

**TOWN OF SKANEATELES
PLANNING BOARD
MEETING MINUTES
April 19, 2022**

Donald Kasper
Douglas Hamlin
Scott Winkelman
Jill Marshall
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.

Public Hearing Continuance- Major Special Permit

Applicant	Norman Swanson	Property:
	813 West Genesee Street, LLC	813 W Genesee St
	505 E Lafayette St	Skaneateles, NY 13152
	Syracuse, NY 13202	Tax Parcel #047.-01-46.1

Present: Norman Swanson, Applicant; Tom Fernandez, Woodbine Group; Robert Eggleston, Eggleston & Krenzer Architects; Mike Lasell, MBL Consulting

A draft resolution has been circulated and the applicant is ready to review the resolution. Chair Kasper commented that the public hearing is still open and inquired about the village letter regarding water and sewer usage. Mr. Eggleston stated that the village agrees with the sewer capacity calculations. Mr. Lasell stated that their letter also refers to the grading plan (C-101) and the amount of calculated disturbance. The NYSDEC does not recognize the existing asphalt as being disturbed if you do not remove all the subbase and undercut what they consider a full depth. We did not include the existing asphalt that is not part of the project if they are not moving six inches of the subbase. Their calculation is just under the one acre mark. The village's calculation includes areas that will not be disturbed, and this would take it over an acre requiring a SWPPP. The applicant is still also doing stormwater management that would reduce stormwater outflows for one year and ten year storms by 50% due to the stormwater retention basin proposed. During a 100 year storm event the outflow would increase by .4 pfs. Mr. Camp concurred saying that it is under an acre and feel that the final stormwater design is adequate. He continued saying that the village does not have the jurisdiction regarding stormwater on this project. Mr. Eggleston said that the property is within the town water district and was not sure what jurisdiction the village has as the water usage will not be increasing. He continued saying that the draft resolution does call for the applicant to get a resolution from the village trustees and their plan is to provide a response to the village letter explaining what Mr. Lasell has just shared with the board.

Counsel Molnar agreed that a resolution condition is for the applicant to communicate with the village with Mr. Lasell's written communication to the letter and to provide that the existing condition is being significantly improved with the engineered solution of the proposed bioswale. Member Winkelman inquired about the proposed reductions in water and sewer usage and how they arrived as the numbers as the numbers he had calculated came out differently. Mr. Eggleston explained that the rule is a five year look back on usage and determining the proposed use based on design models. Prior to 1980, design flows were 150 gallons per bedroom with 110 gallons per bedroom used today as the fixtures use less water. Mr.

Lasell added that any leaking toilets and inefficient ice machines may be causing their usage numbers to be higher.

Chair Kasper inquired if there were anyone who would like to comment regarding the proposed plan for 813 West Genesee Street. No one spoke for, against, or had any other comments.

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

A discussion ensued regarding when a demolition permit could be obtained based on the conditions listed. Mr. Eggleston commented that his only concerns are with the village and town signing off on the project. Mr. Fernandez said that he felt that they could accomplish the conditions prior to the demolition but at the same time they would like to re-address it if it became necessary. Counsel Molnar reviewed the draft resolution with the board.

Chair Kasper commented that the recent submittal of the elevation plan indicates a change in the design of the building and inquired if there were any changes to the parking, and Mr. Eggleston responded that the parking did not change. Chair Kasper inquired about the various alcohol licenses that applicant may need to obtain as they may affect closing times. Mr. Eggleston said that the applicant is looking to obtain a full liquor license for the restaurant and Chair Kasper commented that there are age restrictions that impact where the bar might be located. Mr. Eggleston explained that it would be approved by the liquor authority and that he would revise the narrative to reflect the changes to the architectural style and the information regarding the licenses. The former bowling alley had a bar with a liquor license and the area was separate from the recreational area. Mr. Fernandez commented that there is a different license when there is a hotel that would preclude the separate areas of the bar, restaurant, and gaming areas.

Mr. Eggleston began discussing the hours of operation commenting that there is a minimum one night's stay for the hotel, there is a 24/7 gas station next door and Mirbeau to the east. The hotel and restaurant/bar operating hours shall be 24/7 for the hotel, and be limited to between 6 a.m. to 11:30 p.m. weekdays, and 6 a.m. to 12:30 a.m. on weekends for the restaurant/bar. Exceptions would be approved by the Code Enforcement Officer for special occasions. Weekdays are considered Sunday through Thursday, and weekends are Friday and Saturday.

Member Winkelman inquired about the NYSDOT allowing the parking to encroach the road right of way. Mr. Eggleston stated that NYSDOT said that they have no problem with the applicant keeping parking there if the Planning Board approves the alternative if they must take over the right of way area. The NYSDOT taking over the right of way is highly unlikely, and the gateway project was done recently to define the road and slow traffic in the area. In the unlikely event NYSDOT widened the road in the area, ten parking spaces would be removed and variances would need to be obtained to increase the impervious coverage. Alternatively, the applicant could acquire an agreement with a neighboring property owner for use of their parking area. Another option would be to reduce the use or determine that there is an excess amount of parking. Chair Kasper commented that the concern is that there should be a written record for any future owner of the property.

WHEREAS, the Planning Board reviewed the Major Special Permit criteria required by §148-10-7.B of the Town Code as it relates to the Application, and rendered the following findings ("Major Special Permit Findings"):

- (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;
- (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;
- (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;
- (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, which criterion is not applicable in the HC District.

WHEREAS, the Applicant proposed, and the Planning Board found that the Application has been presented in compliance with site plan standards and criteria set forth in Town Code Section 148-10-6, as set forth in the Narrative prepared for the Applicant by Robert O. Eggleston, R.A, dated January 6, 2022, as amended (“Narrative”).

WHEREAS, the Applicant has also submitted for Planning Board review and comment the following engineered drawings, plans, correspondence and reply to agency communications in connection with the Project:

1. Site Plan 1 of 2 dated February 17, 2022 prepared by Robert Eggleston, Licensed Architect
2. Elevation Plan A-105 dated March 10, 2022 prepared by Lake Architectural, Licensed Architect
3. Floor Plan 2b of 2 dated January 6, 2022 prepared by Robert Eggleston, Licensed Architect
4. Survey dated October 12, 2021 prepared by Paul Olszewski, Licensed Surveyor
5. Engineering Drawings C-101, C-102, C-103, C-104, C-105, and site plan 1 of 7 through 7 of 7 dated February 2, 2022, prepared by Michael Lasell, Engineering PLLC
6. Site Access Plan dated January 6, 2022, prepared by Michael Lasell, Engineering PLLC
7. Revised Narrative dated February 17, 2022, prepared by Robert Eggleston, Licensed Architect
8. Endangered Species letter dated March 4, 2022 from the United States Department of the Interior
9. Water and Sewer Calculations Updated April 4, 2022, prepared by prepared by Michael Lasell, Engineering PLLC, with Historical calculation of uses dated April 5, 2022
10. Stormwater memo 1 through 4 dated January 17, 2022 prepared by John Camp, Engineer PLLC
11. Photometric plan with demonstration photos 1-3 dated February 16, 2022, prepared by Robert Eggleston, Licensed Architect
12. Minutes dated February 22, 2022 from the Village Municipal Board regarding Water and Sewer Usage; GHD, licensed engineers, recommendations letter dated March 24, 2022; and Response memo dated March 24, 2022, prepared by Michael Lasell, Engineering PLLC

NOW, THEREFORE, upon a motion made by Member Hamlin, duly seconded by Member Marshall, and after an affirmative vote of all Members present, as recorded below, **BE IT RESLOVED** that the Town of Skaneateles Planning Board **APPROVES** the Application, with the following conditions:

- A. The foregoing deliberation of Major Special Permit Findings pursuant to §148-10-7.B of the Town Code are hereby approved and incorporated in this Resolution as if set forth at length.
- B. The Special Permit and Site Plan approval granted herein, which authorizes the Applicant to undertake and complete the Project, shall be completed in strict compliance with all drawings and plans constituting the Site Plans, and the Narrative.
- C. Prior to the issuance of a demolition or building permit for any land disturbance or the construction of any structures, the following conditions shall apply:
 1. **THAT** the Applicant make payment into the Town's LDRA Fund in the amount of \$23,536.37 as required for approval of the Major Special Permit allowing 61.7% impermeable surface coverage for the Project.
 2. **THAT** no building permits be issued until the Applicant receives and provides to the Planning Board: a) the authorization from the Village of Skaneateles relative to continued public water service to be supplied by the Village to the Project; and b) authorization from the Village of Skaneateles that continued connection to the Village Sanitary Sewer Disposal System has been approved for the Project by the Village in all respects; and

3. THAT a pre-construction meeting be held on site with the contractor, Applicant's representatives, Town Engineer, and Codes Enforcement Officer, prior to issuance of a building permit for any demolition or construction.

4. THAT the Town of Skaneateles Town Board issue express written approval for the Applicant to undertake, complete, and maintain, at its own cost and expense, all landscaping and other improvements to be made in the right of way of the private road known as Transportation Drive; and

5. THAT the Applicant obtain the written approval and a work permit from the New York State Department of Transportation, permitting Applicant's intended parking lot and ingress/egress improvements in the New York State right of way on West Genesee Street, without the loss of parking spaces approved for the Project by the Planning Board.

D. After issuance of a building permit for the Project, the following conditions shall apply:

1. **THAT** the completed Project shall be as depicted on all drawings and plans constituting the Site Plans and the Floor Plans, and operation or use of the Project be as set forth in the Narrative, to be updated April 20, 2022; and
2. **THAT** all required permits, if any, be obtained from the New York State Department of Environmental Conservation, the Onondaga County Department of Health, the Village of Skaneateles, the New York State Department of Transportation, the New York State Liquor Authority, and any other agency or authority having jurisdiction over the Property or Project; and
3. **THAT** a survey will be required for all structures in the Site Plan and all plantings required by the Landscape Plan, for verification of setbacks and the construction and/or placement of all stormwater control features on the site; and
4. **THAT** Project hotel and restaurant/bar operating hours ("Operating Hours") shall be 24/7 for the hotel, and be limited to between 6 a.m. to 11:30 p.m. weekdays, and 6 a.m. to 12:30 a.m. on weekends for the restaurant/bar, and as otherwise approved by the Code Enforcement Officer for special occasions; and
5. **THAT** no outdoor weddings or similar outdoor gatherings occur on the Project Property; and
6. **THAT**, if live music or DJ music is provided in the restaurant at the Project, such music must end one (1) hour prior to the conclusion of Operating Hours; and
7. **THAT** bowling and other indoor recreation activities end no later than 12:30 a.m.; and
8. **THAT** an as-built survey be submitted to the Codes Enforcement Office with verification of conformance of completed Project within (60) days of completion of each phase; and
9. **THAT** the Applicant fund an escrow to pay for engineering services and review by the Planning Board Engineer of not less than \$1,000.00.

RECORD OF VOTE

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

Public Hearing – Special Permit/Site Plan Review

Applicant: Anne Scholl
4896 Coventry Road
Syracuse, NY 13215

Property: 2713 East Lake Rd
Tax Parcel #038.-01-36.0

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The application is for the repair of a seawall and replacing, in kind, the existing deck. The deck will be raised to meet the flood level requirement. There was a question if the deck is on land or over water and the deed shows that the property line goes to the mean low water level of the lake, and it is obvious that the existing deck is on the property. Chair Kasper commented that if there is cribbing on all four sides of the deck then it is not on land and Mr. Eggleston clarified that the cribbing is only on three sides. A second lake access stairway on the north side of the property will be eliminated, and the existing stairway to the deck will be rebuilt with permeable stairs. Impermeable surface coverage will improve from 14.9% to 14.6%. Total lot coverage will be reduced from 21.1% to 20.6%.

The deck will stay in place and raise on top of the existing base. Member Winkelman recommended that the board does not need to determine if it is a deck or dock as it is not being disturbed and they are building on top of the existing base to meet the requirements for the floodplain. Member Winkelman inquired on how the seawall will be constructed. Mr. Eggleston explained that they will drive 8 inch beams into the ground until they stop (10-12 feet), and the new timbers will be between the steel beams to create a wall. The seawall is above the mean high water level. The bottom timber will be below a foot down and there will be a twelve inch stone base in front of the wall for wave attenuation.

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.

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

WHEREFORE, a motion was made by Chair Kasper 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, upon a motion made Member Jill Marshall 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 a special permit and minor site plan review, with the following conditions:

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.

2. That the Site Plan 1 of 1 dated March 1, 2022, and Narrative dated March 1, 2022 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 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.

RECORD OF VOTE

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

Public Hearing – Special Permit-Site Plan Review

Applicant: Christopher Feeney
 Jennifer Buchanan
 2707 East Lake Rd
 Skaneateles, NY 13152
Tax Parcel#037.-01-01.0

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The applicants will be reducing the size of the shoreline deck and what they would like to do is put in place a permanent dock on steel piles that will extend fifty feet into the lake and be eight feet wide. The dock will be supported by steel piles driven into the lake bottom. The piles will be round rather than square so that ice cannot form on the pilings. The existing shoreline structures will be maintained at 1,382 square feet. The length is fifty feet to allow an appropriate depth for the boat hoist. The sides of the existing deck will be reduced to offset the square footage for the permanent dock and reducing the nonconformity of the deck to side yard setbacks. The existing crib wall will be built up to the flood level. The NYSDEC has indicated that the dock is not in their jurisdiction.

WHEREFORE, a motion was made by Member Hamlin 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.

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

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

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Chair Donald Kasper and seconded by Member Douglas Hamlin, 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 a special permit and minor site plan review, with the following conditions:

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.
2. That the Site Plan 1 of 1 dated March 1, 2022, and Narrative dated March 1, 2022 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 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.

RECORD OF VOTE

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

Continued Review – Site Plan Review

Applicant: Nicholas & Hilary Reeves
4388 State Street Rd
Skaneateles, NY 13152
Tax Parcel#022.-02-28.3

Present: Nicholas Reeves, Applicant; Bob Scepaniak, ETM Solarworks;

A survey was submitted to the board, and it was determined that there were no issues noted during the recent site visit by the board.

WHEREFORE, a motion was made by Member Marshall and seconded by Member Holbein 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 Member Scott Winkelman and seconded by Member Douglas Hamlin, 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 a minor 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.

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.
2. That the Site Plan 1 of 2 through 2 of 2 dated February 16, 2022, and Narrative dated February 16, 2022 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
3. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance, be fulfilled, 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 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; and
6. Except as amended hereby, the conditions of prior Approving Resolution(s) issued by the Planning Board concerning the Property remain in full force and effect.

RECORD OF VOTE

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

Continued Review – Lot Line Adjustment

Applicant: George & Helen Dursch
 William Upfold
 Properties: 1624/1622 Coon Hill Rd
 Skaneateles, NY 13152
Tax Parcels #035.-04-11.0 & 035.-04-10.0

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The proposal is for the addition of .88 acres to the Uphold property and reducing the Dursch property the same amount. The applicant wants to build a pole barn and needs the additional land to offset the impermeable surface coverage including the grass driveway to the barn. The lot will be 1.78 acres with the Dursch lot reduced to 9.55 acres. An updated survey/lot line adjustment map dated April 7, 2022 has been provided. Chair Kasper noted that there is one dimension that his missing on one of the property lines that should be listed. There should also be a stake in the ground on the lower angle. Member Winkelman commented that he like the neighborly compromise.

WHEREFORE, a motion was made by Member Marshall and seconded by Member Hamlin 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 Scott Winkelman, seconded by Member Jonathan Holbein, 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 be corrected to include a distance on the new southerly property line, and 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 invalid. 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.

RECORD OF VOTE

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

Continued Review – Site Plan Review

Applicant: Sean Callahan
 4742 Amerman Rd
 Skaneateles, NY 13152
Tax Parcel#062.-01-38.2

Present: Sean Callahan, Applicant; Robert Eggleston, Eggleston & Krenzer Architects;

An updated survey with contours has been submitted to the board and a no jurisdiction letter has been received from NYSDEC. The NYSDEC has accepted the proposed sixteen foot wide platform out of necessity for storing the temporary dock and boat hoist in winter due to the steep slopes. The proposal is for a dock with stair tower that connects to the replacement stairs at the top of the bank. Chair Kasper inquired about the depth of the water and Mr. Eggleston explained that it is shallow and then drops off. The dock will be supported by eight inch steel piles and shoreline structures will be compliant with the maximum allowed for the lot. The property is part of a three lot subdivision created in the 2000s with a portion of the lots located in Niles. This lot is the lake access lot located in Skaneateles.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Holbein 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 Chair Donald Kasper and seconded by Member Jill Marshall, 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.
2. That the Site Plan 1 of 3 through 3 of 3 dated March 25, 2022, and Narrative dated March 1, 2022 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

RECORD OF VOTE

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

Sketch Plan – Special Permit

Applicant:	Transportation Project LLC PO Box 644 Skaneateles, NY 13152	Property: Mottville Rd/Old Seneca Tpke Skaneateles, NY 13152 Tax Parcel#029.-01-01.2
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Present: Randy Stockweather, Representative; Janice Miller, Architect;

Proposed is a 2,500 square foot building to be used for Laker Limo. The building will have garage space for the two vehicles, an office, restroom, and eating area. Ms. Miller submitted up to date elevation drawings to the board. The lot borders both Old Seneca Turnpike and Mottville Road and they are in the process of obtaining county approval for the entrance to be off Mottville Road.

Mr. Camp inquired on what vehicles they have, and Mr. Stockweather replied that they have a 10 passenger bus with wheelchair access and a Dodge caravan. Chair Kasper inquired about the septic system and Mr. Stockweather said that the design was completed by Erick Buck and has been submitted to OCDOH. Mr. Camp said that the board would like to see the septic location on the site plan.

Mr. Brodsky inquired on what type of vehicle activity would occur in the building and Mr. Stockweather said that it would be storage of the vehicles when not in use and they may wash the vehicles on the premises or outside, with all service work for the vehicles done off site. Lighting will be motion sensor light sky compliant lighting. The lot is supported by well water and the driveway cut will be over 300 feet from Route 321. There will be two to three volunteer cars parked in the lot during the time when they are shuttling people to their appointments. Hours of operation would be from 8 to 6 Monday through Friday, involving the volunteers entering and exiting the property, once per day There will be overhead doors at both ends so that vehicles can drive through the building to enter and exit.

WHEREFORE, a motion was made by Member Hamlin and seconded by Member Marshall to schedule a public hearing on **Tuesday, May 17, 2022 at 6:35 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan – Site Plan Review

Applicant: Ryan Smart
1043 The Lane
Skaneateles, NY 13152
Tax Parcel#050.-01-19.0

Present: Tom Trytek, TDK Engineering; Dan Heinrich, Leatherstocking Construction;

There is an existing timber crib wall that is next to the existing permanent dock. To the south of the dock is the lake front is suffering erosion and proposed is the extension of the existing cribbing for an additional 24 feet to control erosion. It would tie back into the embankment with the space behind the proposed wall filled with stone. Additionally, proposed is a covered boat slip to accommodate a boat with the slip 29 feet by 15 feet and the height of the roof at 12 feet. It will be supported by 8 inch piles that will be driven into the lakebed. The dock will also be extended to the eastern end that would be eight feet wide by twelve feet long. The application is also being reviewed by the Zoning Board of Appeals for the total shoreline structures exceeding what is allowed. The application is also being reviewed by the NYSDEC, OGS, and City of Syracuse Water Department.

Member Marshall inquired on the purpose of the dock extension and Mr. Trytek said that it would be for a means of ingress and egress. Member Marshall asked why the location was chosen for the boat slip and Mr. Trytek explained that is placed there based on depth of the water as it is shallower going west. Chair Kasper inquired on the width of the existing dock and Mr. Trytek said it is eight feet. Chair Kasper asked if the applicant has considered a reduction in the length of the dock and Member Marshall asked how far out the neighboring dock are. Mr. Trytek stated that the dock is an open pile system that allows water and fish to move freely, and that that this property is located south of the country club where there is a small bay. The docks in the area vary in length. Chair Kasper asked if the dock could be shortened with the depth of water in the area. Mr. Heinrich said that it depends on the lake level because if it were last you then they would need to have a boat to help remove the boat from the hoist.

Mr. Brodsky inquired about the proposed seawall and land disturbance. Mr. Trytek said that there will not be significant land disturbance as the wall will be just back filled with rock. The only excavation will be for the base of the wall system into the earth with the wall pinned into the bedrock that is 24 inches below. The crib system will allow water to flow through the wall. Mr. Heinrich said that there is a large tree to the south that will be staying as we do not like to disturb the trees that are healthy. A site visit will be conducted on Saturday, April 23, 2022.

Merger Request

Applicant: Linda Van Holtz
4463/4459 Jordan Road
Skaneateles, New York
Tax Map #033.-04-12.0 & 033.-04-14.0

The applicant is requesting the merger of his two adjoining properties.

WHEREFORE, a motion by Member Winkelman and seconded by Member Hamlin to notify the Town of Skaneateles Tax Assessor that this Board has no objection to the request to merge the two parcels. The Board having been polled resulted in the unanimous affirmance of said motion.

The meeting minutes of March 15, 2022 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Hamlin and seconded by Member Marshall to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion. Member Winkelman abstained from the vote due to his absence last month.

RECORD OF VOTE

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

Discussion

The town ;may want to consider revising the zoning code regarding residential ground mount solar arrays requiring Site Plan review to be limited to only in the LWOD.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Marshall to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:48 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston	Mark Tucker
Norm Swanson	Mike Lasell
Thomas Fernandez	Brendan Ferratti
Sean Callahan	Bob Scepaniak
Dave Callahan	Chris Buff
Bill	John Templin
Tom Trytek	Janice Miller