

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
April 20, 2021**

Donald Kasper
 Scott Winkelman
 Douglas Hamlin
 Jill Marshall
 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. Member Kasper was appointed as Chair of the Planning Board by the Town Board with a unanimous decision on April 19, 2021 to replace Chair Southern who had left for health reasons. Member Hamlin was also appointed by the Town Board for the Vice Chair position of the board. The meeting minutes March 16, 2021 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 corrected. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

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

The meeting minutes March 25, 2021 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Marshall and seconded by Member Hamlin 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]
Member	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]

Sketch Plan- Site Plan Review

Applicant: Donald Cross
 2072 West Lake Rd
 Skaneateles, NY 13152
Tax Map #058.-01-32.0

Present: Don Cross, Applicant; Carrie Cosentino, Solar Liberty

The proposal is for 18 ground mount solar panels array with each panel mounted onto two poles. The array will produce 6.48 kW of power for the applicant and will offset a portion of the power need he has. Member Hamlin inquired about the drainage and runoff from the system and Mr. Brodsky said that under

site plan review, the board can address those concerns. He continued saying the spacing of the array rows, how the arrays will be constructed, and how the ground underneath the panels will be maintained should also be addressed. A graphic should be provided to reflect the details. A site visit will be conducted on May 1, 2021. Additional requested materials will be submitted to the board.

Continued Review- Site Plan Review

Applicant:

3406 W Lake Rd LLC
256 West 4th St
New York, NY 10014

Property:

3406 West Lake Rd
Skaneateles, NY 13152
Tax Map #049.-02-04.0

Present: JoAnne Gagliano, Kyle Volz; EDR

Ms. Gagliano said that she had met with Mr. Camp, Mr. Brodsky, and Ms. Barkdull regarding the proposed bathroom attached to the greenhouse that is located within the 100-foot setback to the lake. She continued saying that the zoning code does not specifically address a bathroom being prohibited in this area; however, new dwellings must be set 100 feet back from the lake line. The greenhouse is not a dwelling, and the bathroom will only be used seasonally and be winterized during the cold months.

Her office had also contacted OCDOH to confirm that there are no OCDOH restrictions regarding sewer connection proximity to the lake. Mr. Till from OCDOH did comment that there are sewer connections at the lake for the existing boathouses in the area. In these cases, there is a requirement for a double containment system being utilized. This is a new sewer line, and he did not have any concerns with the connection. Ms. Gagliano said that they have also provided sewer connection details that were requested by Mr. Camp.

Additionally, they have provided a comment that any of the dock work would be contingent upon state and federal review, and this is noted on the plans. The applicant also wanted the board to know that he is doing everything at the highest level in restoration of the property and they are complying with the code.

Mr. Brodsky recommended that the proposed greenhouse with bathroom is not specifically regulated in the zoning code and said that Mr. Camp made important points, and if that is a concern of the board then separate of this application, adjustments could be made to the zoning code in the future. Mr. Camp said that it is very clear in the code that it is better to have any kind of sewerage facility located away from the lake. It is specifically identified that dwelling units are not permitted in a boathouse, where the code does require a new bathroom facility would be for shared lakefront recreation that is setback from the lake a minimum of 100 feet. He continued saying that the way the code reads there is no clear indication as to where a facility like this should be. It is his contention that new toilets are best when they are further from the lake. He recommended that the greenhouse and bathroom be setback 100 feet from the lake line, and that an interpretation could be obtained from the ZBA on this. Ms. Gagliano said that the code does treat structures that are under 600 square feet differently than a dwelling.

Chair Kasper said that once a bathroom is introduced it should be set back 100 feet from the lake and it is living space. Ms. Gagliano said that it is a glass structure where you would not be living in it. Member Marshall said that the code is grey and questionable. Counsel Molnar stated that the zoning code regulates dwellings and their proximity to the lake. It also regulates in very specific instances where a restroom facility can be used in terms of shared lakefront recreation or as part of a dwelling. There is not a specific code section to take this to the ZBA for interpretation. The code regulates dwellings, and what is proposed is not a dwelling. This is one of two town properties which can connect to a municipal sewer system running

right there should also have a bearing on the Planning Board’s thinking and its ultimate determination. Member Hamlin inquired if there is a difference because it is a sewer connection and is the zoning code grey or is it silent on this. If it is silent it is going to be hard for the ZBA to make any definitive decision. Member Marshall said that she agreed with Member Hamlin and the sewer line being right there does shape her decision. Chair Kasper inquired on the length of the greenhouse and why the applicant is not pushing it back to be beyond the 100 feet setback. Ms. Gagliano stated that the grade changes and there are trees that they would like to keep in the area that would be removed if it was pushed back. They had placed it is the farthest position that could still provide a reasonable walk from the shoreline. There is very little room to push it back so that the restroom is beyond the 100 feet setback.

Mr. Camp inquired if the trees that would need to be removed are shown on the site plan or survey and Ms. Gagliano stated that not all the trees are shown. Ms. Gagliano said that the survey has shown the tree line and drip line; they kept the structure out of that line. Member Winkelman said that this is unique with the property having public sewer access and inquired if it will have a holding tank in case the power goes out. Ms. Gagliano said they put in a grinder pump detail and will put in whatever the board needs including the double containment even though it is not at the water’s edge. Mr. Camp said that they have a small wet well that pumps out when there is any water. It is relying on a pump to get it to the gravity sewer. Ms. Gagliano said that she could work with OCDOH for the double containment detail if that is being entertained. Chair Kasper said that a holding tank could work as he has one on his home and it can hold a whole days’ worth of sewage once the alarm goes off. He continued saying that he would like to have something like that for this project if it moves forward and asked if it could be winterized. Ms. Gagliano stated that the bathroom will be winterized as it will only be used in the summer. Member Hamlin stated that the board is in a position from a code standpoint; to not make a lot of change to this so if it can be contained as much as possible with the applicant’s support.

WHEREAS, a motion was made by Member Hamlin and seconded by Member Marshall, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II single family residential project action, not subject to further SEQRA review. The Board having been polled resulted in the affirmance of said motion.

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

1. The Site Plan C-201, C-603 dated April 9, 2021, Boathouse Plans and Elevations A-100, A-200 & A-201 dated February 25, 2021, and Narrative dated February 26, 2021 prepared by prepared by EDR and be strictly followed; and
2. That an alarmed sewer containment system be designed in coordination with the Town Engineer and the OCDOH for the bathroom located in the accessory greenhouse, to be reviewed and approved by the Town Engineer and Planning Board Chair; and
3. Except as amended hereby, the conditions of the Approving Resolution remain in full force and effect.

RECORD OF VOTE

Chair	Donald Kasper	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]

Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]

Amendment Request –Site Plan Review

Applicant

Lakelawn Properties LLC 1 Winthrop Square Boston, MA 02110	Property: 3384 West Lake Road Skaneateles, NY 13152 Tax Map #049.-02-03.0
--	---

Present: JoAnne Gagliano, Kyle Volz; EDR

The applicant has finished up the project and is living on the premises. Some part of the walls by the pool area had not been constructed, but the intention is to build them later. While living in the dwelling the owners have noticed and there is a lot of traffic on West Lake Road. They use the tennis court frequently and they have noticed that their own sound is passing across West Lake Street with the sound of the tennis balls and voices. There is also additional road noise from the traffic passing.

Proposed is the replacement of the existing wood fence along West Lake Road from the north property line to the existing gate. Some of this proposed wall will be located within 1000 feet of the lake line. On the southern side of the gate, they are proposing a stone wall the same length to provide symmetry. To maintain a maximum height of 6 feet on the wall with the existing topography, the wall will be shorter than 6 feet in some areas to maintain a level wall. The impermeable surface coverage will not change as some of the paths approved as impermeable surface were constructed of porous material.

Chair Kasper inquired if there has been a cross-section provided on the design of the wall. Ms. Gagliano said that it will be constructed like the existing gate wall areas, with a brick wall and stone cap, and stone piers. The existing gate area has turns that will be removed to that the proposed wall can connect to the existing gate walls.

Mr. Camp commented that the proposal indicates that the new wall would extend across the existing culvert on the northwest end of the property. Ms. Gagliano said that the construction engineer will be designing a bridge to go over the culvert with a grade beam. Mr. Camp said that he has a concern about blocking a floodway across the road with a wall. At some point the water will stop and go over the road, although we do not know how often that happens, statistically speaking. Ms. Gagliano stated that the culvert was redone by the village and tied back into the stream on this property. They have the calculations at their office that they can share with Mr. Camp. Mr. Camp said that the capacity is important based on what size storm event, and something could get lodged into the culvert and could flood the road, which could happen with a two-year storm. Chair Kasper commented that if the culvert would ever need to be replaced, it could be an expensive repair by the village or town. Ms. Gagliano said that it is located on their property and they just did replace the culvert as part of the project. Mr. Camp stated that the culvert under the road is the town's property. Chair Kasper commented that the town has the right to replace the culvert without disturbing the wall and suggested that the wall be bridged to go over the culvert instead of resting in it. Mr. Camp said that even if it is bridged over the top of the culvert, the wall would be in the way if the town needs to replace the culvert.

Mr. Brodsky inquired if there is any detail of the culvert area and the proposed wall that has been submitted and Ms. Gagliano stated that they do not have that yet. Chair Kasper inquired if they have discussed the proposal with the Highway Superintendent, and Ms. Gagliano stated that they have not. Mr. Camp said that

where there is a culvert in the road, the municipality has a right to get to each end of the culvert to make repairs. Member Hamlin commented that the wall would be located one foot off the property line.

Mr. Brodsky queried if the drainage patterns would change in the area due to the wall. Mr. Camp said that water will eventually flow over the top of the road. Mr. Brodsky said that the wall would function as a dam and direct the roadside water somewhere. Chair Kasper suggested that the applicant's representatives, Mr. Camp, and the Highway Superintendent meet at the site to discuss the potential issues. Member Marshall inquired where the existing wall ends, and Ms. Gagliano stated that the site plan shows where it extends with the wall returns with a wood fence then continuing.

Member Winkelman inquired how the property to the north's drainage ties into the stream on this lot. Ms. Gagliano stated that the stormwater on the property to the north connects to the village storm sewer which goes into a big pipe under the road then feeds into the stream on this property. It takes stormwater from the Kenan property down to the culvert. Ms. Gagliano said that they have the drainage report regarding the stormwater flow from the village which can be submitted to Mr. Camp for review. Mr. Camp suggested that the data should be shown on the site plan and inquired if EDR had designed the stormwater plan for the village. Ms. Gagliano explained that the village engineer had designed the stormwater plan and that they accommodated their proposal. Counsel Molnar inquired if there are any agreements between the town, village, and the property owners, and if so, provide a copy to the town.

Mr. Camp recommended that a courtesy copy of the proposal should be submitted to the village. Ms. Gagliano said that they will review the drainage information on this. The application will continue at the next meeting. Member Winkelman said that he is nostalgic on this property as it used to be pastoral open space and now there have been trees planted on the lot, with this wall being another addition. Mr. Camp commented that the wall will have to have some openings to let drainage to flow from the road; it may not look like what is being proposed.

Amendment Request-Major Special Permit as Site Plan Review

Applicant	Jim Nocek	Property:
	2318 Skillet Rd	2433 West Lake Rd
	Auburn, NY 13021	Skaneateles, NY 13152
		Tax Map #055.-03-13.2

Present: Jim Nocek, Applicant; Guy Donahoe, Donahoe Group

Mr. Donahoe addressed the comments from the board at the last meeting and the site plan. The overall site plan has been submitted showing the location of the septic fields, chart of the septic requirements, setback to the proposed 3-season room, and more detail on the restroom addition and tower decks.

The deck additions to the tower building will be built over existing hard surface. The restroom expansion will replace an existing small patio. The pergola and three season room will be at one level with the east end having a large limestone block wall to address the minor elevation change in the area. A swale will be added to the east of the proposal that was originally planned and will be installed with this proposal.

The elevations of the stair tower will provide access to the deck in addition there will be an exterior set of stairs. They will be building over the top of the existing structure of additional deck space. The three-season room will be an enclosed structure rather than an open pergola. The existing pergola is not enclosed but does have a corrugated roof. The three-season room will have some fixed walls and some with roll down type garage doors that will allow to extend the use for a larger portion of the year.

The existing tower building provides access to the lower level and is primarily used for storage. Member Marshall inquired if there are any plans for the building in the future and Mr. Nocek said that this is all they have planned as they want to use that building to a fuller extent than today. Mr. Camp said that the applicant has addressed any concerns or comments he had from the last meet and site visit.

Mr. Brodsky inquired about the acrylic roof on the pergola as the town considers pergolas as open roof structures. Mr. Donahoe said that they will change the language on the site plan from pergola to porch to ease the confusion.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Hamlin, the Planning Board adopted and ratified the prior SEQRA determination, last reviewed February 27, 2007, April 17, 2007, January 20, 2009, June 19, 2011, as adopted October 18, 2011, February 21, 2012, November 20, 2012, April 15, 2014, and April 19, 2016 for the Application, which was a determination that the Application constituted a Type 1 action with a negative declaration after review of the SEQRA forms submitted by the Applicant. The Board having been polled resulted in the affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Jill Marshall and seconded by Member Scott Winkelman, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Current Amendment Application with the following conditions:

1. That except as modified hereby, the terms and conditions of the Major Special Permit, as heretofore amended, shall be strictly complied with; and
2. That the Site Plan S1 through S2, with the revised date of April 9, 2021, Floor Plan and Elevations 1 of 3 through 3 of 3 dated April 9, 2021, Crush Deck Elevations EL-1 dated April 9, 2021, prepared by Guy Donahoe, licensed architect; and narrative dated March 16, 2021, prepared by Dr. James Nocek, be adjusted to reflect that the covered pergola is a porch, and that all submitted documentation, as adjusted, be followed in all respects; and
3. Except as amended hereby, the conditions of the Approving Resolution remain in full force and effect.

RECORD OF VOTE

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

Sketch Plan- Site Plan Review

Applicant: Kathi Teixeira
 1773 Tamarack Trail
 Skaneateles, NY 13152
Tax Map #062.-01.09.7

Present: Marianne Miller, A.J. Miller, Landscape Architecture PLLC

The proposal is for a Gunnite swimming pool with hot tub, and as the ground pitches away from the house, a set of three terrace patios. The existing patio will be removed as it is in disrepair. Chair Kasper inquired if there is a big slope down towards the proposed pool and Ms. Miller said that it does pitch away. Mr.

Camp did look at the drainage and said that the notes imply that the drainage improvement are temporary. Ms. Miller said that there are swales on both sides of the property that are permanent, and that the eastern drainage facility would be temporary, only used during construction. Mr. Camp said that the town would require a permanent facility to control drainage and Ms. Miller said that it would not be a problem as there is land there that could accommodate it. Chair Kasper noted that on the cross section it indicates that there will be an underdrain that has to come out somewhere to daylight, presumably a bioswale or detention facility. A site visit will be conducted on May 1, 2021. Ms. Miller inquired if there were any revisions required by the board and Chair Kasper reiterated that Mr. Camp had suggested the permanent bioswale.

Sketch Plan- Site Plan Review

Applicant:	1812 West Lake Road C 1200 State Fair Blvd Syracuse, NY 13209 New York, NY 10014	Property: 1812 West Lake Rd Skaneateles, NY 13152 Tax Map #062.-01-09.3
------------	---	---

Present: Robert Eggleston, Eggleston & Krenzer Architects; Brian Bouchard, CHA

The applicants have acquired this vacant property that is adjacent to the southern property that he also owns. Proposed is a seven-bedroom single family dwelling with a four-car garage., decks and patio. A septic system will be located at the far end of the property. The dwelling will have a walkout basement and will be aligned with the neighbors.

There will be shoreline improvements consisting of a shoreline patio, stone retaining wall and fire pit. The shoreline patio will nestle into the ground with the fire pit located in the center of the permeable patio. 680 square feet of shoreline structures are proposed and will be less than the 800 square feet allowed for this lot. There will be re-grading of the area and this application will require a special permit. A cross section of the shoreline retaining wall and recessed patio has been provided on page C-201 of the site plan. A landscaping plan will be provided for the shoreline for next month's meeting.

In addition, the applicant is proposing a shared driveway located at the southern property line to share with their property at 1808 West lake Road, that has an existing grass strip driveway. Mr. Bouchard said that the stormwater facilities have been placed on both sides of the circular driveway to control runoff from the driveway. There are two additional bioswales that will be placed on the eastern corners of the dwelling to collect any runoff from the dwelling. The retention ponds would be discharged directly to the lake. The stormwater report has been submitted to Mr. Camp and the City of Syracuse Department of Water. Mr. Camp commented that he has reviewed the submitted materials and is recommending one modification. The two-discharge pipe that are designed to drain directly into the lake and should have the open ends of the pipes pulled back as much as possible to allow the stormwater to run across the grass before getting to the lake.

Mr. Brodsky inquired how much material will be removed from the shoreline to recess the patio and Mr. Eggleston said that it would be 44.4 cubic yards of material. The seawall will be set into the bank with 400 square feet of disturbance for putting in the wall. The grade along the lake does vary from two to six feet and they are attempting to protect the shoreline from wave action. The planting plan will show what plants will be used to re-establish the bank. Chair Kasper inquired if there are existing trees or hedgerow and Mr. Eggleston said that it has wild overgrowth with natural succession closest to the lake and along the north side. There will be some clearing of the bank area and there are no noteworthy trees in the area.

Chair Kasper inquired about the NYSDOT driveway permit and Mr. Bouchard said that they are working on obtaining the permit. NYSDOT had inquired about an existing catch basin that appears to be located off

the south edge of the proposed driveway and they will acknowledge that in their response back informing them that they will not be impacting the catch basin. They have also requested a copy of the shared access easement which they are preparing. Upon receiving site plan approval, they will be able to finalize the DOT permit.

Member Hamlin commented that there are no walking paths on the site plan from the dwelling to the lake and Mr. Eggleston said that the intention is to walk across the lawn as it is not very steep. Chair Kasper queried on the impermeable surface coverage and Mr. Eggleston confirmed that the coverage is proposed at 10%. A site visit will be conducted on May 1, 2021.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Hamlin to schedule a public hearing provided all requested information has been submitted to the board, on ***Tuesday, May 18, 2021 at 6:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Amendment Request- Site Plan Review

Applicant:	West Lake Properties LLC	Property:
	1200 State Fair Blvd	1808 West Lake Rd
	Syracuse, NY 13209	Skaneateles, NY 13152
	New York, NY 10014	Tax Map #062.-01-09.2

Present: Brian Bouchard, CHA

The applicant is proposing an amendment to the prior approvals. The lot is at 10% impermeable surface coverage with an existing grass strip driveway that is not functioning well. In acquiring the property to the north and developing a single-family residence, they are proposing a shared driveway that would service both properties. The existing driveway would be removed, and the new driveway cut is in process of approval from the NYSDOT. The impermeable surface coverage would remain at 10%. The existing tennis court will also be removed and restored to grass.

Mr. Camp commented that there are a couple of catch basins along the road and that the driveway runs through one of them. Mr. Bouchard said that they could stub off the pipe and move the catch basin or they could slide the driveway over enough to avoid the catch basin. Mr. Camp inquired if there are any existing swales along the side of the existing driveway, and Mr. Bouchard stated that there is not. Member Winkelman inquired if there will be trees removed along the northern boundary line. Mr. Bouchard said there will be trees removed where the driveway crosses through, opening the views between the property where they need to be is necessary for the driveway cut. The prior owner had planted the trees for privacy. This application will be reviewed in tandem with the neighboring property next month. A site visit will be conducted on May 1, 2021.

Continued Review- Site Plan Review

Applicant:	Thom Filicia	Property:
	200 Lexington Ave #815	3406 West Lake Rd
	New York, NY 10016	Skaneateles, NY 13152
		Tax Map #040.-01-31.0

Present Robert Eggleston, Eggleston & Krenzer Architects

The property has received prior approvals for improvements to the structures in 2015, 2011, and 2009. After living in the dwelling, the applicant has determined that he would like a larger living space in his dining

room and lounge area. The two reverse gables would be extended out over the deck adding 113 square feet to each area. In addition, the entrance to the dwelling is very short and the applicant is proposing expansion of the entry by 81 square feet over existing impermeable surface walkway. The driveway will be reduced by 206 square feet and portions of the walkway will be modified to permeable surface coverage, keeping the impermeable surface coverage at 13.9%. The applicant had made a prior payment into the DRA fund in 2012 for 13.9% impermeable surface coverage. Erosion control will be in place during construction and a construction sequence has been provided.

Mr. Brodsky commented that he believes this application would trigger redevelopment as the definition of redevelopment includes anything that expands the footprint of a structure. Mr. Eggleston said that the proposal is building on an existing structure. Mr. Brodsky said that there are portions of the driveway that are being altered, swapping out permeable structure for impermeable structure. The proposed expansion is on the footprint of an existing structure; however, it is changing the nature of it from permeable to impermeable surface coverage. Mr. Eggleston said that the definitions does not say change from permeable to impermeable in the definition of structures. Mr. Eggleston said that if this is considered a special permit then the applicant would be looking at an augmented payment into the DRA fund.

Chair Kasper commented that consideration should be given for a stormwater retention pond to be added to the property. Mr. Eggleston stated that in the original application there was installation of an underdrain along the driveway that feeds into the watercourse on the north side of the property. They will come up with solutions for the additional impermeable surface coverage. Mr. Camp inquired on the nature of the watercourse to the north, and Mr. Eggleston responded saying that it is an intermittent watercourse taking water from East Lake Road and bringing it down to the lake. Mr. Camp inquired if it was his position that the water taken off the driveway is being treated. Mr. Eggleston said that it is being collected by the underdrain along the side that is a perforated pipe buried in pea stone. Mr. Eggleston commented that the applicant had removed the black top driveway and replaced it with stone over gravel.

Chair Kasper requested additional explanation of the proposal. Mr. Eggleston said that the two reverse gables will be extended out 10 feet over the exiting deck. On the roadside of the dwelling is a small entry the would become a two-story entry that would extend an additional 8 feet 8 inches. A dormer will be added over the second-floor laundry room to provide more headroom. A site visit will be conducted on May 1, 2021.

WHEREFORE, a motion was made by Member Hamlin and seconded by Chair Kasper to schedule a public hearing provided all requested information has been submitted to the board, on ***Tuesday, May 18, 2021 at 6:40 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Discussion- 9 Lot Subdivision

Applicant: Emerald Estates Properties, LP
3689 Yosemite Ct
Naples, FL 34116

Property:
2894 East Lake Rd
Skaneateles, New York
Tax Map #036.-01-37.1

Present: Marc and Read Spear, Applicants; Robert Eggleston, Eggleston & Krenzer Architects; John Langey, Costello Cooney & Fearon, PLLC

The applicant would like to extend the time for a decision on the application due to the resignation of a board member, and the applicant would like a full board available to render a decision. The extension is

for an additional month to next month's meeting. The town has advertised for a replacement of the member with interviews conducted after April 23, 2021.

Discussion

A joint P&Z staff meeting will be tentatively scheduled on May 11, 2021 to discuss PUDs. Counsel Molnar suggested that the board request an extension of time to review Planned Unit Development (PUD)s to provide thorough and thoughtful comment to the Town Board.

WHEREFORE a motion was made by Member Jill Marshall and seconded by Chair Donald Kasper, that the Town of Skaneateles Planning Board, it was **RESOLVED** to request an additional ninety (90) days to review and comment on the adoption of Local Law A of 2021, a Local Law Amending the Town Code of the Town of Skaneateles to establish Planned Unit Development (PUD). The Board having been polled resulted in the unanimous affirmance of said motion.

WHEREFORE, a motion was made by Member Hamlin 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 8:27 p.m. as there being no further business.

Respectfully Submitted,
Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston	Ben Harrell	Chloe Cosentino
Brian Bouchard	Marianne Miller	Aaron Lasala
Jo Anne Gagliano	Marc Spear	716-499-0960
Joe Falco	Jim Nocek	Read spear
Kyle Volz	David Lee	iPhone
Mark Tucker	Guy Donahoe	