

**MEETING MINUTES
JULY 15, 2013
TOWN OF SKANEATELES PLANNING BOARD**

Mark J. Tucker, Chairman
Elizabeth Estes
Donald Kasper
Joseph Southern
Scott Winkelman
Scott Molnar, Legal Counsel
Doug Wickman, P.C. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Secretary

Chairman Tucker opened the meeting at 7:30 p.m. The Planning Board will be conducting site visits on July 27, 2013. The meeting minutes of June 18, 2013 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

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

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Yes]
Member	Scott Winkelman	[Yes]
Member	Beth Estes	[Yes]

Public Hearing-Special Permit/ Site Plan Review

Applicant: Michael Boudreau
Julie Stafford
6 North Riding Drive
Pennington, New York 08534

Property:
1694 Amerman Road
Skaneateles, New York 13152
Tax Map #063.-04-02.0

Present: Robert Eggleston, Architect

No one requested the notice to be read. City of Syracuse commented that demolition of the existing structure should not be initiated prior to OWTS design approval by the Onondaga County Department of Health in their correspondence dated July 1, 2013. The Zoning Board of Appeals granted the requested variances on July 2, 2013, with the approval broken into two parts so that the waterfront work could commence independent of the septic approval for the dwelling.. A site was conducted on July 1, 2013.

Updated site plan and narrative dated June 24, 2013 was submitted to the Board correcting the 10SF error discovered. The proposed dormer on the back of the dwelling has been removed, the fireplace is now flush with the dwelling, and the shed by the lake has been reduced to 2'x5' to bring the proposed living space to 10% of the lot area. Proposed impermeable surface coverage will increase from 8.5% to 9.8%; the open space will decrease from 90.7% to 84.6%. There is an area of erosion on the bank near the turn in the steps to the lake that will be planted with ground cover, mulch and jute mesh.

Mr. Eggleston stated that a holding tank has been verbally approved by Rusty Cooper (DOH); however, the written communication has not been received from the Department of Health. Mr. Wickman stated that at the site visit, storm water ran through a small culvert by the road through the proposed location for the dwelling and then reached the area of erosion that was mentioned earlier. He recommended that a storm water remediation plan be developed to slope the storm water flow away from the dwelling.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Southern to declare this application to be a Type II action not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chairman Tucker opened the Public Hearing. No one spoke in favor of the project or wishing to speak in opposition or had any other comments. Two letters of support were submitted from the neighbors.

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

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** a special permit and minor site plan review for the Application, with the following conditions:

- 4 That Special Permit shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.

After issuance of a building permit, the following conditions shall apply:

1. That the Site Plan 1 through 3 of 3 dated June 24, 2013 and Narrative with Construction Sequence 1 through 2 of 2 dated June 24, 2013, prepared by Robert O. Eggleston, be followed in all respects; and
2. That all conditions of the Zoning Board of Appeals resolution of July 2, 2013 be followed; and
3. Onondaga County Department of Health ("DOH") approval of the septic system be received prior to demolition of the existing cottage; and
4. Upon approval by the NYSDEC for the reconstruction of the shoreline structures, the CEO may issue a building permit for the shoreline portion of

the proposal, and after DOH approval is received without objection for the septic system, the CEO may issue a building permit for the cottage construction; and

5. Installation of drainage plans recommended by the Town Engineer to control storm water erosion; and
6. That an as-built survey 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.

Upon a motion made by Member Kasper and seconded by Member Southern the Town of Skaneateles Planning Board hereby approves the application for a minor site plan with the above conditions.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Beth Estes	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]

Sketch Plan- Site Plan Review

Applicant: Frederick Singler
2685 East Lake Road
Skaneateles, New York
Tax Map #037.-01-07.0

Present: Robert Eggleston, Architect

Based on the recent site visit conducted, a revised site plan and narrative dated June 24, 2013 was submitted including additional information on the height of the wall (3'6" maximum) and the cross-section of the construction of the wall. The amount of fill required will be approximately 10 yards. The 12% slope will be seeded and a jute mesh will be employed to stabilize the soil while the ground cover is growing.

Mr. Wickman commented that Mr. Camp recommended the retaining wall be located 3' from the property line to make sure that the runoff will not drain on the neighbor's property. Mr. Eggleston stated that there will be a 4" drain included in the construction of the wall to manage the runoff from the driveway and that they would prefer to not move it any further than one foot from the property line. The neighbor to the south who is most affected by the proposal is in support of the plan.

The Onondaga County Planning Board commented that City of Syracuse Water Department Approval should be obtained by the applicant in their resolution dated July 8, 2013. The City of Syracuse had no comments in their correspondence dated June 6, 2013.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Estes to declare this application to be a Type II action not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** the minor site plan review, with the following conditions:

A. Before issuance of a building permit the following conditions shall apply:

1. That Special Permit shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.

B. After issuance of a building permit the following conditions shall apply:

7. That the Site Plan 1 of 1 dated June 24,2013 prepared by Robert O. Eggleston be followed in all respects; and
8. That the Narrative dated June 24,2013, corrected to reflect a height of 3'6" on the proposed retaining wall, prepared by Robert O. Eggleston be followed in all respects; and
9. Verification that the proposed drainage plan does not negatively impact the adjoining neighbor to the south; and
10. That an as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project.

Upon a motion made Chairman Tucker and seconded by Member Southern the Town of Skaneateles Planning Board hereby approves the application for a minor site plan with the above conditions.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Beth Estes	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]

Sketch Plan-Special Permit/ Site Plan Review

Applicant: Steven Miron
2987 East Lake LLC
4 Times Square, 23rd Floor
New York, New York 10036

Property:
2987 East Lake Road
Skaneateles, New York 13152
Tax Map #039.-01-18.1

The applicant was not available to attend tonight's meeting. The proposal is for the demolition of the existing 3043SF dwelling with 426SF-detached garage and a 497SF lakeside patio. The 1419SF guesthouse and dock will remain. The driveway will remain although the width will be reduced to 10', with the proposed primary 2138SF dwelling with a bridge to the attached 1022SF 3-car garage replacing the existing dwelling. The pedestrian access consists of granite edge walkway terracing with stone and grass turf steps that curve around the north side of the dwelling to provide gentle slope access to the patios at the front of the main house. The lakeside patio will be reconfigured but will not change in size in comparison to the existing patio. There will be no change in the 2592SF shoreline structures. There is no proposed living quarters above the 3-car garage.

The submitted plan includes the septic system from 1997 and there are two septic fields flanking the house with a larger field located on the east side of the property. It has not yet been determined where the septic field is supporting the guesthouse by the lake.

The existing impermeable surface coverage is 12.7% with a proposed 11.85%. Existing open space is 85.7% with the proposed remaining at the same level. Mr. Kallquist commented that reducing the impermeable surface coverage another 1.8% on the lot would mean removing over 1800SF from the property. The long driveway wraps around the septic system fields and complies with the 20' side yard setback required. The patios and deck are permeable with the exception of the hot tub. The steps will have 9" wide tread equaling 170SF in impermeable surface coverage. Member Southern recommended that the size of the garage be modified from a three car to two-car garage to reduce the impermeable surface. Rain gardens will be employed to manage storm water, permeable pavement will be used, and the trees will be protected during construction. Member Southern stated that as the proposal is a rebuild and the applicant should have an objective to working towards attaining 10% impermeable surface coverage and consideration should be given to potentially reduce the size of the garage or take other measures to attain 10% impermeable surface coverage. The house was designed to work with the grade rather than disturbing more of the site. A site visit will be conducted July 27, 2013.

WHEREFORE, a motion was made by Member Winkelman and seconded by Chairman Tucker to put this matter to public hearing on ***Monday, July 15, 2013 at 7:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Public Hearing Continuance – Subdivision

Applicant: Banjo's Home Farm LLC
2696 West Lake Road
Skaneateles, New York 13152
Tax Map # 053.-01-05.1

There was no one present to represent the applicant. The Conans, neighbors to the west of the proposed lot, reminded the Board that they have submitted two letters regarding the project. Mrs. Conan stated that it was her understanding that Mr. Green has the right of first refusal if the proposed lot became for sale.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to reschedule the public hearing and re-notice hearing for ***Tuesday, August 20, 2013 at 7:45 p.m.*** at the request of the applicant. The Board having been polled resulted in the unanimous affirmation of said motion.

There being no further business the Planning Board meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Karen Barkdull, Secretary