

**TOWN OF SKANEATELES
PLANNING BOARD
MEETING MINUTES
March 26, 2024**

Donald Kasper (zoom)
Douglas Hamlin
Jill Marshall-absent
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 6:30 p.m.

Amendment Request-Special Permit/Site Plan Review

Applicant:	James Nocek	Property:
	2856 County Line Rd	2433/2413 West Lake Rd
	Skaneateles NY 13152	Skaneateles, NY 13152
		Tax Map #055.-03-13.1&13.2

Present: Jim Nocek, Applicant; Leif Kalquist, Holmes, King, Kallquist & Associates.

The applicant is requesting an amendment to the recent approval for use of the historic barn for events. At the time of the approval they were pursuing a grant which unfortunately they did not receive. In looking at the project they had discussions on how the barn would function for events including catering trucks, availability of bathrooms, access, and the impact of weather on the use of the barn. The site plan was revised to reflect the proposed modifications to the barn.

The modifications include a covered patio on the west side of the barn, a pergola area, and a covered catering and bathroom area. They want to maintain the barn and also coordinate the exterior to be in harmony with the main buildings on the property.

Ms. Choberka said that in discussions with Mr. Camp there was a concern with the proposed additional parking and overflow parking. She suggested that the flow of the access be reversed from what was proposed. Mr. Nocek said that it does not matter to him which way the traffic flow is directed as they would have to have directional signs for any events and that for Skanfest they usually have the attendees being directed. Ms. Choberka said that the width of the drive aisle for the proposed additional parking may be too narrow. Mr. Kalquist said that the driveway would be one way and 12 feet in width with 18 foot length parking in the reinforced parking area. Ms. Choberka said that 13 feet is the minimum for the drive aisle to allow cars to back up. Cochair Hamlin inquired on the surface material that will be utilized and Mr. Kalquist said that it will be reinforced turf for the parking area and gravel for the drive..

Ms. Choberka said that there were no stormwater management plans for the proposed driveway and parking area, and they are both considered impermeable surface coverage. Mr. Kalquist said that they had included all of the driveway and parking areas in their impermeable surface calculations. Ms.

Choberka said that the proposed rain gardens look undersized for the amount of proposed additional impermeable surface.

Ms. Choberka said that no topography was provided, and they anticipate that there will be more grading as it appears that the proposed driveway and parking will be in the hillside. Mr. Nocek said that his understanding from Mr. Brillo, that the slopes ranged from 2.7% to 3.1% slopes. He continued that the area would be drained with regular tile that they use to drain for grapes, and it would be directed underground into the vineyard. The drainage would be to a 15-30 foot oval pond. The whole area is the headland which they have been driving on for 20 years. Mr. Nocek said that they will also be adding a swale and Ms. Choberka suggested that the swale be located uphill of the parking lot. Mr. Nocek said that there is a dramatic slope coming from the main building to here and they have biofilters in place that captures the stormwater. The proposed location of the parking and drive is not wet. There will be tile drains in that area and planted grapes that absorb a lot of water.

Cochair Hamlin requested that topography be included on the site plan and suggested that a site visit with Mr. Camp and the applicant's team to review as there is more to the project that was previously approved. Mr. Nocek commented that this proposal is in an effort to blend the historic gathering barn with the rest of the vineyard.

Cochair Hamlin said that the yellow house on the property is empty, and Mr. Nocek said that they have no plans for it at this time. Mr. Brodsky said that if the applicant were to use it for anything other than residential use, an amendment to the approvals would be required. Member Parker-Fann asked if there are any updates to the dwelling and Mr. Nocek said that they will probably paint it.

Cochair Hamlin commented that there is a slope by the west side of the barn and Mr. Kalquist said that it would be graded to accommodate the addition to the barn on the west for the covered patio, pergola area and covered catering area.

Mr. Brodsky asked about the catering and toilet trailers. Mr. Nocek said there will be a reinforced turf drive to the area for the catering trucks to back into the area. The porta trailer for the bathrooms will be serviced as needed and the catering truck as well.

The uses identified for the gathering barn are included in the narrative such as wine tastings that would be from 2-50 people, with all food preparation through the catering trailer. There may be a couple of December and January events such as the Skaneateles Lake Watershed Ag Protection group, extending to more than seasonal use, and they are looking to insulate the barn. Catered farm to table events could occur two to three times a week with any event occurring at the gathering barn ending by 10 pm. Weddings and other events would also be held there with any music or amplified music would be treated the same as what is allowed in the main building. Cochair Hamlin inquired on how the building would be heated in winter, and Mr. Nocek said that it would probably be heated with tent propane heaters.

Cochair Hamlin noted that there is a letter of support that was received from the Winding Way Association, and commented that the gathering barn use will bring events 100 yards closer to the road. Mr. Nocek said that he has spoken to the neighbors and the neighbor across the road, Gary Zadan, had a discussion with him, was in support of the proposal, and would submit a letter of support. Mr. Nocek

said that he has regular meetings with the association, and they bring them up once a quarter to work with them.

Chair Kasper said that the original approval for the vineyard there was a discussion of having the sheriffs there for large events to direct traffic, and inquired on the traffic conditions for the large events. Mr. Nocek said that the biggest events are the Skanfest events with a couple hundred cars leaving at the same time. They hire people to stand out and direct traffic at the end with all of the traffic going out one way. Chair Kasper said that traffic management could also be applied to the gathering barn large events. Chair Kasper said that the fire department should be contacted regarding access to the gathering barn and Mr. Nocek said that they have a key box already and that they could come up the driveway or the emergency driveway by the barn. Chair Kasper suggested that a wet pond instead of the rain gardens to have water available for the fire department in the event of a fire. Mr. Nocek said that they do have a pond on the premises at the northwest corner of the property.

Cochair Hamlin inquired if they would have weddings occurring at the main venue and at the barn at the same time. Mr. Nocek said that he would not be in favor of having that occurring as they do not want to cannibalize the tasting program. A site visit will be conducted April 2, 2024. Chair Kasper said that when he is back in town he will schedule a separate site visit.

Sketch Plan -Site Plan Review

Applicant: Fritz Estlinbaum
2685 Howlett Hill Rd
Marcellus, NY 13108

Property:
2180 West Lake Rd
Skaneateles, NY 13152
Tax Map #057.-02-03.0

Present: Fritz Estlinbaum, Applicant; Robert Eggleston, Eggleston & Krenzer Architects

Mr. Eggleston began saying that the property had received variances probably due to the ravine that runs down through the property. There is an existing small dock, and the proposal is for a Z shaped permanent dock that needs to extend 63 feet to attain six foot depth of water. The definition of dock states that the width of the dock is 8 feet maximum with the platform being anything additional to the dock, as shown in blue on the site plan. The proposed dock is no wider than 8 feet as shown on the site plan in yellow. The platform is anything in addition to the dock area. The site plan reflects 28 square feet of platform at the end of the dock and 62 square feet of platform by the shoreline, under the 100 square feet allowed. The total offshore shoreline structures are 798 square feet. The green area on the site plan is a deck that is onshore that will be 146 square feet. The other onshore structures are the existing bridge and steps within the 50 foot setback that come up to the deck. The water perimeter is 3,844 square feet and complies with the NYSDEC requirements.

Chair Kasper inquired why the locations of the proposal so close to the stream bed when there is sufficient area to the north. He continued saying that the stream runs heavily directly to the lake. He continued saying that the proposal is indicating a boardwalk as it is running along the land, and it is not really a dock. Mr. Eggleston said that it is either a deck or a dock as boardwalk is not in the definition. NYSDEC wants the land to look natural along the shoreline and they do not like big platforms at the end of a dock because they get turned into decks. Unless there is a reason for the two foot wide platform, he would keep the width at 8 feet. He continued saying that a deck is a free standing deck with its own support, and if it is cantilevered from the dock then it is dock. Mr. Eggleston said that the zoning code

says that if it is on land it is deck and if it is on water it is dock. Chair Kasper said that a deck has to have support on the land and the site plan shows it cantilevered. Mr. Eggleston said that how a deck is supported is not in the definition section.

Chair Kasper said that the beginning of the zoning code for this section explains why the zoning code was modified. He continued saying that he is concerned with the plan presented and wants to meet with the town engineer regarding the watercourse and what impact flooding would have in the area. He continued saying that there is plenty of land north and Mr. Eggleston said that you have to get to the land and there is an existing stairway and bridge. Mr. Eggleston said that they placed the dock where the existing dock is located, and the stairs end there. It was a natural area to build the replacement dock. Chair Kasper said that the existing dock was not planned and was just placed there. Mr. Eggleston said they could push the dock further north and walk along the shoreline, Chair Kasper said it could move 5-10 feet further north and Mr. Eggleston said that there is a natural shallow area at the end of the stream that they would like to keep and maintain. They could move the dock north and place a boardwalk along the shoreline. Chair Kasper said that he would like Mr. Camp to review the project.

Chair Kasper inquired how the shoreline will be protected after all of these structures are built. Mr. Eggleston said that they are proposing large rocks at the shoreline underneath the structure. The piers are coming across with some on land and some on water. With a steel structure you put the beams in, and they cantilever out a foot or two. With steel joists coming across to join with the other piers, with decking placed across the surface. There will also be large rock placed at the base of the watercourse to reinforce the watercourse. The bank will have jute mesh and plantings for erosion control.

Mr. Eggleston said that the deck area is used as a staging area as they have no level lakefront. They want to have the boat on the north side of the dock with the southern side of the dock for swimming. The watercraft hoist on the south side of the dock would be for a jet ski or some other small watercraft. Chair Kasper said that his concern is for boardwalks placed along the shoreline and then they are going to be called docks. Chair Kasper said that the code will need to be modified. Mr. Eggleston said that there are a number of things in the code that are not right such as 500 square feet for a boathouse and 300 square feet for a covered boat slip. It will take a year to vet it out. Chair Kasper said that he understands the design for this project as there is no land there with steep slopes and his concern is that on flat lots where they have used up all of their onshore structures they will build the dock along the shore, and call it a dock but in reality it would be a platform. A concern is the buildup of the waterfront that will use up all of the property, which is what we are trying to get away from.

Cochair Hamlin commented that the proposed plan does not live up to the spirit of what a platform was intended to be. What is at the shoreline is a big platform, a gathering area and a platform is not a dock widening feature. Mr. Estlinbaum said that most boat hoists are 10' x 10' as an average size. A lot of people place them on top of the docks in the wintertime. In this case they do not have a shoreline where it can be placed on the shoreline. Mr. Brodsky said that his concern is that you can have a 10'x10' platform but you have to call that space a platform. A 2'x 14' space is not a viable platform. A platform is not characterized as an addition but a regulated space that is part of a dock structure. You should take the Z section either by the land or out in the water and you design it with a 10'x10' platform at the end of a dock. Mr. Eggleston said that nowhere does it say that it has to be 10'x10', it says 100 square feet. Counsel Molnar say that the definition of a platform is that it is designed and constructed so as to facilitate congregate recreational use. You cannot put congregate use on two feet and the plan is adding to the balance of the dock which makes it a platform for which there is a maximum of 100 square feet.

Member Holbein asked if there is any difference to the character of a platform to a dock and Mr. Eggleston responded saying that it is built of the same construction and the walk area of a dock is not included in a platform. He continued saying that functionally, you would like a little more space for people getting on and off the boat, the coolers, the fishing gear, and you need a little more space there. Counsel Molnar said that the Planning Board is charged with looking at the code, interpreting it, and using it in their decision on an application. If the application does not fit comfortably within the code sections, the Planning Board has the discretion to say no.

Cochair Hamlin said that he believes that most or all of what is proposed can be achieved by using the code that we have and using the definitions as they were intended. A site visit will be conducted on April 6, 2024. Chair Kasper said that when he is back in town he will schedule a separate site visit.

Member Parker-Fann asked what the square footage would be if the platform sections were removed and the section of the dock by land was a 10'x10' platform, and Mr. Eggleston said that it would be 140 square feet. Mr. Eggleston said that he needs to talk to the owners and Mr. Estlinbaum about the option of keeping the end of the dock at 8 feet and working on the end of the dock by land. Mr. Estlinbaum said that the thought was moving the dock north and Mr. Eggleston said that there could be a deck/walkway on land.

Sketch Plan -Special Permit/Site Plan Review

Applicant:	Francis & Lauren Kaduc	Property:
	14 Indian Spring Lane	1250 Greenfield Lane
	Rochester, NY 14618	Skaneateles, NY 13152
		Tax Map #053.-01-09.0

Present: Robert Eggleston, Eggleston & Krenzer Architects

Proposed offshore structures are for a permanent C shaped dock and 10'x16' boathouse. The boathouse is required to have 10% on land and the proposed boathouse will be 20% on land. The property has steep slopes to the lake and the proposed dock would be at an elevation of 867'. The boathouse will sit at a higher elevation to assist with keeping the structure from resting in water. The boathouse will be supported by steel beams and joists that will allow the boathouse to cantilever over the land with the piers on land or slightly into the water as the code restricts disturbance on any slope that is 30% or greater. The boathouse will have a door leading out to the lake and another door leading onto the dock. The boathouse is designed to hold kayaks, canoes, and small crafts. The height of the boathouse will be 16 feet to the peak. The width of the boathouse is 10 feet, with the adjoining dock at 8 feet in width and 2 feet of platform that runs along the dock and shoreline to the stairs.

Cochair Hamlin inquired about the boathouse floor elevation and its relationship to the lake, and Mr. Eggleston responded that it would be 2.5 feet above high water. The boathouse would not store a powered boat but more for small crafts like kayaks and canoes. Mr. Brodsky said that you cannot float your boat into the boathouse and that the issue of whether this meets the definition of a boathouse. Mr. Eggleston said that the structure for the storage of boats with direct access to and from the water. Counsel Molnar inquired where the foundation is for the boathouse as a foundation is required. He continued saying that it looks more like a storage building and not a boathouse, and that is the quandary the board is in. The boathouse has no foundation and is being placed on the dock. Mr. Brodsky added that if it is not a boathouse then it is a storage shed with the maximum 80 square feet and 8 feet tall.

Mr. Eggleston responded saying that that size cannot accommodate a kayak. Chair Kasper said that 40 feet of shoreline is being blocked off by the proposed boathouse.

Member Parker-Fann said that a boathouse needs to have direct water access and that is not what is being proposed. Mr. Brodsky said that it was expected to have a boat float in and out of the water into the boathouse. Chair Kasper said that it was assumed that it went from the lake into the boathouse. Mr. Eggleston said that the boats that the boathouse is designed for are hand carry boats where you walk up to the doors and put the boat in the water, and boats include kayaks and canoes. Cochair Hamlin asked what the depth of the water is from the lakebed to the floor of the boathouse and Mr. Eggleston said that it is probably no more than four feet. The definition of a boathouse is a permanent onshore structure that provides direct water or rail access for a boat to and from the water and used solely for the protection of boats from the weather and storage of boat supplies and equipment. For storage shed that need to be located onshore unless otherwise approved by site plan review from the Planning Board.

Chair Kasper commented that Mr. Eggleston never brought up this situation when the laws were being written. Mr. Eggleston said that there is a preconceived view of the definition of a boathouse. He continued saying that it will take 6-8 months to figure out where the code needs more clarity or modification. Just because it did not meet your preconceived notion of what a boathouse is does not make what is being proposed is bad. He continued saying there is a lot of garbage along the lake and that the town should want to see it contained. Chair Kasper said that his biggest concern is that 40 feet of shoreline has been used up. Lake George has wall to wall boathouses and boardwalks. He continued saying that the proposal fits inside the definition of a boathouse.

Mr. Eggleston said that the two applications from today are the epitome of the lack of options and the impact of the excessive cost of lake frontage. They are not looking for a place to have 10 pontoons, but a place where you can store the kayaks that cannot be easily carried up and down the steps on the slope. Stuff that is left at the shoreline and not stored away ends up in the lake while the owners are hoping there is not going to be a bad winter.

Cochair Hamlin said that there are two technical issues with one being the foundation has to be 10% on land and he is not saying that he recommends digging into the slope. It somehow has to fit into the definition of a boathouse. Mr. Eggleston said that for the Graham boathouse a mining permit was obtained to cut into the bank for the boathouse. Chair Kasper said that the piers could be considered a foundation however they would need to be on land and Cochair Hamlin agreed.

Chair Kasper said that he does not like the little deck to widen the dock as it is more of an extension of the dock or a boardwalk. He said that he would like to have Mr. Camp review this as there is no shoreline protection proposed from wave action. Mr. Eggleston said that if the board thinks it would be helpful then it can be added. He continued saying that they could place rock there and set the boathouse on the rocks. Member Parker-Fann asked about the height of the boathouse and Mr. Eggleston said that it is 16 feet from mean high water, and that the applicant is considering a mezzanine in the boathouse for storage of water accessories. Mr. Brodsky asked if it was feasible for the floor to be on hinges or removeable to allow the boat to float in the space of the boathouse. Mr. Eggleston said that consideration must also be given to how the boathouse is constructed. Cochair Hamlin said that in reality the kayak will probably be lifted onto the dock and walked into the boathouse.

WHEREFORE, a motion was made by Cochair Hamlin and seconded by Member Parker-Fann to schedule a public hearing on **Tuesday, April 23, 2024 at 6:30 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan -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: Robert Eggleston, Eggleston & Krenzer Architects

Proposed is the demolition of the existing dwelling and construction of a 5,212 square foot single family dwelling on the 3.5+/- acre lot. The house will be a one story dwelling with a walkout basement. The impermeable surface coverage will be reduced from 7.9% to 5.8% with the development the smaller dwelling and reduction in the parking area. The stormwater from the dwelling will be directed to the bioswale to the northeast and to the bioswale located to the south. A new septic system is being designed that will be placed away from the lake.

Cochair Hamlin inquired about the foliage at the lake. Mr. Eggleston stated that there is foliage at the shoreline with open lawn down to the walkway and bridge to the lake. There is an existing nonconforming boathouse that has a second level kitchenette, bathroom, and deck. There are two permanent docks off the boathouse and proposed is an 8 foot section of dock to connect the two existing docks. The width between the two existing docks will not accommodate an average size boat of today. The exterior of the boathouse will be improved to match the new dwelling. The effluent from the boathouse is pumped up to the septic system for the dwelling. Chair Kasper comments that the 8 foot extension will make the boathouse a non-boathouse, and Mr. Eggleston said that there will be small boats stored in the boathouse since the larger boats will not fit. Chair Kasper inquired on whether there is water in the boathouse and if they are planning to fill it in. Mr. Eggleston explained that the center of the boathouse is dry and there is an existing rail system into the boathouse from the lake. Mr. Eggleston added that an option is for the 8 foot section to be a temporary piece that is placed in the area.

Chair Kasper said that his concern is for the applicant to place the 8 foot section of permanent dock now then dropping a floor inside and making it a room later. Chair Kasper asked if the dock section could be removed from the plan and have the applicant come back later. Mr. Eggleston said that the applicant is interested in getting started on the house and he would not want to hold up the application for the 8 foot section of dock. Member Parker-Fann asked that as the dwelling is being located closer to the lake, how much of the treed area will be removed. Mr. Eggleston said that they could stake the approximate location of the dwelling and that there are some trees east of the proposed dwelling that will be removed. Member Parker-Fann said that the house will be more visible from the lake. Mr. Eggleston said that the height of the proposed house will be lower as it will be a single story dwelling lower to the ground. Member Parker-Fann suggested native species trees and not evergreens should be utilized in the landscaping. The property is located next to the boat launch and much of the surrounding land is in conservation. A site visit will be conducted on April 6, 2024.

Sketch Plan-Special Permit Amendment/Lot Line Adjustment

Applicant: James Tracy
2833 Shamrock Rd
Skaneateles, New York 13152
Tax Map #036.-02-02.0 & 036.-02-06.0

Present: Robert Eggleston, Eggleston & Krenzer Architects

The applicant is proposing a lot line adjustment to offset a proposed addition to an existing commercial storage building. He has acquired additional equipment and would like to keep it in an enclosed environment. The property is a mixed use property with his residence and his construction business. Page two of the site plan reflects the separate uses of the lot. He has a tractor trailer that he moves his equipment with that he would like to place in the storage building addition. The roof line will be continued and will support the fourteen foot high door for the trailer. The stone drainage area will be moved further west along the new addition. There is also a horse barn that will also be added to the property for private use. A variance is pending for the expansion of buildings expanded for business use.

The land that will be added to the lot consists of a wooded forest that will be maintained as woods. Member Parker-Fann inquired if the applicant would consider placing the woods into conservation. Mr. Eggleston said that he can talk to the owner; however, he will not want to put it into conservation if it jeopardizes the impermeable surface coverage. Chair Kasper inquired about landscaping and Mr. Eggleston stated that the trees along the road are established. Chair Kasper suggested a big maple tree between the driveways, and Mr. Eggleston said that one could be added. A site visit will be conducted on April 2, 2024.

Sketch Plan -Special Permit

Applicant: Beth Endres
PO Box 727
Skaneateles NY 13152
Property:
1170 Heifer Rd
Skaneateles, NY 13152
Tax Parcel #061.-03-01.0

Present: Robert Eggleston, Eggleston & Krenzer Architects

The proposal is phase two for the applicant who recently received approval for the dog grooming business on the west side of town on Route 20. Proposed is a dog boarding and dog day care at this property that is surrounded by farmland. There is an existing driveway that will lead to a 30'x60' two story building and a small shed for lawn care equipment for maintenance of the property. Three dog paddocks, one for exercise, a larger one for play, and another for play for larger dogs. The day care van will be for dog excursions and pick up/drop off services. The driveway is a circle design for drop offs and pick ups with two parking spaces available and a pull off area. Most customers are at the premises on Genesee Street for less than five minutes with staggered appointments. Park of the building will have a garage that would provide an enclosed area to loading and unloading dogs. There will be a reception area, offices, bathroom, and there may be some grooming that occurs.

Upstairs is where dog overnight stays will occur in rooms and crates. Additionally there will be an accessory apartment for the supervision of the dogs overnight. The lot is flat however there will be two bioswales on the property with the southern bioswale taking the drainage from the building and the

northern bioswale for stormwater from the driveway. The building will be built up a couple of feet above the elevation of the southern bioswale. Septic has been approved for the location to the east of the driveway. There will typically be two employees at this location and John drives the van.

Cochair Hamlin said that the driveway looking haphazard in construction and Chair Kasper suggested that the driveway be checked with the town as they may want it back farther. Mr. Eggleston said that the town installed the driveway cut. Mr. Brodsky commented that there was a driveway permit that was issued for the property for a residence. Mr. Brodsky asked about the prior use of the property and Mr. Eggleston said that there is a lot of debris and lawn chairs indicating that property may have been used casually. The farmer had put in drainage for the fields, and they may have cut through the property. The drainage goes to the road and flows north; Heifer road ditch flows west and Route 38 flows toward Weeks Road north. Member Parker-Fann commented that they may be drainage tiles from the farm fields that may be disrupted with the proposed construction. Mr. Eggleston said that there are some drainage tile debris from the farmer on the property. Mr. Eggleston continued and said that the finished floor of the structure will be a couple of feet higher than the land to keep the building dry and allow proper drainage. Member Parker-Fann commented that drainage may be a concern once the existing trees are removed, and Mr. Eggleston commented that the owner may plant grapes once everything is established. The board will drive by the property for the site visit.

WHEREFORE, a motion was made by Chair Kasper and seconded by Cochair Hamlin to schedule a public hearing on **Tuesday, April 23, 2024 at 6:40 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

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 8:25 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston	Jim Nocek	Fritz Estlinbaum
Leif Kalquist		

Additional Meeting Attendees (Zoom):

Lori Milne	Don Kasper
Ben Klein	Mike Drake