

**TOWN OF SKANEATELES
PLANNING BOARD
MEETING MINUTES
April 26, 2022**

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

Chair Kasper opened the meeting at 6:30 p.m.

Sketch Plan – Site Plan Review

Applicant: Sean Ahern
4452 Vinegar Hill Rd
Skaneateles, NY 13152
Tax Parcel#023.-03-15.1

Present: Sean Ahern, Applicant; Mike Spadaro, Alternative Power Solutions

The applicant is looking to place a ground mount solar array on the property with the array consisting of 60 400w panels arranged in a landscape pattern. The panels will be four stacked high by 15 panels across and be 100 feet in length. The array will be supported by posts that get screwed into the ground six feet deep. There is a 2 feet wide by 2 feet deep trench line for the conduit back to the dwelling. The solar array will utilize net metering. The arrays face south with a maximum height of 12-14 feet.

Chair Kasper inquired if the area underneath the panels will be maintained as grass, and Mr. Spadaro stated that the grass will remain unchanged. Chair Kasper asked if the panels are tight or if they would allow water to run through the connector points. Mr. Spadaro explained that there are clasps that go between the panels that could allow a little bit of water to run through. The board did see the site and noted that the area was open with a hedgerow behind the proposed location for the array. Chair Kasper suggested that a couple of trees or bushes could be placed in front of the array to block it from the road. Mr. Spadaro said that they could put some in without blocking the panels. The application will continue May 17, 2022.

Sketch Plan – Site Plan Review

Applicant: Tamanend Properties LLC
Jeff Davis
1130 Wagon Wheel Drive
Skaneateles, NY 13152
Tax Parcel#053.-01-15.2

Present: Jeff Davis, Applicant; Jamie Davis, Engineer;

The proposal is for a 32x54 foot pole barn on the southern end of the property with access off Wagon Wheel Drive. All setbacks are conforming, and a swale will be installed on the east side of the property that will connect to an exiting bioswale. The pole barn will be for personal use for the family. Mr. Camp requested

that more detail be provided for the proposed bioswale including a section view and indication of soils. Chair Kasper inquired about the existing cul-de-sac and Mr. Davis replied that it is part of a separate lot for the driveway and cul-de-sac that is owned by Mr. Greenfield and under a separate tax parcel number.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Winkelman to consider the proposed action as a Type II SEQR action pursuant to 6 NYCRR617.5(c)(11) and not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Douglas Hamlin and seconded by Member Scott Winkelman, and after an affirmative vote of a majority of Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application for site plan review, with the following conditions:

1. That Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. That the Site Plan S100 through S101 dated March 29, 2022, and Narrative dated March 1, 2022 prepared by Jamie Davis, Licensed Professional Engineer, be updated to reflect the section view detail for the bioswale, and then 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.

RECORD OF VOTE

Chair	Donald Kasper	Present	[Yes]
Vice Chair	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Absent	
Member	Jonathan Holbein	Present	[Yes]

Amendment Request – Special Permit Amendment/Site Plan Review

Applicant: Micheline Yuan
 3692 Nelsons Walk
 Naples, FL 34102

Property: 3257 East Lake Rd
Tax Parcel #040.-01-04.1

Present: Hansen Yuan, Applicant; Robert Eggleston, Eggleston & Krenzer Architects; Sid Devorsetz, Attorney;

Mr. Devorsetz stated that the Yuans have owned the property for over 40 years, and it has a waterline and pumphouse easement on it for the dwelling located up at the road. The Yuans also own the property that has the easement right. A few years ago the Yuans received approval from the Planning Board for site modifications that included the relocation of the gazebo and sheds. Some of the work has been completed; however, they decided to not proceed with new construction, and not move the gazebo or sheds. He continued saying that the neighbors on either side are in support of leaving the gazebo and sheds in their current location.

Mr. Eggleston stated that there are still two properties and the applicant had done a lot line adjustment that increased the size of this lot to over two acres. The applicant was originally going to place the pump for the waterline underground and removed the shed, relocate the secondary shed outside of the 50 feet from the lake line, and move the gazebo beyond the 50 foot lake line. The water pump house was left above ground, the replacement shed was place in the easement area as the land was flatter, and the gazebo is in poor

condition and was not moved. They are pursuing area variances for the setbacks for the sheds, and an increase in the shoreline structures. They are also requesting an amendment to the 2015 Planning Board approval. They will be reducing the impervious coverage to the approved 11%. Additionally, the approved deck was constructed larger than what was approved, and they would like to add a permeable walkway from the garage to the dwelling. A site visit will be conducted on May 4, 2022.

Sketch Plan – Site Plan Review

Applicant: Jess Hafner
4690 Mountain Ash
Liverpool, NY 13090
Property: 2599 East Lake Rd
Tax Parcel #037.-01-23.1

Present: Jess & Sharon Hafner, Applicants; Robert Eggleston, Eggleston & Krenzer Architects;

The property is in the Colony with shared amenities including the boathouse located on this property. The prior owners placed cultured stone around the perimeter of the boathouse that has caused the building to rot. Proposed is the replacement of the boathouse on a smaller footprint, while increasing the deck on the boathouse, keeping the total size the same. There are existing steps down to the bank to the boathouse; however, the stairs do not provide an adequate landing as they approach the boathouse. The stairs will be replaced to allow for safer access to the boathouse. The boathouse will be reconfigured to provide storage for kayaks, with the existing living area reduced to accommodate a changing room. The walls will be raised to eight feet in height while keeping the existing total height of the boathouse. They have started the discussion with the NYSDEC and as they are not increasing the size or height of the building, they anticipate that it will be acceptable with the NYSDEC.

The second portion of the proposal is for the protection of the shoreline. The north shore is showing erosion from wave action and water coming down from the top causing erosion. The project would consist of a quarry rock retaining wall that would be two layers offset that is located outside of the lake line, In front of the wall would be 8-12 inch gabion rock to assist with attenuation of the waves. Ground cover would be placed above the wall on the bank. Impermeable surface coverage will be reduced from 10.7% to 10.6% with total lot coverage and shoreline structures remaining. This is one of two properties in the town that has created the meadows in place of a lawn.

Mr. Camp inquired on the material to be used for the roof and Mr. Hafner said that they had not determined the material, but they are open to suggestions. Mr. Camp suggested that asphalt shingles should not be used due to the proximity to the lake. Mr. Hafner said that they could consider a metal roof. Chair Kasper asking for more information on the use of the precast concrete. Mr. Eggleston explained that they are considering the use of precast concrete planks that could be barged in to replace the wood so that it is concrete on concrete for a more solid floor system. The exterior will have the faux stone replaced with conventional wood. A site visit will be conducted on May 4, 2022.

Sketch Plan – Site Plan Review

Applicant: Skaneateles Park East LLC
Patti & PJ Uritis
26170 Country Club Drive
Mission Viejo, CA 92691
Property: 1551 E Genesee St
Tax Parcel#032.-03-20.0

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The property has an existing office building that has had additions over the years. There is parking on the upper level and lower level with the septic to the north of the building. The applicant is retiring and would like to construct a single family dwelling on the lot that is 8.2 acres. The dwelling will be located behind the professional building and will be accessible off the existing driveway that has been extended to the proposed location of the dwelling. As the driveway is longer than 500 feet, there is an emergency pull off included in the driveway design. The dwelling will have a walkout basement and the septic design has been approved by OCDOH for a five bedroom dwelling. As there is stormwater coming down the hill from the property to the west; a French drain will be placed over and around the dwelling and directed to a former gravel pit that will also collect the stormwater for the driveway. Mr. Camp said that sediment that has come out onto the road and a culvert may need to be installed by the road. Chair Kasper commented that a pipe under the road placed before it is blacktopped would be the most cost effective. Mr. Eggleston said that the French drain to the gravel bed that is 5-10 feet deep should keep the water from going on the property to the east.

Sketch Plan – Special Permit

Applicant: Mandana Farms LLC

John Cherundulo

4638 Kingsford Terrace

Syracuse, NY 13215

Properties: 1871 West Lake Rd

Tax Parcels #061.-01-12.1

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The applicant has acquired several properties in Skaneateles, and he was looking to find a location for a pole barn storage building to store the agricultural equipment used to maintain the properties, personal vehicles, business files, and boat storage. Proposed is a 12,000 square foot building that will be set back 250 feet back from the road and 100 back from the neighboring property lines. A driveway will come in from the south end of the property that would go around the entire building. There will be a fenced in 12,800 square foot area for storage that would be secured with a double wide gate. There will be an eave strip drain around the building that would be directed to two bioswales to control water. As there will be over an acre of disturbance, Ed Reid will be preparing a SWPPP for the property. He will also be working on the state road curb cut. No repair of boats will be done on the premises, only repair of any agricultural equipment. There are farm fields, a designated wetlands and a watercourse that cuts through the property.

Member Winkelman inquired where the bioswales will drain and Mr. Eggleston said that they will drain into the road right of way ditches. Mr. Camp commented that as Ed Reid is working on the SWPPP, there may be changes with the drainage plan. The driveway and storage area will be gravel with the curb cut paved as required. The height of the building will be 33 feet 8 inches.

Chair Kasper inquired what percentage of the building will be used for boat storage and Mr. Eggleston commented that he does not have that number at this time. Mr. Brodsky recommended that a general floor plan that shows how the space of the building will be allocated, and Mr. Eggleston replied that it is more of an organic answer that could change over time. There will be trees planted to screen the view from the dwelling located to the north and keep the driveway to the south next to the commercial activity. Chair Kasper recommended that trees could be planted on the east side of the lot along West Lake Road to shield the view of the building from the road. Member Winkelman suggested that it be deciduous trees and that the pines are fine by the dwelling to the north. A site visit will be conducted on May 4, 2022.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Holbein to schedule a public hearing on **Tuesday, May 17, 2022 at 6:45 pm**. The Board having been polled resulted in the unanimous affirmation of said motion.

Amendment Request- Special Permit

Applicant Fingerlakes Luxury Homes Inc
Rick Moscarito Property:
120 Madison St 1545 East Genesee St
Chittenango, NY13037 Skaneateles, NY 13152
Tax Parcel #032.-03-21.0

Present: Robert Eggleston, Eggleston & Krenzer Architects

As the applicant was in development of the barn, he reconsidered the idea of adding an accessory apartment in the pole barn as the septic system for the building was originally designed for a four bedroom house. The apartment will be 970 square feet for the housekeeper’s apartment. The rest of the barn will maintain the same uses but with a reduction in size to accommodate the apartment. OCDOH has approved the septic system. Chair Kasper noted that there was a concrete hole observed during the site visit and Mr. Eggleston commented that it is the abandoned well as the property is on public water. Member Winkelman inquired if there will be laundry done at the site and Mr. Eggleston explained that apartment has a private laundry but that they will not be doing hotel linens at the site.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Hamlin the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was classified as an Unlisted Action upon which the board determined that the proposed action will not result in any significant adverse environmental impacts. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chair Donald Kasper, seconded by Member Jonathan Holbein, and upon an affirmative vote thereon as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Amendment Application, and amends the Approving Resolutions, as follows:

- 1. The Site Plan 1 of 3 dated March 31, 2022, 3 of 3 dated March 30, 2022 and Revised Narrative dated March 31, 2022, prepared by Robert Eggleston, Licensed Architect, be strictly followed; and
- 2. Except as amended hereby, the conditions of the Approving Resolution remain in full force and effect.

RECORD OF VOTE

Chair	Donald Kasper	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Absent	
Member	Jonathan Holbein	Present	[Yes]

Discussion

The draft shoreline regulations will be introduced at the May 2, 2022 Town Board meeting.

WHEREFORE, a motion was made by Member Hamlin and seconded by Member Holbein to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 7:39 p.m. as there being no further business.

Respectfully Submitted,
Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston	Jeff Davis	Jamie Davis
Mike Spadaro	Sharon Hafner	David Labourdette
Jess Hafner	Sean Ahern	Hansen Yuan