

**TOWN OF SKANEATELES
PLANNING BOARD
MEETING MINUTES
April 16, 2024**

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

Chair Kasper opened the meeting at 6:08 p.m. The meeting minutes of March 19, 2024 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

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

RECORD OF VOTE

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

The meeting minutes of March 26, 2024 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

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

RECORD OF VOTE

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

Public Hearing -8-lot Subdivision

Applicant: Village Meadow LLC
57 State Street
Skaneateles, NY 13152

Property:
Franklin Street Rd
Skaneateles, NY 13152
Tax Parcel #047.-01-06.1.

Present: Josh LaGrow, Applicant; Robert Eggleston, Eggleston & Krenzer Architects, Mike Lasell, MBL Group

The only modifications that were submitted to the town since last month are the site plan C-101 that reflects the impermeable surface coverage for the entire subdivision at 10%. The road and sidewalks that are not part of the individual lots have been deducted from the entire parcel. Each lot is allowed about 7% impermeable surface coverage with 20% total coverage on each of the lots. A letter dated April 5, 2024 from OCDOH was submitted with their standard comments on the septic plans.

There were three areas from the preliminary review of SEQR that required additional information to be provided. The April 15, 2024 letter addresses the three areas:

Phasing -the first four months when the road will be construction will be the most active with equipment and sound, with the SWPPP focusing those concerns. During the build out of the homes it is considerably a shorter duration and limited to the excavation and foundation.

The second question was relative to agriculture and although this lot is in an agricultural district the property does not receive an agricultural exemption. The land is not conducive to successful farming as there are slope areas and wet areas. The lot is located in the RR district, the town water district, and it is located near the Village of Skaneateles.

The third question is in regard to public water. Mr. Lasell said that the town conducted another test for water pressure and this time bypassed the PRV at the end of Clapp Road on Old Seneca Turnpike. The first test had adequate pressure at the applicant's lot however the pressure on Clapp Road dropped significantly because the PRV valve was not allowing water to come from the tower from the opposite way to feed Franklin. The next test with the PRV bypass the flow went down to 30 psi with 840 gallon flow. When Franklin and Clapp Road are fed from both directions the required fire flow pressures were met. If the one way PRV was swapped out for a dual PRV or potentially moved in location then the fire flow pressures can be achieved or exceeded. Mr. Eggleston added that once the tower is installed, these issues will be resolved. Mr. Camp agreed with Mr. Lasell's comments, however, there have not been any proposed modifications to the water system. If the developer was willing to make those modifications then there could be water service to serve the project. Chair Kasper asked if the change in the values would improve water pressure on Jordan Road and Mr. Camp said no, that the change to a dual PRV valve would let the water go both ways. Or there could be two valves with one closer to Jordan Road and Old Seneca Turnpike. Member Marshall asked if the developer would be responsible for the replacement valve and Mr. Camp said that it typically for situations like this. Mr. LaGrow commented that even in situations like this where the town made a mistake in 2019. Mr. Camp clarified that it was not a mistake but the lowest cost version to complete the project at that time to achieve the loop in the system. Mr. Eggleston said that the applicant would be more than happy to make more water available to people on Franklin Street.

Chair Kasper inquired if the subdivision is completely built out before the water tower if it would impact the water pressure. Mr. Camp clarified that the testing is based on fire flow pressures so the build out would not impact that.

At this time, Chair Kasper opened the Public Hearing and asked if there was anyone in favor, in opposition, or had any other comments of the project.

Mr. Eggleston recapped the proposal for the proposed 8 lot conventional subdivision on the eighteen acre lot with a road that meets the town specifications. There will be a sidewalk from Franklin Street that will come around the circle to serve the last house to the south. There will be a circle at the end of the road rather than a cul-de-sac that will provide adequate fire service vehicle access. There will be a dedicated water line that comes up the road with a fire hydrant. Each house will have its own bioswale that will

collect and treat the rainwater coming off the structures and driveway that would then be directed into the stormwater system. There will be a bioswale along the northeastern and southeastern edge of the property. The northern bioswale will release the water through the existing drainage to the north then to Franklin Street. The southern bioswale will be directed to the storm system on Franklin Street through the drainage facilities along the private road. The proposed stormwater management will improve the drainage in the area. The rear areas of the proposed residential lots will be dedicated to being maintained as conservation wildflower meadows with mowing occurring one to two times a year. This area, the roads, sidewalks, and stormwater system will be maintained by the HOA. There will also be street trees and sidewalks to enhance the residential neighborhood. Chair Kasper added that a drainage district will be formed with the town in the event that the HOA fails to maintain the drainage system. There will be a streetlight at the intersection with low level lighting at the properties.

Beth Batlle, 818 Franklin Street, asked if the school bus would go up the street to pick up children or will they be picking up students at Franklin Street. Chair Kasper said that the school district would make that decision. Mrs. Batlle said that her concern is with the noise from the school bus.

George Batlle, 818 Franklin Street, commented that he has been involved with emergency services in the area and expressed his concern with the name of the subdivision; it could be confusing with the village. He suggested Franklin Fields or Franklin Farms. Mr. LaGrow said that the road has not been named yet and Mr. Brodsky added that the county has to approve all road and street names. Mr. Eggleston said that subdivision names signs are prohibited in the zoning code.

Thomas Colt, 796 Franklin Street, asked about the location of the sidewalks in the subdivision. Mr. Eggleston explained that the sidewalk starts at Franklin Street and runs along the north side of the road, around the circle then on the south side of the road to the last property. Mr. Colt asked if there will be an adjoining sidewalk on Franklin Street and Mr. Eggleston said that the sidewalk stops at Franklin Street. Any sidewalks on Franklin Street would potentially be part of a master plan from the town in the future. Member Marshall commented that the sidewalk runs along the north side of the road along the retaining wall and that maybe it should run along the south side of the road because of how it might feel walking along next to the wall. Mr. Eggleston said that it was important to keep the drainage at the south side of the road.

Chair Kasper said that he would like to keep the public hearing open until next month. Counsel Molnar noted that as the board is waiting for additional information regarding the water pressure, that the public hearing could remain open until next month with the final SEQR accomplished that night as well. Mr. Camp said that there is currently no approach to the water system proposed. It is mitigatable but there is no proposed approach.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Marshall to continue the public hearing on May 21, 2024 at 6 pm. The Board having been polled resulted in the unanimous affirmance of said motion.

Chair Kasper requested that a construction sequence for the project be prepared, with the inclusion of the drainage system and the road. Mr. La Grow asked why the SEQR could not be accomplished tonight, and Chair Kasper responded that there is no approach to the water system proposed. Mr. Lasell said that the SEQR question is whether water can be provided to project and the impact if it cannot. Now it can be and there are projects that need two miles of water extensions as projects that need to happen. In this

case, if a PRV valve needs to be switched out to provide the water to the project, wouldn't that be enough to answer that question. Mr. Camp said that there has not been a solution proposed and that there have only be discussion. Earlier in the meeting the applicant expressed some unwillingness to do that. Chair Kasper added that permission would also need to be received from the town board. He continued reiterating that a construction sequence should be submitted, the town engineer will need to submit a construction fee estimate for review, and it will give the members time to develop any other conditions that should be considered for the resolution. Chair Kasper added that they will also need the estimate from the board attorney for his legal fees. Counsel Molnar said that he could develop a rough draft of the resolution for the board.

Member Marshall asked about the school bus. Mr. Eggleston said that buses do not go down private roads so there will be no bus idling behind homes. Counsel Molnar requested that a letter from the school should be provided to the board. Chair Kasper said that the name of the street should be reflected on the final plat plan. Chair Kasper commented that on the Graham project there was bonding required for the road. Mr. Eggleston said that they are looking for preliminary approval, then the road will be established, and after that the final approval of the subdivision from the Planning Board. Counsel Molnar said that at the time of preliminary approval it is conditioned upon completion of the water, bonds, easements, formation of the drainage district, formation of the HOA, and all of the other component parts of the application that have been discussed but not completed. The subdivision map will not be filed until final approval. The Fox Run subdivision paid a bond as they filed the map before the infrastructure was in place.

George Batlle, 818 Franklin Street, asked if the electrical and communication utilities will be underground or overhead and Chair Kasper replied that they will be underground.

Cochair Hamlin inquired on the preparation of the HOA documents and the HOA documents would be prepared by the developer and reviewed by the board. Counsel Molnar said that preliminary approval could be conditioned on the applicant preparing the HOA documents, obtaining state approval, and the filings.

Thomas Colt, 796 Franklin Street, asked about the swale height and depth, and Mr. Lasell said that the swales will have 4 on 1 slope as per the NYSDEC design. The swales will hold stormwater at 2.5 feet during the biggest storm that would empty out over 35-40 hours. The swale will be 8 feet wide at the bottom of the swale. Chair Kasper inquired if the swales will be higher than what is there today, and Mr. Lasell said that the swales will be constructed to go lower than the existing elevation.

Jim Fields, 777 Franklin Street, said that he understands the water. The neighbors across the street get it worse than they do. They have lived through the Orchard Park development, and it seemed like it went on for years. He heard Mr. Eggleston say four months of sitework and then the houses are not consequential. They had heard the Orchard house construction forever. The back up trucks, the nail guns, that went on and on and on. What happens if the last house is not sold for years. It could be a five year project where they are dealing with construction vehicles, and workers parking for the first four months in front of our houses. The road scares him as he lives on the Franklin Street autobahn. There might be an accident as you come out of the driveway. George Batlle, 818 Franklin Street said that the traffic includes trucks. Member Marshall asked about the town view of the road and the highway department did not have an issue with the proposed driveway. Mr. Lasell commented that they meet more than the site distance for the driveway. The speed limit is posted at 30 mph.

Lisa Lincoln, 778 Franklin Street, commented that at a town board meeting they said that OCDOH had expressed concerns that there was not enough fire flow pressures in their discussions regarding the new water tower. Chair Kasper said that the applicant has discussed a solution and that has not been finalized. Mr. Eggleston added that there are concerns on West Genesee Street and County Line Road that the proposed subdivision will not affect. This is one area where they have discussed a solution that can improve it now before the water tower goes in.

Don Lincoln, 778 Franklin Street, asked who is going to maintain the swale as he has mowed the area for the last 30 years. Mr. LaGrow said that the swales will look like the property owner's yard, and they will mow it like a normal patch of grass. The rear of the properties consisting of 50-75 feet in depth will be allowed to be meadows that will be mowed once a year. Mr. Eggleston added that with the 1 in 4 pitch of the swale will make it able to be mowed. Counsel Molnar commented that as the swales will be part of the drainage system in a drainage district, the town could come in to maintain the swales in the event that the HOA fails to enforce the regular mowing of the swales.

Thomas Colt, 796 Franklin Street, asked if the root systems of the nearby tree line will be negatively affected by the digging of the swales. The trees are fairly large and established in the area, Who would incur the cost if the trees were damaged or fell down. Mr. Lasell said that the swales will align with where the old swales were. There will be some trees removed for the north swale that are located on the applicant's property. From the existing swales, they will be working towards the west as they dig the swales. He continued saying that they do not anticipate damaging any trees that are off this property. Member Marshall asked if new trees will be planted in place of the removed trees for the swales to preserve some of the screening. Chair Kasper commented that a lot of the homeowners on Franklin have their own trees for screening. Don Lincoln, 778 Franklin Street, said that there are some properties that have light screening, and they would want additional screening. Mr. Lasell said that the Franklin Street property owner's trees would remain, and they would have no different screening than exists today. Member Marshall said that the board often has screening added with proposed projects. Mr. LaGrow said that where Mr. Lincoln's property is located he has tall pines, and it is pretty thick there. Mr. Lincoln said that he had cleaned up his pines and now you can see the whole field. Chair Kasper said that all of the trees on the subdivision property are scrub but that they will take their comments into consideration.

Laura Candee, 810 Franklin Street, said this property used to be owned by the Albertini's. This lot swamps the lots below which is Scrivens cabin. The last two to three years with climate change the road got swamped often. Over the last 12-20 years many homeowners have had to rebuild portions of their structures. She has lived there 45 years and climate change is changing the area. 4-5 years ago she walked up the hill on a spring evening and the mud was up to her knees. There should be a lake up there that might produce some clear water. It is ridiculous that all of us are rebuilding houses there. Janet Aaron had problems, the five houses on the corner had problems 2-3 years ago with flooding. There is a shallow spot behind the new houses on Franklin Street. It has been down below her across the road because it connects to the housing project down below. She said that she is between Carlberg's and the Family Medical Group. Scouts have put in stone and pipes, but people drive on the lawns and break the pipes. We are supposed to be building things for poor people and these are not going to be poor houses. She can't get workers with insurance and they cannot afford the equipment. It's stupid. The Knickerbacker house on the corner of Elizabeth had their basement flooded. It's not good to put your money up there because it is stupid. She thought the town would take it over and put a lake up there. Some years it is deep enough for a lake.

Public Hearing -Special Permit/Site Plan Review

Applicant:	Robert & Diana Logan	Property:
	3 Fennel St Apt 3	2010 West Lake Rd
	Skaneateles NY 13152	Skaneateles, NY 13152
		Tax Parcel #058.-01-22.0

Present: Robert Logan, Applicant; Robert Eggleston, Eggleston & Krenzer Architects

Chair Kasper recused himself from the application. Mr. Eggleston stated that the variances for the proposal have been approved by the Zoning Board of Appeals. Topography was added to the grading plans that helps to mitigate the drainage issues in the area. There will be a three foot berm in the area of the driveway and the property line to help keep water on the property. There will be a trench drain behind the garage and roof gutters on the proposed garage that will feed into a pipe that leads to the bioswale. There will be roof gutters on the north and west sides of the dwelling with the stormwater directed to the bioswale.

The bioswale has been designed to take all of the stormwater with the bioswale located above the flood level of the lake. There will be an underdrain that comes down to discharge into the lake. Ash trees on the lakeside of the property will be removed along with some dead trees on the Leverich and Romano properties. The arborist will be placing mats on the south side of the house, away from the Leverich septic system that is located 25 feet further north from the north property line. The back yard will be at a raised grade achieved by utilizing the removed soil from the conversion of the porches into living space.

There will be red maples planted near the lake, shrubs that will be located on the north side of the bioswale, they will replace where necessary, any drying or damaged arborvitae during construction, and there will be screening along the driveway area.

Impermeable surface coverage will be reduced from 22.7% to 20.4% and the applicant will contribute \$23,909.15 into the Development Rights Acquisition Fund. Member Parker-Fann inquired about the arborvitae and Mr. Eggleston said that the arborvitae are located on the property line and added that the surveyor has provided property line markers along the north property line to aid during the construction period. The SEQR determination was completed on March 19, 2024.

At this time, Cochair Hamlin opened the Public Hearing and asked if there was anyone in favor in opposition or had any other comments of the project. Steve Leverich, neighbor to the north stated that he is comfortable with the project.

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

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Jill Marshall and seconded by Member 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 special permit/site plan approval, with the following conditions:

1. That the Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.
2. That the revised Site Plan 1 of 5 through 5 of 5 dated March 19, 2024, with revised narrative dated January 30, 2024 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
3. That \$23,909.15 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
4. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
5. That the Applicant establishes an escrow account with the Town of Skaneateles in the amount of \$250 for engineering review; and
6. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance(s) for the Property be fulfilled; and
7. That an as-built survey for this project be included in the required as built survey for the redevelopment of the property be submitted to the Codes Enforcement Officer with verification of conformance of all phases of the completed project within (60) days of completion of the project.

RECORD OF VOTE

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

Chair Kasper returned to the board.

Public Hearing -Site Plan Review

Applicant: Kevin LaGrow	Property:
PO Box 528	2510 Wave Way
Skaneateles NY 13152	Skaneateles, NY 13152
	Tax Parcel #054.-04-03.0.

Present: Kevin LaGrow (zoom), Applicant; Robert Eggleston, Eggleston & Krenzer Architects

Mr. Eggleston said that the Zoning Board of Appeals approved the variance for placing a roof over the existing impermeable deck. There are no changes to the total lot coverage and impermeable surface coverage, and there will be no land disturbance with the addition of the roof other than the contractor bringing in posts and roofing materials.

WHEREAS, a motion was made by Chair Kasper and seconded by Cochair Hamlin the Planning

Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(12) and not subject by SEQR for further review. The Board having been polled resulted in the affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Chair Donald Kasper and seconded by Cochair Douglas Hamlin, and after a unanimous affirmative vote of the Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application for minor 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 revised Site Plan 1 of 3 through 3 of 3 dated February 12, 2024, with revised narrative dated February 12, 2024 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
4. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance for the Property be fulfilled; and
5. That verification of conformance of complete project be certified by Robert O. Eggleston, Licensed Architect, within (60) days of completion of the project with verification submitted to the town.

RECORD OF VOTE

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

Extension Request– Special Permit

Applicant: Mandana Farms LLC
John Cherundulo
4638 Kingsford Terrace
Syracuse, NY 13215

Property: 1871 West Lake Rd
Tax Parcels #061.-01-12.1

Present: Robert Eggleston, Eggleston & Krenzer Architects

The applicant had received approval for the storage barn in 2022 and the applicant is requesting additional time for the approval to begin construction. There are no proposed changes to the prior site plan.

WHEREAS, a motion was made by Member Marshall and seconded by Chair Kasper, the Planning Board, in consideration of this Extension Application, re-adopted the prior SEQRA review of the

proposed Major Site Plan, that was classified the Application an Unlisted Action under SEQRA pursuant to 6 NYCRR617.5(c), and determined the Application will not result in any proposed environmental impacts after review of the Applicant’s Full Environmental Assessment Form, at its meeting of May 17, 2022. The Board having been polled resulted in the affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Cochair Douglas Hamlin 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 Extension Application for an additional eighteen (18) months from the date hereof, with the following conditions

1. That the Original Site Plan and Construction Narrative approved for the Project shall be followed in all respects for the construction of buildings and improvements not otherwise completed to the date hereof, and the Approving Resolution of the Planning Board be followed in all respects, except as extended hereby to October 15, 2025.

RECORD OF VOTE

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

Sketch Plan -Site Plan Review

Applicant:	Wayne LaFrance	Property:
	2100 West Lake Rd	2125 lakeview Lane
	Skaneateles, NY 13152	Skaneateles NY 13152
		Tax Parcel #057.-03-10.0

Present: Wayne LaFrance, Applicant; Guy Donahoe, Donahoe Group

The applicant has owned the property for 17 years and is proposing to construct a retirement home on the vacant lot. They are also pursuing a variance for the watercourse setback as the watercourse runs along the southern side of the property. The dwelling is a long thin design to provide the greatest setback from the watercourse as possible and the septic system will be located to the north and northeast of the proposed dwelling. The proposal complies with all of the dimensional criteria.

Chair Kasper inquired about topography and Mr. Donahoe said that the lot slopes toward the lake. Chair Kasper asked about a stormwater plan and Mr. Donahoe said that he did not see it in the code. Chair Kasper said that the small scale stormwater management guidelines are available on the website and that if he had any questions he could contact John Camp for clarification. The guidelines are applicable to lots in the lake watershed. Cochair Hamlin requested that topo should be added to the site plan. The stormwater comes from 41A and down the watercourse. Mr. Camp said that one option they could consider is a swale that runs parallel to the stream that would daylight back into the stream in the southeast corner.

Member Parker-Fann asked about tree clearing for the proposal. Mr. LaFrance said that there have been evergreens that are dying and that they have been cleared and Mr. Donahoe commented that there were

no trees of significance on the property. Mr. Lafrance said that the water comes down from State Road 41A and part of the problem is that he and his neighbors have been trying to mitigate the erosion of the watercourse and has been reinforcing the banks for a few years, adding rip rap to slow down the erosion. A site visit will be conducted on April 29, 2024.

Continued Review -Site Plan Review

Applicant:	Benzion Klein	Property:
	1603 40 th St	2890 West Lake Rd
	Brooklyn, NY 11218	Skaneateles, NY 13152
		Tax Map #052.-01-08.0

Present: Ben Klein, Applicant; Robert Eggleston, Eggleston & Krenzer Architects

The applicant is proposing redevelopment of the lot by demolishing the existing dwelling and replacing it with a new dwelling east of the existing dwelling's location. The proposed house will be one story dwelling with walk out basement and the garage located on the side. The driveway will be maintained, and the large parking area will be removed. The approved septic system will pump up to the west side of the property. The existing boathouse has a toilet on the lower level with a kitchen on the upper level. The only modifications to the boathouse will be cleaning up the exterior of the boathouse to coordinate with the house. The existing boathouse has a grinder pump that takes the effluent from the boathouse up to the septic tank that will be tied into the new septic system along with the proposed dwelling.

There are two bioswales proposed with one located in the flat area near the waterline that will take all of the drainage from the house. The fill from where the parking area was located will be provided by the establishment of the bioswales. Any water that comes off the hill plus the water from the roof leaders would be directed to the northeast bioswale. The bioswale located to the south of the dwelling will take the stormwater from the driveway. The swale will have an exit pipe and lined with stone on the end. The ravine shown on the grading plan is a vegetated ravine with no erosion as it is not a watercourse.

The applicant is also purchasing the conservation lot that is located behind and to the south of this lot. The conservation lot has a twelve foot wide driveway that serves the two properties. They would like to have 50 foot pull-offs every 500 feet to comply with fire access requirements. Finger Lakes Land Trust said that this can be accomplished in the 60 foot right of way on the conservation lot as the access easement as it approaches this lot it narrows to 20 feet. They will put in two to three pull offs on the 60 foot easement with a possible one located on this property. A plan will be provided that reflects the pull offs. The applicant will be purchasing this property, and the conservation lot now and then will be purchasing the cottage property at a later date. Member Parker-Fann asked that a letter from the fire department be submitted regarding the pull off areas.

Mr. Brodsky inquired about the bathroom in the boathouse. Mr. Eggleston explained that after some investigation work they found out that there is an existing grinder pump that ties into the existing septic tank. It will continue to be all part of the new septic system.

Member Parker-Fann asked about tree clearing for the location of the dwelling, the conservation lot that is located behind this lot, and any endangered species that might be located there. Mr. Eggleston said that there is one smooth skin large tree located in the location of the proposed garage area that will be

removed that is not attractive to bats. The only trees removed will be the ones in the immediate area of the proposed dwelling.

WHEREAS, a motion was made Chair Kasper and seconded by Member Marshall the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(11) and (12), and not subject by SEQR for further review. The Board having been polled resulted in the affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Chair Donald Kasper and seconded by Cochair Douglas Hamlin, and after a unanimous affirmative vote of the Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application for minor 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 revised Site Plan 1 of 4 through 1A of 4 dated April 3, 2024, site plan 2 of 4 through 4 of 4 dated March 1, 2024, with revised narrative dated April 3, 2024 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
3. That the Applicant obtain a letter of approval from the Skaneateles Fire Department regarding access to the structures on the lot; and
4. That the Applicant submit an amended site plan reflecting the developed lot and the conservation lot, that shows the access road and compliant fire safety turnouts where required; and
5. That the Applicant shall obtain all necessary permits and approvals from OCDOH and any agency or authority having jurisdiction over the Property or the Application; and
6. That the trees to be removed from the property be limited to trees that are necessary to be removed for the proposed Project, or that are in poor health condition; and
7. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250 for engineering review; and
8. That an as-built survey for this project be included in the required as built survey for the redevelopment of the property be submitted to the Codes Enforcement Officer with verification of conformance of all phases of the completed project within (60) days of completion of the project.

RECORD OF VOTE

Chair	Donald Kasper	Present	[Yes]
Cochair	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

Sketch Plan -Site Plan Review

Applicant: Vincent Lobdell
2795 County Line Rd
Skaneateles NY 13152
Tax Parcel #051.-01-13.2

Present: Frank Cusumano, In-Architects

The applicant is proposing a supplemental apartment to be located in the 7,200 square foot barn that is under construction. There is an existing dwelling and pool, with a pool house added in 2020 at 690 square feet. Impermeable surface coverage is at 5.6%. There is a bedroom, bathroom, and a kitchen in the pool house, however the use of the pool house is an accessory structure to the pool.

Mr. Cusumano continued saying that the building permit for the barn was submitted before he was contracted to develop the plans for an apartment in the pole barn. When the survey was getting updated it was noticed that a drainage easement runs under the pole barn that was missed at the time of the building permit application. They do not know if there is any underdrains in that area, but they are looking to abandon the drainage easement and move it further west of the barn. The drainage system connects to the lots to the north that the applicant also owns. Chair Kasper inquired if the stormwater facility was ever constructed, and Mr. Camp stated that there was a drainage district formed and that if the other lots were developed then the drainage facility would need to be constructed. Since the dwelling was constructed the area has been mowed and it is unclear whether there are drainage tiles in the area that may have been moved or covered over with the slab on grade barn. Chair Kasper said that he was on the board at the time of approval and remembered a natural swale there.

Mr. Camp said that the drainage easement was to convey the drainage from Benson Road and the pond across the street. Member Marshall asked what is happening with the water that is there in the area. Chair Kasper said that water does not follow a straight line and that some grading might need to be done. Mr. Cusumano said that he has not seen any standing water when he has visited the site. Chair Kasper commented that the owner will not want to see water coming into the barn if the pond overflows. A site visit will be conducted on April 29, 2024. Mr. Cusumano said there is a line of unbuildable area, and he is not sure what this is for and Chair Kasper said that it is a buffer zone for the wetlands located west of the lot. The existing drainage easement drains into the wetlands. Mr. Brodsky asked if different wetlands will be disturbed with the relocation of the drainage easement. Mr. Cusumano said that it would not change the drainage pattern going west but north of the structure the drainage pattern would be different, however they can modify it so that it works. Mr. Camp said that he is assuming that the drainage easement was placed there for a reason as he was not the town engineer at the time of approval. Chair Kasper said that there was a swale there and you could visually tell that if the pond flooded the stormwater would go to that swale. Mr. Camp commented that in reviewing the old files there were indications that there were several underdrain fingers inside of the easement, and it is unclear if they have been located.

Mr. Brodsky commented that as the property has a primary dwelling and an existing accessory apartment, the proposed dwelling should be reviewed as multiple dwellings on a lot. Chair Kasper said that the board will want to see the inside the pool house. Mr. Cusumano said that although the proposed dwelling in the

barn was 1,450 square feet, the applicant is willing to reduce the size of the dwelling to 1,000 square feet to comply with the supplemental apartment restrictions. Counsel Molnar recommended that the board have the drainage easement in place before any approval can be granted for the accessory apartment. Mr. Cusumano said that the barn is under construction and that the septic for the barn was approved and put in when the pool house was done that is located in the drainage easement. A site visit will be conducted April 29, 2024.

WHEREFORE a motion was made by Chair Kasper and seconded by Cochair Hamlin 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 Hamlin to return from 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 Marshall to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 9:08 p.m. as there being no further business.

Respectfully Submitted,
Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston	Josh LaGrow	Don Lincoln
Grayson LaGrow	Lisa Lincoln	Teresa Scouten
Jorge Batlle	Beth Batlle	Thomas Colt
Jim Fields	Lynn Fields	Steve McGlynn
Guy Donahoe	Wayne LaFrance	Laura Candee
Robert Logan		

Additional Meeting Attendees (Zoom):

Steve Leverich	Mike Drake
Mike Lasell	Lori Milne
Ben Klein	Chris Buff
Kevin LaGrow	John Cherundolo
Iphone 200	