

**TOWN OF SKANEATELES
PLANNING BOARD
MEETING MINUTES
February 20, 2024**

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

Cochair Hamlin opened the meeting at 6:28 p.m. The meeting minutes of December 18, 2023 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 January 16, 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. Members Marshall and Holbein abstained from the vote due to their absence from last month's meeting.

RECORD OF VOTE

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

Public Hearing -Special Permit

Applicant:	David Lee/Geysson Armijo	Property:
	9 State St	1741 Pork Street
	Skaneateles NY 13152	Skaneateles, NY 13152
		Tax Parcel #034.-04-13.0.

Present: David Lee (zoom), applicant; Robert Eggleston, Eggleston & Krenzer Architects

The property has been in the Lee family for over four generations with eight buildings on the property. In 1988 the Zoning Board of Appeals determined that allowed the use of the property as a home occupation. Mr. Lee has retired and some of the buildings are continued for personal use. Building A is the single family dwelling, building B will remain as a home occupation office for properties that he manages, building C is the sap house that will continue, and building D is the smokehouse for continued use. Building E will be rented out to Hans Volt for his cabinetry business needing a special permit for a service business. Building F is the personal workshop for Mr. Lee and building G is a storage barn for personal and community storage, and building H is the dairy barn. 4,000SF of the dairy barn will be used by Geysson Armijo who is a contractor. He will use the barn identical to the way Mr. Lee used the barn. The HB portion of the dairy barn and the silo will continued to be used for Mr. Lee's personal use. A 24x60 shed will be constructed to be attached to the dairy barn for covered outdoor storage for Mr. Armijo's business. The outdoor storage between buildings F and G will continue for Mr. Lee to park his plane. There are 5-10 acres of forest on the property with the remaining acreage being farmed by the Richards.

They are requesting a special permit for the cabinetry business in building E and the construction business in building H with the proposed shed addition. Mr. Holt would be working on site with another person and delivering the cabinetry. Mr. Armijo has six employees that work offsite but that may come to this site for tools, equipment, or supplies. There is a bathroom located in the E building for any of the workers on site and the septic system located to the west of the farmhouse. Cochair Hamlin inquired if there is any plumbing in the barn and Mr. Eggleston said that there may be plumbing in the milk house only. Cochair Hamlin asked if there will be any additional fuel storage at the site over the existing fuel storage. Mr. Eggleston said that there will not be any more than a five gallon propane tank. He continued saying that there is outdoor fuel storage to the west corner of the milkhouse.

At this time, Cochair Hamlin opened the Public Hearing and asked if there was anyone in favor of the project and no one spoke in favor. Cochair Hamlin asked if there was anyone wishing to speak in opposition or had any other comments. No one requested to speak.

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

WHEREAS, a motion was made by Member Marshall and seconded by Member Holbein, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(18) and not subject by SEQR for further review. The Board having been polled resulted in the affirmance of said motion.

WHEREAS, the Planning Board in reviewing the Application under Special Permit and Site Plan review criteria, adopted the following findings (the "Findings") for proceeding with a determination on the Application:

- (1) That the Application will comply with all provisions and requirements of this chapter and of all other local laws and regulations and will be consistent with the purposes of the land use district in which it is located, with the Comprehensive Plan and with the purposes of this chapter;
- (2) That the Application will not adversely affect surrounding land uses by creating excessive traffic, noise, dust, glare, pollution, or other nuisances as the building will not affect the

surrounding area due to the minimal activity proposed; The project will not affect anything as there will be minimal activity.

(3) That the Application will not result in the release of harmful substances or any other nuisances, nor cause excessive noise, dust, odors, solid waste, or glare;

(4) That the Application will not adversely affect the general availability of affordable housing in the Town;

(5) That the Application will not cause undue traffic congestion, unduly impair pedestrian safety or overload existing roads, considering their current width, surfacing and condition.

(6) That the Application will have appropriate parking and be accessible to fire, police, and other emergency vehicles;

(7) That the Application will not overload any public water, drainage or sewer system or any other municipal facility or service, including schools;

(8) That the Application will not degrade any natural resources, ecosystem, or historic resource, including Skaneateles Lake or Owasco Lake;

(9) That the Application will be suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat, and hydrology and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads with the applicant's proposed landscape plan;

(10) That the Application will be subject to such conditions on operation, design and layout of structures and provision of screening, buffer areas and off-site improvements as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic, and scenic resources of the Town;

(11) That the Application will be consistent with the community's goal of concentrating retail uses in the Village and hamlets, avoiding strip commercial development and locating nonresidential uses that are incompatible with residential use on well-buffered properties and is consistent with the Comprehensive Plan;

(12) That the Application will be able to comply with site plan review standards in §148-10-6, and the Rural Siting Principles in Town Policy and Guideline Book have been taken into consideration; and

(13) That the Application will have no greater overall impact on the site and its surroundings than would full development of uses of the property permitted by right.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Cochair Douglas Hamlin, seconded by Member Jill Marshall, and upon an affirmative vote thereon as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application, with the following additional conditions:

1. That the Special Permit/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 Applicant shall obtain a building/zoning permit from the Codes Enforcement Officer prior to any work commencing on the property; and
3. That the Site Plan 1 of 2 through 2 of 2 dated January 2, 2024, with the Narrative dated January 2, 2024 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; 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 Planning Board waived the requirement for an as-built survey to be submitted upon completion of the work to be performed, and in lieu agreed the Architect of Record must submit written documentation that the Applicant has complied with the approved site plan.

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 -Special Permit

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

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

The Zoning Board of Appeals has not rendered a decision on the requested variances, and as such, this board cannot render their decision on the application. In addition, the county records listed the incorrect address to the property making it difficult to locate the property for the site visits. The public hearing notices for both boards will need to be readvertised with the corrected address. There has been some input from the public regarding the proposal and Mr. Eggleston stated that he would like to address the comments with the board. The neighbor to the north had expressed concern with the 2017 storm event that took place and how the state road ditches overflowed and came down the applicant’s driveway and onto their property. Since 2017 the NYSDOT has done work including the Leverich, Logans, and Romanos having new 18 inch culverts under their driveway, with the next two culverts going south at 24 inches in diameter. The stormwater from the state road ditch goes to a 24 inch storm drain and then south of the Boeheim property into a watercourse. Since the 2017 100-year storm the storm drainage has been rectified. There is a small area next to the culvert on the Logan property that can be enhanced to prevent any overflow.

The special permit is for redevelopment with the property at an existing 22.7% impermeable surface coverage reduced to 20.4%, and payment into the DRA fund. There will also be the addition of the bioswale for stormwater management with leader drains from the garage, parking area, and dwelling directed to the bioswale for infiltration before reaching the lake. The bioswale is a considerable distance from the Leverich septic system that is 40 feet from the property line with OCDOH requiring a minimum of 10 feet to the property line. The house is being upgraded with the garage and stormwater management providing upgrades to the lot and neighborhood. The garage is being constructed on the existing driveway and will provide indoor charging for electric vehicles. The driveway turnaround will be removed close to West Lake Road and located near the proposed garage.

Cochair Hamlin said that the garage is in a tight spot although it is being built on the existing driveway making it no closer than the existing driveway. Mr. Eggleston said that they will be five feet away from the property line which is further away than the existing driveway and shed. The garage will be 22 feet by 22 feet, a midsize garage as the more common size for garages are 24 feet by 24 feet. The proposed garage will have attic storage above it. All of the homes in the area have detached garages. The location of the garage is over 55 feet from the Leverich dwelling and 23 feet from the Romano house. Member Marshall asked about the Leverich concerns with drainage and Mr. Eggleston clarified that their drainage issues were in regard to the 2017 storm event at the time they were renovating their home, and the ground was disturbed. Member Marshall asked if drainage is still an issue and Cochair Hamlin said that he lives a quarter mile from there and although it is different, that there has not been a storm event like that since 2017., and noted that a lot of work was done by NYSDOT.

Member Marshall asked about topography and Mr. Eggleston said the land is a very gentle slope area without any serious issues. Mr. Camp had commented in his email to the board that the stormwater management facility is reasonable as proposed. Space is extremely limited on this site. I believe that Howard's comments should be carefully considered in this regard. Cochair Hamlin suggested that topo be provided for this application. Cochair Hamlin inquired about the mass of the proposed garage as the garage by the Greenfield property is more massive than he realized. Mr. Eggleston explained that the Greenfield garage is a full two story structure and that this garage is similar to the Leverich and the Romanos garages at 18 feet tall. The attic storage is at 6'8" tall, just for storage. He continued saying that the Leverich were pleased that the dwelling was not being demolished and rebuilt. Member Marshall commented that the garage would be in keeping with the neighborhood and Cochair Hamlin agreed. Member Parker-Fann said that there was going to be some landscaping to replace the dying ash trees, and asked what species will be placed. Mr. Eggleston said that they will be native species and probably mixed deciduous trees so as to not block views for the neighbors. Mr. Brodsky recommended that the plant species near the bioswale should be listed on the site plan.

Counsel Molnar recapped the status of the ZBA process with the board opening and closing the public hearing with the wrong address, a jurisdiction defect. The ZBA will re-notice the public hearing with the public hearing re-occurring and allowing the ZBA to deliberate as they see fit. Counsel Molnar recommended to the board that they open their public hearing tonight, leave it open, and then re-advertise the public hearing for next month with the corrected address. In addition, the applicant's representative has reached out to Chair Kasper and himself regarding Chair Kasper's letter to the ZBA with his observations that is problematic to the applicant. As a result in order to avoid the appearance of impropriety, Chair Kasper has agreed to recuse himself from the proceedings of this application and abstain from any vote taken.

At this time, Cochair Hamlin opened the Public Hearing and asked if there was anyone in favor of the project and no one spoke in favor. Chair Kasper asked if there was anyone wishing to speak in opposition or had any other comments. No one requested to speak.

WHEREFORE, a motion was made by Cochair Hamlin and seconded by Member Marshall to leave the public hearing open, and re-advertise and schedule a public hearing on **Tuesday, March 19, 2024** at 7:10 p.m. The Board having been polled resulted in the affirmation of said motion with Chair Kasper abstaining from the vote due to his recusal.

Continued Review -Lot Line Adjustment

Applicant:	Derek Grassman	Property:
	PO Box 218	4619 Jordan Rd
	Skaneateles Falls NY 13153	Skaneateles Falls, NY 13153
		Tax Parcel #017.-01-08.1 & 016.-02-04.1

Present: Derek Grassman, Applicant;

A revised plat plan was submitted that includes the requested changes and the lot coverage calculations for the sending lot that is in compliance with the zoning code. Member Parker-Fann inquired if there was a wetlands delineation completed on the site as there are bulldozers on the site, although one may not be required for the requested action. Chair Kasper stated that the new plat plan reflects all of the information that was requested by the board. Member Marshall asked if Chair Kasper had any knowledge regarding the wetlands on the property. Chair Kasper said that the area off County Line Road is a buildable area with the area along the stream unbuildable. The interested party just wants to own the land and fish.

WHEREAS, a motion was made by Cochair Hamlin and seconded by Member Parker-Fann, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(16) and not subject by SEQR for further review. The Board having been polled resulted in the affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Cochair Douglas Hamlin, seconded by Chair Donald Kasper, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board hereby APPROVES the Lot Line Adjustment, with the following conditions:

1. The LLA Map prepared by Paul O Olszewski dated February 2, 2024 be submitted to the Chairman for review, approval, and signature prior to filing with the Onondaga County Clerk's Office; and
2. The LLA Map and deed transferring title to the adjusted property must be filed in the Onondaga County Clerk's Office within sixty-two (62) days of the signing of said LLA Map or the Lot Line Adjustment shall be null and void. Proof of said filing shall be immediately forwarded to the Secretary of the Planning Board upon receipt by the Applicant and/or Applicant's representative; and
3. That the Applicant and its professionals shall submit a draft of the Access Easement (the "Recordable Document"), for review and approval by the Planning Board Chair and the

Planning Board Attorney, and as approved shall be executed and recorded by the Applicant in the Onondaga County Clerk's Office contemporaneously with the filing of the Subdivision Map; and

4. That one mylar and five copies of the Subdivision Map shall be submitted for signature within six months of the filing of this decision, and that Chairman is authorized to sign said Subdivision Map, subject to fulfillment of applicable conditions herein; and
5. The Applicant obtain the approval of any other agency or authority having jurisdiction over the Property of Application.

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: Kevin LaGrow
PO Box 528
Skaneateles NY 13152

Property:
2510 Wave Way
Skaneateles, NY 13152
Tax Parcel #054.-04-03.0.

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

The Zoning Board of Appeals denied the variances requested on the project. Since then a new application for the covered porch that would require a variance for total floorspace has been submitted to the Zoning Board of Appeals(ZBA). There will be no land disturbance for the roof placed over the existing deck. Based on the ZBA process, this revised application to the Planning Board will be placed on the Planning Board agenda once the ZBA has made their determination.

Continued Review-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 (zoom), Applicant; Robert Eggleston, Eggleston & Krenzer Architects, Mike Lasell, MBL Group

Mr. Eggleston began saying that the major change to the site plan from last month is the configuration of the driveway. Instead of a huge cul-de-sac, there will be a circular driveway with a green island with plantings in the center, and there will be sidewalks on both sides of the street.

Chair Kasper shared five questions that he had regarding the project, and Mr. Lasell will address the questions. Chair Kasper commented that the board had their site visit and there has been a public information meeting, and there were questions that arose by the residents.

Chair Kasper said that at the site visit there was evidence that there had been water that had eroded the ground by the entrance, and he had suggested that maybe there was an underdrain from the farm field. There are areas on the property that indicate that the area was wet or super dry, and there were ripples coming down through the fields. The farmers are known to dry out their fields with underground drains. There should be some answers to whether there are underground drains on the property, that if not detected, could continue to cause drainage issues for the neighbors along Franklin Street. Mr. LaGrow said that he did a site visit after the heavy rains this year. Behind the houses along Franklin Street the owners have dug culverts that have redirected the stormwater to that section. Instead of being directed to the 18 inch then on to the tow 24 inch culverts across the street, the water was dammed up by berms and sent to the opposite direction to the swale mentioned. That cause a few thousand dollars of water damage to the property just north of the entrance to this property. The washout is from the culverts that the homeowners had dug themselves. Member Marshall inquired why the culverts were dug. Mr. Eggleston said that it was in response to keeping water off their properties and if created the issue to the south.

Chair Kasper commented that there are probably underground drains in the area. Mr. Lasell said that there could be drains in the fields as it is quite common. He continued saying that a lot of the visible erosion is from the overland flow. The underground drains will get cut off somewhere when they are in construction as they are putting in a storm pipe through there and there are perpendicular storm pipes to the road that will be deeper than what you saw there. If they do find any underdrains they will be able to mitigate that and tie them into the nearest storm pipe or catch basin to continue to allow those to function. This is common in working with fields like this with a most recent example at the Skaneateles Lodge Hotel where the underdrains under the roadway tied into the drainage system. Mr. LaGrow added that if all of the neighbors are having issues right now with the underdrain pipes there, their plan will improve the situation. Mr. Lasell said that a note can be added to the construction packet to tie in the existing drainage pipes into the proposed drainage system. Member Marshall commented that the goal would be to not undo the existing drainage pipes if it would cause problems for the neighbors along Franklin Street. Mr. Lasell said that the underdrain pipes are not an issue with the neighbors, however, the surface drainage in an issue and their plan for stormwater diversion should improve the issue of the surface drainage. The dry swale that they are proposing behind the homes will be over excavated to place 18-24 inches of filtration material including sand, and if they find any drainage pipes they would be tied into the system and redirect the water.

Chair Kasper inquired if there will be any underdrainage under to proposed street as he did not see anything other than the stone base on the plans. Mr. Lasell said that there is no underdrain, but they are utilizing gutter drains and catch basins along the gutters. Underneath are the storm pipes going perpendicular to the road. There will be an underdrain two feet below the bottom of the dry swale that goes all the way down from the northeast flowing towards the road. Then continuing down the road along it and to the next catch basin. It does a complete cutoff behind all of the adjoining properties along Franklin Street into their storm pipe. Chair Kasper said that if the stormwater runs under the road it will be directed to the swale. Mr. Lasell said that if there is water underground then we would want to keep it there and not daylight the water. The swale along the driveway by Franklin Street would also take the water from the street. If there is an underdrain they do not find then it would drain into the road catch

basins or stay under and find its way to the open swale at the bottom of the street that also has an underdrain. Chair Kasper commented that he had seen a subdivision where the water was in the stone base of the road and it froze, then caused the road to heave because it was not able to drain.

Chair Kasper said that his second question is in regard to water. The design seems to address the eighteen acres of the property however there is land upland causing water to sheet onto this property. Mr. Lasell said that they are almost at the high point where the water goes due north or goes west. Chair Kasper said his recollection from the site visit is that the land behind is at a higher elevation. Mr. Lasell said that there is a spot west of the proposed street where the topo indicates the high point. Mr. Eggleston added that the SWPPP takes into account drainage beyond this property. Member Parker-Fann asked if the SWPPP go all the way to the class C stream that is next to the adjacent field. Mr. Lasell said that the water flows the opposite way. Member Parker-Fann commented that the cream line that is on the site plan does connect with a line on the neighboring parcel and then it may be draining back towards the stream. Mr. Lasell commented that at the high point on the lot the water flows northwest. Mr. Lasell suggested that he could submit a topo plan that shows the waterflow away from this lot. Mr. LaGrow commented that they have been actively communicating with the neighbors regarding drainage and feel the Mr. Lasell's plans will address the issues.

Chair Kasper commented about the drainage swales and said that all the subdivisions he has created or been part of the approval process have wet ponds for water quality, and asked if the proposed dry swales will provide the same improvements. Mr. Lasell said that the NYSDEC wants 100% of the stormwater quality volume through runoff reductions practices. With runoff reduction practices you have to infiltrate, or use up the water somehow. Holding the water is not considered a runoff reduction practice. Their goal is to infiltrate the water by using smaller linear practices to slow the water down step by step. The plan meets 100% of the runoff reduction with the dry swales and the rain gardens. The dry swales are meant to take water, hold it up to a foot and a half deep over a 24 hour period, and allowed to dissipate underground and excess sent to the underdrain in a slow fashion after the storm has ended. Any nutrients would go into the vegetation and sand filter. The vegetation has an exceedingly long footprint, grass in this case, taking up the nutrients.

Chair Kasper commented that bioswales on each individual lot for lakefront lots that were not part of a recent subdivision are being utilized for the collection of water. This plan indicates that there will be individual ones on each of the lots. Mr. Lasell said that the rain gardens on each of the lots will do nothing to slow down the water but are specifically treating the water coming from some roofs and some driveways. Some of the roof and driveways are going directly into the system. Some will be caught by vegetative swales that lead to the rain gardens and then into the storm systems. The rain gardens pond up to six inches and any water over that would go not a catch basins on each lot to collect and go to the big basins on the road. Chair Kasper inquired if the sump pumps would also drain into the system and Mr. Lasell said that they could tie into the storm system. Mr. Eggleston added that NYSDEC has changed their position from big collections to treating it at the source when possible. Mr. Brodsky asked if it would trigger the need for site plan review on each individual lot for the rain gardens. Mr. Lasell said that rain gardens are typically installed after the home is constructed and would be part of the C of O process. Each individual property owner has to follow the SWPPP and sign acknowledgment of that. The SWPPP gets closed out after the last lot is completed. Member Marshall commented that she thought the town was moving away from rain gardens as property owners tend to not maintain them. Mr. Lasell said that the NYSDEC is not getting away from them and that in this subdivision there will be an HOA to manage the maintenance of the rain gardens. Mr. Brodsky recommended that a notation of that should be

included in the approval. Mr. LaGrow said that it was also in the HOA paperwork, and Mr. Brodsky added that it should be in both. Chair Kasper said that it will need to be written on the plans and the board could have them inspected by the town engineer before a C of O is issued. Mr. Lasell commented that he would have to sign off as well for compliance with the SWPPP. Chair Kasper recommended that the HOA would need to enforce compliance on the maintenance of the rain gardens and Mr. Lasell commented that having the HOA as the enforcement oversight is the best way to ensure compliance. Mr. Eggleston added that on plan C-102, it indicates that there will be an easement for the benefit of the HOA where all of the rain gardens are located.

Chair Kasper said that his fifth question is in regard to the 18 inch pipe that is on the private property on the north side of the subdivision going down to Franklin Street and asked if it will be included in the stormwater easements. Mr. Lasell responded saying that the 18 inch pipe located on this property is in an easement to be maintained by the HOA. From the outlet to the town system is up for discussion. Chair Kasper asked if something happened for it to fail is not the time to determine who is responsible. You should obtain an easement agreement with that property owner. A drainage district is going to be established and that property owner should be included in it, so if there is any failure and the HOA does not repair it, the town can go in and repair it. The easement agreement and the creation of the drainage district with the town board will need to be finalized before the board can approve the subdivision. Additionally, if water is going over the pipe there is usually a spillway or a swale for the water to go to instead of creating erosion. Mr. Lasell said that in full failure, the plan is to direct the water down the street as it does today to the road ditches.

Chair Kasper inquired about the status of the water testing with the town. Mr. Lasell said that he has had discussion with Miranda about 60 psi water pressure at Franklin Street, and they are waiting for a fire flow test. When you look at lot 5, which is the highest lot, we look at pressure we lose about 20 psi in pressure because of the elevation change. You are at 40 psi, and you have to put a 500 gallon a minutes hose stream on that for a fire hydrant for 500 gallons a minutes, and you have to maintain 20 psi on the project. He continued saying that his initial calculations using that data available, indicated that they should be able to do it at 500 gallons a minute. That will not be confirmed until there is a specific fire flow at Franklin Street. They can pull 500 gallons a minutes at Hilltop and still not get Hillside Drive below 20 psi, and they are 50 feet higher than the highest point of the subdivision. The testing in the field still needs to occur to confirm the data. Cochair Hamlin inquired on the status of the water tower and the town is in process of finalizing the last portion of funding. Mr. Lasell said that the water tower is the best solution for all concerned. Ms. Choberka shared the notes from Mr. Camp concerns. Miranda has completed the pressure tests, and the results confirm that prior to the installation of the new water tower, there may still be some concern for the higher elevation homes with fire flows. Miranda is intending on conducting a hydrant flow test near the subdivision that will provide more information for more accurate guidance on the plans sufficiency. They will also review the model that they have. Chair Kasper recommended that the fire chief should be included in this discussion.

Chair Kasper commented that it may be too soon to do a dry run on the SEQR as the two issues would be the drainage and the water flow. Member Marshall said that there has not been a discussion on connectivity. Mr. Eggleston said that they have provided a 20 foot easement for an access path that would connect with the property to the west. This complies with the standards for the road, and they are not required to have connectivity although there will be the 20 foot easement. There are sidewalks along the street within the subdivision that end at Franklin Street.

Cochair Hamlin advised the board to review the SEQR workbook in preparation for the SEQR review. Mr. Lasell said that the drainage information and the fire flow testing information should be ready for next month's meeting. Mr. Eggleston requested that a public hearing be scheduled for next month. Cochair Hamlin suggested that next month's meeting begin earlier to be able to do a preliminary review of the SEQR with the public hearing at the meeting after that. Counsel Molnar said that Cochair Hamlin's suggestion is reasonable so that the board can review SEQR and not have it simultaneous with the public hearing. Cochair Hamlin stated that he would like to do the final SEQR review after the public hearing is closed. Mr. Eggleston encouraged the board that if they have any additional questions that they be sent into him so that they can be addressed prior to the meeting. It was helpful to have Chair Kasper's questions ahead of this meeting.

Sketch Plan-Site Plan Review

Applicant: Tracey Mills
7502 Saint Louis St
Austin, TX 78757

Property:
2613 East Lake Rd
Skaneateles, NY 13152
Tax Parcel #037.-01-02.0

Present: Robert Eggleston, Eggleston & Krenzer Architects,

The applicant had received approval for renovations to the dwelling last month. The renovation is going well, and they are using sediment socks instead of hay bales with the silt fence to control sediment runoff. This application is for an L shaped permanent dock that is 8 foot wide and 75 feet long to reach the correct depth of water. The dock complies with the recently adopted shoreline code and includes the DEC water perimeter. There will be a seasonal 10'x10' boat lift at the end of the dock. The dock will utilize steel pilons in the construction of the dock with the existing steps will connect to the permanent dock. There is a stone buffered shoreline as the area does not tend to have a lot of erosion. Chair Kasper commented that this applicant is exemplary on its compliance with the zoning code. Cochair Hamlin and Chair Kasper said that a site visit is not warranted as they were at the site recently with the prior application.

WHEREAS, a motion was made by Member Marshall 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 affirmance 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 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 Site Plan 1 of 2 through 2 of 2 dated January 31, 2024, with narrative dated January 31, 2024 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and

3. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
4. That an as-built survey for this project be included in the required as built survey for the redevelopment of the property that received Planning Board approval on December 19, 2023, and 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]
Co-Chair	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: SkanEllus
 1654 Cherry Valley Tpke
 Skaneateles NY 13152
Tax Parcel #032.-03-16.0

Present: Cooper Pittman, Guy Pittman, Applicant Representatives

Proposed is a 1200 square foot deck located at the rear of the existing Skanellus building that will have a handicap ramp from the parking lot on the east side of the building to the proposed deck. The deck will have stairs leading out to the lawn that is behind the building. The free-standing deck will be constructed with a helical pile system where the support posts are screwed into the ground with the deck boards constructed of composite decking, and with T-rex mesh railings that are safe and provide a non-climbing surface.

Chair Kasper inquired on the purpose of the deck and Mr. Pittman said that it would be a place for customers to enjoy their food and ice cream. There may be some seating available as well. Cochair Hamlin inquired about the parking and Mr. Pittman shared an old site plan that indicates that there are 38 parking spaces for the Skanellus business. Cochair Hamlin commented that the parking lot needs to be striped to reflect the parking spots. Mr. Pittman said that the existing parking lot just has a binder coat on it now and that it will need to be sealed before the parking places designation can occur. There will be a different contractor for the completion of the parking lot.

Mr. Pittman commented that the interior of the Skanellus building has an occupancy of 60 which would leave a potential 30 occupancy rating for the deck. Member Marshall asked if the parking area could be broken up a little bit as it is "free for all" when parking there. Mr. Pittman said that once the parking lot is striped there will be more control on how people park there. Chair Kasper requested that the architect create a site plan that reflects the parking layout for the property. Member Parker-Fann added that directional entry may help to slow down the speed of cars pulling in and out of the property. Mr. Brodsky said that there could be a plan created reflecting the parking to be broken up as an exercise to determine if it is a viable consideration. Member Parker-Fann asked how loud the helical pile machinery is and Mr.

Pittman said that it is no louder than a gas lawn mower. Member Marshall suggested that there should be some sort of sidewalk crossing over the parking lot when they are determining the parking spots. Chair Kasper stated that the parking lot should also have handicap parking included in the parking plan and Mr. Pittman suggested that the spots could be closed to the door and ramp. A site visit will be conducted on March 2, 2024.

WHEREFORE, a motion was made by Cochair Hamlin and seconded by Member Marshall to schedule a public hearing on **Tuesday, March 19, 2024** at 7:00 p.m. The Board having been polled resulted in the unanimous affirmation of said motion.

Amendment Request– Special Permit

Applicant: Skaneateles PV LLC
Brewster & DeAnn Sears
2825 West Lake Road
Skaneateles, NY 13152
Tax Parcel#051.-02-17.00

Present: Hayley Effler, Dimension Renewable Energy;

The applicant is requesting an amendment to the 2022 approval to allow for the rows of solar arrays to have spacing of 13.5 feet between the rows whereas the 2022 approval indicated 15 foot aisles between the rows of solar arrays. The 660W panels that were previously proposed are no longer available and the new panels are at a lesser capacity of 545W and 550W. In order to achieve the same energy efficiency output they need to have additional rows of panels at the site. They are also requesting an additional six months for the approval of the solar array system. There are no changes to the drainage and landscaping plan for the site, and all other components remain the same. Mr. Brodsky inquired as to the number of additional rows of panels that would be added, and Ms. Effler stated that it would be approximately five. Member Holbein asked if the surface area of the panels will remain the same and Ms. Effler said that they review the plan and determined that no additional stormwater measures were needed. Member Parker-Fann inquired about the perimeter road and Ms. Effler responded that the perimeter road will not change and that it still meets the NYS fire regulations. Member Marshall asked if the height of the panels is reduced, and Ms. Effler said that they will be 7.5 feet tall and that the original panels were going to be 8 feet tall. Member Holbein inquired about the spacing between the panels. Ms. Effler said that there are gaps between the panels.

A revised decommissioning plan was submitted to reflect the new panels being proposed. Counsel Molnar recommended to the board that the application be held over to next month's meeting to allow time to review the new decommissioning plan to the prior plan. He continued saying that there were sections in the prior proposed decommissioning plan that were edited out that should not be included in the current proposed decommissioning plan. Ms. Effler commented that the salvage valuation that was edited out of the first plan is not included in the proposed plan. Counsel Molnar stated that C&S Engineering should also review the decommissioning plan. Also, Counsel Molnar said that that draft bond should be populated with the deal specific information. He recommended that as the request is for an amendment to the special permit approval and it is only changing the spacing between rows that is still compliant with the code, that a public hearing is not necessary as it is not a substantial change. Mr. Brodsky commented that the town should be included in the decisions when the decommissioning estimates are re-reviewed every five years and at the bond renewal. Counsel Molnar said that they would add it as a condition to the decommissioning plan. The application will continue at next month's meeting.

WHEREFORE, a motion was made by Cochair Hamlin and seconded by Member Holbein adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:28 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston	Russell Cordum	Tammy Swain
Derek Grassman	Robert Logan	Justin Paradis
Hayley Effler	Cooper Pitman	Guy Pitman

Additional Meeting Attendees (Zoom):

Ryan W	Don Kasper	Lyn Fields
Mike Lasell	David Lee	Mark Tucker
Kevin LaGrow	Chris	Josh LaGrow
Steve Leverich	Bill Murphy	347-628-1846(tsk property holdings)
Iphone 200		