuilding of the pitching mounds and the use of portable scoreboards, these improvements to the baseball fields would be for the use of the public as well as Lakeshore Baseball.

Councilor Alexander stated Lakeshore Baseball would be responsible for keeping the mounds tarped when not in use.

Mr. Reeves presented the proposal the Board had not approved, the request to use temporary outfield fences. These fences would be used at the South, North and Sims Field. The fences add visual appeal and player engagement. They would be completely temporary and would be put up before each game and taken down after. The fences would be stored in a protected area in the park. The volunteers and coaches from the Lakeshore Baseball Association would be responsible for the set up and take down of these temporary fences. The use of these fences were approved by 90% of the Lakeshore volunteers and had been approved to be used at Marcellus Park. Lakeshore Baseball and their volunteers would be completely responsible for putting up and taking down the fences before and after a game.

The Lakeshore Baseball representatives reviewed the placement of the temporary fences around the field and the way they would be installed. The fences would not be put up at every game only if the coaches wanted them up. The socket anchors are 1.5" in diameter and there are 30 anchors per fence. The sockets would be installed for the season and removed at the end of the season in August, before youth soccer started.

Mr. Reeves stated they currently provide the Lakeshore Baseball insurance certificate to the Town but if the Board would like the organization to sign an additional insurance rider they would.

Mr. Reeves stated they had received a letter from Stephen Musso, Director of Student Wellness, Activities and Athletics. In the letter the stated regarding the temporary fencing at the school baseball fields the following:

“ The Fencing has never been of remote concern for me other than making sure it was up for the first game. It went up early spring and came down in early August without issue. The ground anchors are not visible from the surface or obtrusive in any way. We were able to use the outfield as a spillover field for soccer practice when we had a freshman soccer team. In seven years on the job, I have never had a safety or operational complaint, that concern or issue.”

Mark Kowal, Lakeshore representative stated the Town Board had a lot on their plate and the goal of Lakeshore is to give the kids the best experience possible. These fences would allow the players to hit that homerun over the fence. Lakeshore is trying to do this all themselves and not have the Town and their staff do anything.

Councilor Alexander asked if the stakes could be mowed over. Mr. Kowal stated yes, they could be, the stakes are flush in the ground.

Mr. Kowal said the plan would be to leave the stakes in the ground and remove them at the end of the season.

Nick Campbell, President of Skaneateles Soccer stated to the board the youth soccer organization had no problem with these fences or the stakes in the ground. The plan is to have the stakes out of the ground before the soccer season started.

Supervisor Legg asked if the fences would be used for softball at the Skaneateles Falls field. Mr. Reeves stated there is a larger plan for the Skaneateles Falls field in the future.

The Board discussed the location of the fences and the schedule of games that could possibly use the fences.

Mr. Reeves stated they were willing to see this project through with the support of the parents and volunteers and the approval of the Town.

Mr. Reeves introduced some of the players. The softball and baseball players spoke to the Board and stated their support of this project and how they wanted the fences.

The Board discussed the mechanics of the fencing.

The Board discussed the option of trying the fences for one year and see how it works with the other activities in the park.

The Board decided to discuss this proposal in executive session and work with Attorney Smith on a Memorandum of Understanding (MOU).

Abstract #24-03: On a motion of Councilor Dove, seconded by Councilor Milne and with unanimous (5-0) affirmation of the Town Board vouchers were authorized from the following funds:

General:	\$ 71,328.65	Highway:	\$ 11,579.44
Sewer:	\$ 591.73	Street Lgt:	\$ 826.26
Part Town:	\$ 5,852.94	Hwy PT:	\$ 2,494.68
Water:	\$ 19,452.67	T&A	\$ 1,824.09
Total:	\$ 113,950.46		

Austin Park Walkway Project: Supervisor Legg stated the Town had been awarded a \$100,000 grant from Onondaga County to repave the walking path at Austin Park.

Highway Superintendent Dobrovosky had been working with Parks Director Sue Murphy to review the following bids:

Barrett Paving	\$ 70,716.00
Seneca Stone Corp	\$ 29,575.00
BlueScope Construction	\$471,936.00
Riccelli	\$ 89,890.00

They had reviewed the quotes from Barrett Paving, Seneca Stone Corp, and BlueScope previously and the Park Department had submitted an additional quote from Riccelli.

Mr. Dobrovosky and Ms. Murphy recommended the quote from Riccelli Northern. This is the best proposal since it covered the additional width of the path and the seeding. They are also under NY State pricing for the materials and labor.

On a motion of Councilor Alexander, seconded by Councilor Milne and with unanimous (5-0) affirmation of the Town Board, the Town Board approved the proposal from Riccelli Northern for the refinishing of the walkway at Austin Park at a cost of \$89,890.00.

2024 Agreement for the Expenditures of Highway Monies: Highway Superintendent Dobrovosky reviewed the agreement between the Highway Superintendent and the Town of Skaneateles pursuant to the provisions of section 284 of the Highway Law agreeing to how the moneys levied and collected in the Town for repair and improvement of highways shall be expended.

On a motion of Councilor Dove, seconded by Councilor Tucker the 2024 Agreement between the Highway Superintendent of the Town of Skaneateles, Onondaga County, New York, pursuant to the provisions of Section 284 of the Highway Law was approved.

*Agreement attached

Townwide Reassessment Project: Supervisor Legg stated Councilor Dove had done a tremendous job reviewing the three bids the town Board received for the Townwide Reassessment.

Councilor Dove reviewed the two bids that were the lower of the three. Maxwell Appraisal Service at \$199,000 and GAR Associates at \$275,000 - \$300,000. *report attached.

Councilor Dove stated she was comfortable with Maxwell Appraisal Services or GAR Associates would do a god job for the Town.

Councilor Alexander stated Maxwell Appraisals has the advantage that Mike Maxwell is our assessor, and he knows the community and has done revals in similar communities such as Lake George.

Councilor Dove stated what was lacking in Maxwell Appraisal's quote was the marketing and informational meetings. This is something the Town could do, and the Board could contact the State Real Property Department and they had offered to come and hold informational meetings with the public at no charge.

The Board agreed the Town could hold the informational meetings and get out the information at a lower cost than what GAR was charging in their proposal.

On a motion of Councilor Alexander, seconded by Councilor Dove, the Town Board accepted the bid presented from Maxwell Appraisal Services for \$199,000 to complete a Townwide reassessment of all parcels in the Town of Skaneateles.

Skaneateles Community Band Funding Request: Supervisor Legg stated they had received a request from the Skaneateles Community Band for funding. They are asking for funding of \$500. The Town budgeted \$500 for this year. Supervisor Legg recommended the Board authorize funding of \$500 this year.

On a motion of Councilor Milne, seconded by Councilor Tucker, and with unanimous (5-0) affirmation of the Town Board, the Board authorized \$500 funding for the Skaneateles Community Band.

Employee Handbook Update – Section 1106 Political Advertisements in the Workplace: Supervisor Legg stated the Town's Human Resource company, Public Sector, HR Consultants

recommend updating a section of the handbook in response the 2024 State regulations. They had submitted the following update for the Board to approve:

*Councilor Alexander left the meeting

1106 Political Advertisements in the Workplace

Policy Statement – *The Town complies with NYS General Municipal Law §99-z, which prohibits municipal officers or employees from displaying political advertisements on public property.*

Political Advertisements – *"Political advertisement" shall mean any poster, sign, flag, banner, picture, sticker, patch, bumper sticker, article of clothing, accessory or any other item meant to advertise or promote a certain individual for political office. There are certain exceptions when such a political advertisement appears in a book, digital medium, museum, or otherwise serves an educational or historical purpose, or in instances where the certain individual who is the subject of such political advertisement is deceased.*

Prohibited Conduct – *A municipal officer or employee, whether paid or unpaid, is prohibited from displaying or causing to be displayed any political advertisement on or within any public building occupied in the discharge of official duties by an employee or officer of the Town, or on any public flagpole, monument, sign or any other permanent structure that such municipal officer or employee interacts with as part of their official capacity.*

This prohibition also applies to political advertisements on any uniform, accessory, or other gear worn or used by a municipal officer or employee as part of their official capacity, as well as on or within any Town-owned vehicle, or any equipment owned by the Town.

*Councilor Alexander returned

On a motion of Councilor Dove, seconded by Councilor Milne, and with unanimous (4-0) affirmation of the Town Board, the Board approved section 1106 “Political Advertisements in the Workplace” to be added to the Town of Skaneateles Employee Handbook. * Councilor Alexander abstained.

Skaneateles Fire Department Request for Use of Austin Park and Pavilion - Labor Day Field Days: Supervisor Legg stated the Town was in receipt of a letter from the Skaneateles Fire Department requesting the use of the Austin Pavilion and Austin Park for their annual field days, August 31st and September 1st of 2024.

On a motion of Councilor Dove, seconded by Councilor Alexander, and with unanimous (5-0) affirmation of the Town Board the request from the Skaneateles Fire Department to use the Austin Pavilion and Austin Park for their Labor Day event, August 31, 2024, and September 2024 was authorized.

Skaneateles Solar PILOT Agreement: Supervisor Legg stated Attorney Smith had prepared a resolution to authorize a PILOT (Payment in Lieu of taxes) for Skaneateles Solar PV, LLC, Located at 2825 West Lake Road.

Attorney Smith stated this request was back in October of 2023 and the solar developer was asking for a pilot agreement. A pilot agreement is a payment in lieu of taxes. Solar projects have the option of going on the exempt tax roll and then paying under a PILOT instead of paying under the taxable role. Under the Real Property Tax Law, the statutes are set that the length of time for the PILOT would be 15 years. The moving part of the agreement is how much the developer would pay per megawatt. The offer on the table is for them to pay \$5,500 a megawatt. In the past the County IDA provided some guidance along with NYSERDA on a regional basis. And they said that a reasonable price in our county was \$4,000 to \$6,000 a megawatt. So, this offer is on the upper end.

Attorney Smith stated in his experience, he had not seen any \$6,000 payment offers. They have always been closer to \$4,000, for the school districts across the county this is a good price.

Councilor Alexander stated that would be \$25,850 a year that they would pay us in taxes. Attorney Smith stated the Town would receive their pro rata share, which is not very much, but the school district would receive a lot.

Attorney Smith stated this would not change what they are paying in taxes for the underlying property. This is just what they would pay for the improvements, whatever they are paying in taxes before they continue to pay that.

Councilor Milne stated this property has an agricultural exemption and that would no longer exist with this PILOT. Would the property owner have to pay this back? Attorney Smith stated that would be part of the lease agreement between the developer and the property owner, not the Town.

Councilor Dove asked how would this effect the Town tax. Attorney Smith stated this is money that we did not have before. It would not be a lot of money for the Town because the tax rate is so low, most of it would go to the school. The Town would get their pro rata share just as if it was on the tax roll. These PILOT programs are turning out to be more than they would pay if they just went on the tax rolls. Developers like this idea since it allows for predictability in the future.

Attorney Smith recommended the Board approve this PILOT Program with Skaneateles Solar.

The Board discussed this PILOT Program and agreed to the PILOT Program as presented.

On a motion of Councilor Alexander, seconded by Councilor Dove, and with unanimous (5-0) affirmation of the Town Board, the Town Board adopted the following resolution:

**TOWN OF SKANEATELES, NEW YORK
RESOLUTION ADOPTING PILOT AGREEMENT FOR SKANEATELES PV, LLC**

The Town Board of the Town of Skaneateles, New York (the “Town”), duly convened in regular session on March 4, 2024, at the Town Hall located at 24 Jordan Street, Skaneateles, New York 13152 does hereby resolve as follows:

WHEREAS, Skaneateles PV, LLC (the “Company”) has submitted a Notice of Intent to the Taxing Jurisdiction that it plans to build and operate a “Solar Energy System” as defined in New York Real Property Tax Law (“RPTL”) Section 487 (1)(b) (herein the “Project”) with an expected nameplate capacity (“Capacity”) of approximately 4.70 Megawatts AC on a portion of a parcel of land located within the Town of Skaneateles at 2825 West Lake Road, Skaneateles, NY, 13152 (the “Property”); and

WHEREAS, the Property consists of approximately 86 acres of land, for which approximately 30 (+/-) acres will be developed for the Project; and

WHEREAS, the Taxing Jurisdiction has not opted out of RPTL Section 487; and

WHEREAS, pursuant to RPTL Section 487 (9)(a), the Taxing Jurisdiction has indicated its intent to require a Payment in Lieu of Taxes (“PILOT”) Agreement with the Company, under which the Company (or any successor owner of the Project) will be required to make annual payments to the Taxing Jurisdiction for each year during the term of this Agreement; and

WHEREAS, the Company has submitted or will submit to the assessor each Taxing Jurisdiction an RP-487 Application for Tax Exemption of Solar or Wind Energy Systems or Farm Waste Energy Systems, demonstrating its eligibility for a real property tax exemption pursuant to RPTL Section 487; and

WHEREAS, the Parties intend that, during the term of this Agreement, the Project will be placed on exempt portion of the assessment roll and the Company will not be assessed for any statutory real property taxes for which it might otherwise be subjected under New York law with respect to the Project.

WHEREAS, the Town and the Company now wish to enter into the PILOT Agreement pursuant to RPTL 487.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board approves the PILOT Agreement in current form and substance.

BE IT FURTHER RESOLVED, that the Town Supervisor is empowered to execute the PILOT Agreement.

BE IT FURTHER RESOLVED, that the Town Board hereby authorizes the Town Supervisor and the Town Attorney to take such other steps as may be necessary to carry out this resolution.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

The adoption of the foregoing Resolution was moved by Councilor Alexander, seconded by Councilor Dove, and duly put to vote, which resulted as follows:

Chris Legg	Voting	Aye
Courtney Alexander	Voting	Aye
Sue Dove	Voting	Aye
Mark Tucker	Voting	Aye
Lori L. Milne	Voting	Aye

Announcements/Correspondence/Updates

Comp Alliance Member Loyalty Award: Supervisor Legg announced the Town was in receipt of a check for \$1,172. For the Town’s Member Loyalty Award for 2023-2024.

Speed Reduction Approval for County Line Road – between Route 20 and Benson Road: Supervisor Legg announced a letter was received from the New York State Department of Transportation approving the request to lower the speed limit on County Line Road, from Route 20 to Benson Road in the Town of Skaneateles to 45 mile per hour.

Grant to the Town of Skaneateles Parks & Conservation Preservation Fund: Supervisor Legg announced the Town was in receipt of \$500 from the Central NY Community Foundation in the amount of \$500.

Upstate Mobile Mammogram Van – March 5, 2024, at the Skaneateles Fire Department: The Upstate Mobile Mammogram Van was postponed.

NYS Ag & Markets Dog Control Inspection Report: Supervisor Legg announced the Board was in receipt of the NYS Ag. & Markets Dog Control Inspection Report and the Town we were rated “Satisfactory” in all categories.

Tobacco Free – CNY Letter: Supervisor Legg announced the Board was in receipt of a letter from the new director of Tobacco Free CNY introducing herself and offering any assistance.

Public Comment: No Comments

On a motion of Councilor Alexander, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned to attorney advice at 8:25 p.m.

On a motion of Councilor Alexander, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the meeting returned to open session at 9:30 p.m.

On a motion of Councilor Alexander, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board, the Town Board scheduled a Special Meeting on April 9, 2024, at 5:00 p.m.

On a motion of Councilor Alexander, seconded by Councilor Dove and with unanimous (5-0) affirmation of the Town Board, the Town Board agreed to allow Lakeshore Baseball to use the temporary fences for the 2024 season and authorize Attorney Smith to draft a Memorandum of Understanding listing all the conditions for the Lakeshore Baseball to approve.

On a motion of Councilor Dove, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned at 9:35 p.m.

Respectfully Submitted,

Julie A. Stenger
Town Clerk

Town of Skaneateles
Open Projects Report

02/01/2024 - 02/29/2024
 For Project Type: < All >

Project Identifier	Applicant	Parcel Location	Project Type	Application Date
P-2024-04	Tracey Mills Management Trust	2613B E Lake Rd	Site Plan	02/01/2024
	Proposed permanent dock 672 SF L shape			
P-2024-05	Skaneateles Real Estate Holdings	Skaneateles & Clear Lakes	Amendment	02/09/2024
	Proposed deck and handicap ramp			
		& 1661 E Genesee St		
P-2024-06	Brewster Sears	2825 W Lake Rd	Amendment	02/09/2024
	amend site plan for aisles between rows of arrays reduced from 15 feet to 13.5 feet.			
P-2024-07	Francis Kaduc	1250 Greenfield Ln	Special Permit	02/16/2024
	Proposed boathouse, permanent dock and stairs			
Z-2024-004	Kevin Lagrow	2510 Wave Way	Area Variance	02/23/2024
	Proposed construction of roof over existing deck for a covered porch			
Z-2024-005	Francis Kaduc	1250 Greenfield Ln	Area Variance	02/23/2024
	Proposed construction of shoreline structures including shoreline stairs, perm dock and boathouse			
Z-2024-007	ELR, LLC	2629 E Lake Rd	Area Variance	02/23/2024
	Proposed stairs, deck and second floor addition to existing garage			
P-2024-08	James Tracy	2833 Shamrock Rd	Amendment	02/26/2024
	Special Permit Amendment for addition to storage building for service business			
P-2024-09	ELR, LLC	2629 E Lake Rd	Site Plan	02/26/2024
	Proposed stairs, and portch, and second story additon to existing garage			
P-2024-10	Robert Lotkowitz	1340 Thornton Grv	Site Plan	02/27/2024
	Replace deck with larger deck, fire pit and patio			
Z-2024-006	James Tracy	2833 Shamrock Rd	Area Variance	02/27/2024
	Proposed addition to existing service business building			

Total # of Open Projects : 11

03/01/2024 Status of Existing projects still open:

Josh LaGrow/Village Meadows Subdivision (2023) -This is an ongoing application with the Planning Board for an 8 lot subdivision off Franklin Street. Application is continuing with a preliminary SEQR review in March.

Community Solar Array -TJA Solar (2023)– Application for a variance is pending with the ZBA, and the application has begun with the Planning Board. I was notified that the applicant is still pursuing the application, so it is still pending with both boards.

Skaneateles PV LLC (2024) Amendment pending for row spacing for the solar arrays and for the town review of the amended decommissioning plan.

Lakelawn (2021)– proposed brick and stone masonry wall to replace wood fence along West Lake Rd. this project is on hold.

Other Activities:

- pre-application meetings (5)
- CEO training (3 hours)

Town of Skaneateles
Permit Monthly Report

02/01/2024 - 02/29/2024

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
February 2024						
24-009	02/05/2024	James Nocek	Repair existing structure	2413 W Lake Rd SBL#: 055.-03-13.1	\$59,000.00	\$368.00
Description of Work:						
<i>Repair basement floor, colomns, some walls, piers and 1st and floor system in 76x 36 barn.</i>						
24-011	02/16/2024	Michael Homeyer	Shoreline Structure	3353 E Lake Rd SBL#: 041.-01-29.0	\$34,900.00	\$223.40
Description of Work:						
<i>Construct 380 sqft permanent Dock</i>						
24-012	02/16/2024	Benedict Tarantino	Shoreline Structure	2490 Wave Way SBL#: 056.-02-44.0	\$19,000.00	\$128.00
Description of Work:						
<i>Dismantle and rebuild existing destroyed (from January 2024 storm) cribbed construction dock by installing a same size steel framed 6'-6" x 43' new dock on piles</i>						
24-013	02/16/2024	Joseph Dimento	Renovation	2748 E Lake Rd SBL#: 036.-01-34.2	\$19,000.00	\$128.00
Description of Work:						
<i>Renovate 1st floor master bath room & Laundry room, Install new fixed 54x57 window on West Side of home, Create new half bath.</i>						
24-FW01	02/23/2024	The Lodge	Fireworks Display	4355 State Street Rd SBL#: 022.-01-16.0/1		\$300.00
Description of Work:						
<i>Show is for the Lodge @ Baxter Permit # 24-FW01</i>						
<i>Duration is 10 minutes</i>						
<i>Notify local law enforcement via 911 the day of the scheduled display on 3/9/2024 @ 8:00 PM (DARK)</i>						
<i>Notify Mottville Fire Department 48 hours prior to the scheduled display on 3/9/2024 @ 8:00 PM</i>						
24-014	02/23/2024	Brewster Sears	Miscellaneous	2825 W Lake Rd SBL#: 051.-02-17.0	\$15,000.00	\$20.00
Description of Work:						
<i>About 2 acres of land clearing of trees only for upcoming solar array per plan.</i>						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
24-015	02/28/2024	Donald Kembrowski	Junk Yard	4650 Jordan Rd (K&S Auto Salvage Inc.)		\$150.00

Description of Work:

2024 Junkyard license

SBL#: 017.-02-03.0

February 2024 Total:	\$146,900.00	\$1,317.40
Reporting Period Total:	\$146,900.00	\$1,317.40

Completion Issued Report

01/01/2024 - 03/01/2024

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
20-019	021.-02-14.0	Certificate of Occupancy	20-019	Mark Shearer	4539 NW Townline Rd	01/17/2024
Addition # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
20-173	038.-01-18.0	Certificate of Occupancy	20-173	Kelly Scalzo	2803 E Lake Rd	01/30/2024
Additions/Renovations # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
21-033	018.-02-26.1	Certificate of Compliance	21-033	Eric Andrews	4499 Jordan Rd	01/30/2024
Fence # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
21-074	027.-01-61.0	Certificate of Compliance	21-074	David Churchill	4096 Mill Rd	02/22/2024
Detached Garage/Pole barn # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
21-088	032.-03-21.0	Certificate of Compliance	21-088	Fingerlakes Luxury homes Inc	1545 Cherry Val Tpk	02/12/2024
Demolition # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
21-089	032.-03-20.0	Certificate of Compliance	21-089	Skaneateles Park East LLC	1551 US Rte 20	02/12/2024
Excav., grading, clearing # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
21-126	032.-03-20.0	Certificate of Compliance	21-126	Skaneateles Park East LLC	1551 US Rte 20	02/12/2024
Add impermeable surface # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
21-128	045.-04-03.1	Certificate of Compliance	21-128	James Kerr	Old Seneca Tpk	02/13/2024
Storage shed # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
21-131	028.-01-03.0	Certificate of Compliance	21-131	1046 Old Seneca Tnpk LLC	1000 Mottville Rd	02/12/2024

Excav., grading, clearing # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
21-141	055.-03-18.1	Certificate of Compliance	21-141	Ralph Alexander	1177 Hencoop Rd	02/13/2024
21-153	042.-05-02.0	Certificate of Compliance	21-153	Skaneateles Early Childhood Ctr	Skaneateles Early Childhood Center 1574 Cherry Val Tpk	02/13/2024

Storage shed # of CC/CO :Issued : 2

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
21-154	041.-01-20.0	Certificate of Compliance	21-154	Nicole Allyn	3391 E Lake Rd	02/13/2024

Deck # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
21-155	043.-02-19.0	Certificate of Compliance	21-155	Ronnie Kher	3794 Highland Ave	02/12/2024

Alteration # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
21-156	037.-01-35.0	Certificate of Compliance	21-156	Corey Bauman	2525 E Lake Rd	02/27/2024

Fence # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
21-159	057.-01-30.0	Certificate of Compliance	21-159	Robert Goodchild	1419 Thornton Hgts Rd	02/13/2024

Wall/Berm # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
21-162	023.-02-24.0	Certificate of Compliance	21-162	Card Moving LLC	Card Mowing, LLC 4440 Jordan Rd	02/12/2024
21-167	023.-01-20.0	Certificate of Compliance	21-167	Robert Parker	Visions Dr	02/13/2024

Excav., grading, clearing # of CC/CO :Issued : 2

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
21-170	048.-01-09.0	Certificate of Compliance	21-170	Skaneateles Initiatives, LLC	Skaneateles Initiatives, LLC 796 W Genesee St	02/13/2024

Sign # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-012	018.-04-30.0	Certificate of Compliance	22-012	None	4549 Vinegar Hill Rd	02/28/2024

Solar System # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-015	061.-01-17.0	Certificate of Compliance	22-015	West Lake Road Properties LLC	1785 W Lake Rd	02/13/2024

Demolition # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
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22-019	056.-01-05.0	Certificate of Compliance	22-019	George Harris	1310 Starboard Way	02/22/2024
					Miscellaneous # of CC/CO :Issued :	<u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-022	033.-02-01.0	Certificate of Compliance	22-022	James Meyers	3840 Knightsbridge Rd	02/22/2024
					Fence # of CC/CO :Issued :	<u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-025	029.-02-03.0	Certificate of Compliance	22-025	James Mizro	1382 Old Seneca Tpk	02/13/2024
					Demolition # of CC/CO :Issued :	<u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-035	051.-01-02.1	Certificate of Compliance	22-035	James Wellington	3125 Benson Rd	02/23/2024
					In-Ground Pool # of CC/CO :Issued :	<u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-057	047.-01-46.1	Certificate of Compliance	22-057	Woodbine Group	Woodbine Group 813 West Genesee Street	02/13/2024
					Demolition # of CC/CO :Issued :	<u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-066	062.-01-39.2	Certificate of Compliance	22-066	James Priest	4726 Amerman Rd	02/22/2024
					Fence # of CC/CO :Issued :	<u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-068	052.-01-03.1	Certificate of Compliance	22-068	Victor Duniec	2870 W Lake Rd	02/02/2024
					Repair existing structure # of CC/CO :Issued :	<u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-075	032.-01-10.1	Certificate of Occupancy	22-075	None	1491 New Seneca Tpke	01/17/2024
					Additions/Renovations # of CC/CO :Issued :	<u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-082	059.-01-05.2	Certificate of Compliance	22-082	Jeffrey LaVaute	1032 Hencoop Rd	02/27/2024
					Above Ground Pool # of CC/CO :Issued :	<u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-085	038.-01-18.0	Certificate of Compliance	22-085	Kelly Scalzo	2803 E Lake Rd	01/30/2024
					Detached Garage/Pole barn # of CC/CO :Issued :	<u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-086	058.-01-02.1	Certificate of Compliance	22-086	Gloria Lewis	1894 W Lake Rd	02/27/2024
					Demolition # of CC/CO :Issued :	<u>1</u>

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-090	037.-01-13.0	Certificate of Compliance	22-090	Scott Heggelke	2645 E Lake Rd	02/22/2024
Fence # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-093	043.-04-09.0	Certificate of Occupancy	22-093	MWB Family I LLC	Skans Works 1326 New Seneca Tpke	02/09/2024
Alteration # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-095	043.-01-01.2	Certificate of Compliance	22-095	None	3795 Highland Ave	02/23/2024
Deck # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-100	044.-02-27.2	Certificate of Compliance	22-100	Sean Karla	3816 East St	02/28/2024
In-Ground Pool # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
22-142	018.-02-29.2	Certificate of Occupancy	22-142	ALABAR LLC	4494 Lauder Lane	02/09/2024
Renovation # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
23-008	043.-01-01.2	Certificate of Compliance	23-008	Christine Delmonico	3795 Highland Ave	02/23/2024
Miscellaneous # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
23-099	033.-04-12.1	Certificate of Compliance	23-099	travis bradley	3743 Fisher Rd	01/30/2024
Demolition # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
23-117	054.-02-04.1	Certificate of Compliance	23-117	Thomas Zell	1265 Oak Bluff	01/30/2024
Solar System # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
23-127	054.-01-13.0	Certificate of Compliance	23-127	Anne Lindsay Groves	1246 Minnow Cv	03/01/2024
Deck # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
23-144	018.-02-29.2	Certificate of Occupancy	23-144	ALABAR LLC	4495 Lauder Lane	02/23/2024
Renovation # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
23-155	044.-02-01.1	Certificate of Compliance	23-155	None	3916 East St	01/17/2024
Fence # of CC/CO :Issued : <u>1</u>						

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
24-007	056.-03-15.0	Certificate of Compliance	24-007	MJP Family LLC	2338 Thornton Grv N	02/05/2024
						Miscellaneous # of CC/CO :Issued : <u>1</u>
						<u>Grand Total: 43</u>

Town of Skaneateles
Inspections Report

Start Date: 02/01/2024 End Date: 03/01/2024

Inspectors: < All >

Identifier	Address	Primary Contact	Date	Type	Inspector	Result
042.-05-02.0	1574 Cherry Val Tpk (Skaneateles Early Childhood Center)	Skaneateles Early Childhood Ctr	02/27/2024	Educational Occupancy Inspection	Robert Herrmann	Passed

Total Inspections: 1

TOWN OF SKANEATELES, NEW YORK
RESOLUTION ADOPTING PILOT AGREEMENT FOR SKANEATELES PV, LLC

The Town Board of the Town of Skaneateles, New York (the “Town”), duly convened in regular session on March 4, 2024 at the Town Hall located at 24 Jordan Street, Skaneateles, New York 13152 does hereby resolve as follows:

WHEREAS, Skaneateles PV, LLC (the “Company”) has submitted a Notice of Intent to the Taxing Jurisdiction that it plans to build and operate a “Solar Energy System” as defined in New York Real Property Tax Law (“RPTL”) Section 487 (1)(b) (herein the “Project”) with an expected nameplate capacity (“Capacity”) of approximately 4.70 Megawatts AC on a portion of a parcel of land located within the Town of Skaneateles at 2825 West Lake Road, Skaneateles, NY, 13152 (the “Property”); and

WHEREAS, the Property consists of approximately 86 acres of land, for which approximately 30 (+/-) acres will be developed for the Project; and

WHEREAS, the Taxing Jurisdiction has not opted out of RPTL Section 487; and

WHEREAS, pursuant to RPTL Section 487 (9)(a), the Taxing Jurisdiction has indicated its intent to require a Payment in Lieu of Taxes (“PILOT”) Agreement with the Company, under which the Company (or any successor owner of the Project) will be required to make annual payments to the Taxing Jurisdiction for each year during the term of this Agreement; and

WHEREAS, the Company has submitted or will submit to the assessor each Taxing Jurisdiction an RP-487 Application for Tax Exemption of Solar or Wind Energy Systems or Farm Waste Energy Systems, demonstrating its eligibility for a real property tax exemption pursuant to RPTL Section 487; and

WHEREAS, the Parties intend that, during the term of this Agreement, the Project will be placed on exempt portion of the assessment roll and the Company will not be assessed for any statutory real property taxes for which it might otherwise be subjected under New York law with respect to the Project.

WHEREAS, the Town and the Company now wish to enter into the PILOT Agreement pursuant to RPTL 487.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board approves the PILOT Agreement in current form and substance.

BE IT FURTHER RESOLVED, that the Town Supervisor is empowered to execute the PILOT Agreement.

BE IT FURTHER RESOLVED, that the Town Board hereby authorizes the Town Supervisor and the Town Attorney to take such other steps as may be necessary to carry out this resolution.

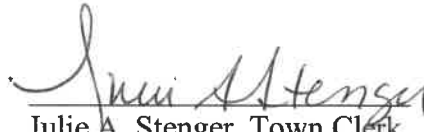
BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

The adoption of the foregoing Resolution was moved by Councilor Alexander, seconded by Councilor Dove, and duly put to vote, which resulted as follows:

Chris Legg	Voting	Aye
Courtney Alexander	Voting	Aye
Sue Dove	Voting	Aye
Mark Tucker	Voting	Aye
Lori L. Milne	Voting	Aye

This Resolution was thereupon declared duly adopted.

Dated: March 4, 2024


Julie A. Stenger, Town Clerk
(Town Seal)