

**TOWN OF SKANEATELES
PLANNING BOARD
MEETING MINUTES
June 21, 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. The meeting minutes of May 17, 2022 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 Holbein to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion. Member Hamlin abstained from the vote due to his absence last month.

RECORD OF VOTE

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

Public Hearing – Subdivision

Applicant: April Ward
Jeremy Kimball
1351 Cherry Valley Tpke
Skaneateles, NY 13152
Tax Parcel#032.-03-30.1

Present: Jeremy Kimball, Applicant; Robert Eggleston, Eggleston & Krenzer Architects.

Proposed is a two-lot subdivision for the property located in the HC district, with the residential dwelling located on a separate lot from the commercial activity. A plat plan has been created. A drainage easement will be created for the commercial lot to have access to the ditch located on the proposed residential lot. Chair Kasper commented that there is a drainage pipe coming out of the ground from the dwelling addition that drains into the swale that leads to the north, around to the pond then into an underground pipe on the east side.

At this time Counsel Molnar recommended to the Board that the application be an Unlisted Action and reviewed the short form SEQR with the Board. In evaluating each of the criteria set forth in Part II:

Part II	No or small impact	Moderate to Large impact
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1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulation?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a CEA?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway?	X	
6. Will the proposed action cause an increase in the use of energy, and it fails to incorporate available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing public/private water supplies and/or public/ private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archeological, architectural, or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, water bodies, groundwater, air quality, flora, and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?	X	
11. Will the proposed action create a hazard to environmental or human health?	X	

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Winkelman. the Board declared this application to be an Unlisted Action, and after review of the SEQR short environmental assessment form and determined that the proposed action will not result in any significant adverse environmental impacts. The Board having been polled resulted in the affirmance of said motion.

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

Member Winkelman inquired if the subdivision plan interferes with any potential road connectivity through this lot to New Seneca Turnpike and Mr. Eggleston explained that it would not inhibit any potential future for that. Chair Kasper commented that there was no sidewalk easement shown of the survey that was discussed with prior approvals. Mr. Eggleston said that it was discussed in the past and Mr. Kimball stated that he would love to have a sidewalk across from Byrne Dairy to the western edge of the property as his children walk to school. He continued saying that he has no problem with assigning a 10 foot easement for sidewalks.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Scott Winkelman duly seconded by Member Douglas Hamlin, and after an affirmative vote of all Members present, as recorded

below, the Town of Skaneateles Planning Board hereby **APPROVES** the two-lot Subdivision, with the following conditions:

1. The Final Plan of the Subdivision, dated June 9, 2022 prepared by Paul Olszewski, Land Surveying, PC, be updated to reflect a ten foot easement for any future town sidewalk or other improvements in cooperation with the eastern gateway plans, then re-submitted for the Planning Board Chairman’s review and signature within 180 days from the signing of this resolution; and
2. That the Applicant will cooperate with any future eastern gateway plans; and
3. That the Applicant submit the drainage easement agreement to the town for review by the Planning Board Chair and Attorney; and
4. That the Applicant shall obtain all necessary permits and approvals from NYSDOT, and any agency or authority having jurisdiction over the Property or Application; and
5. Except as amended hereby, the conditions of the resolutions pertaining to prior Planning Board approvals for the Property remain in full force and effect; and
6. The Subdivision Map and Deed transferring the property(ies) must be filed in the Onondaga County Clerk’s Office within sixty-two (62) days of the signing of said Map, or the Subdivision approval shall be null and void. Proof of said filing shall be immediately forwarded to the Secretary of the Planning Board upon receipt by the Applicant and/or Applicant’s representative.

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:	Adam Graham	Property: 3429A East Lake Rd
	4033 Highland Ave	Tax Parcel #041.-01-06.0
	Skaneateles, NY	

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The proposal is for redevelopment of a lot less than 20,000 square feet and they did receive the required variance. The drain coming out of the bioswale has been modified due to the grade in the area. Impermeable surface coverage will be reduced from 23.6% to 17.7% with a reduction in the driveway.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Winkelman the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(11) and not subject by SEQR for further review. 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 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 minor special permit/site plan approval, with the following conditions:

1. That the Special Permit/Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.
2. That the Site Plan 1 of 2 dated June 8, 2022, alterations/addition plan 2 of 2 dated April 21, 2022, and Narrative dated April 21, 2022 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
3. That the Applicant shall seek amended site plan approval from the Planning Board if there will be any modifications to the site plan that have not been articulated in the narrative dated April 21, 2022 prepared by Robert Eggleston, Licensed Architect; 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 all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance, be fulfilled; and
6. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250; and
7. That \$15,820.26 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
8. 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]

Continuance – Special Permit

Applicant:	Transportation Project LLC	Property:	Mottville Rd/Old Seneca Tpke
	PO Box 644		Skaneateles, NY 13152
	Skaneateles, NY 13152		Tax Parcel#029.-01-01.2

Present: Randy Stockweather, Representative; Janice Miller, Architect;

The public hearing was closed at last month’s meeting. A landscape plan was submitted reflecting with evergreens framing the building entrance, which will be setback to not block any traffic, three crabapple

trees will be planted to the west of the parking area, and a birch tree will be planted to the southeast of the structure. All the plantings will be located within the five foot fenced in area with the southern portion of the lot remaining open fields. The structure will be metal siding with a possible beige color with brown base. Member Winkelman commented that the trees proposed are small and Chair Kasper inquired if there will be any plantings by the building. Ms. Miller stated that the applicants are a nonprofit organization and that she did not want to introduce something that would require additional funding and maintenance. There will be a gravel strip and mulch around the building.

Member Marshall inquired on what would happen to the building if it were sold and Chair Kasper commented that if the use were changed the owner would be required to obtain a special permit for any alternative use. Chair Kasper commented that the project is a good project for the area and will have minimal daytime use. There is also a garage on the corner in the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chair Donald Kasper and duly seconded by Member Jonathan Holbein, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the Application, and hereby issues a Special Permit with Site Plan approval for the Application, with standard conditions and the following additional conditions:

1. The Board hereby adopts the Findings, as if set forth herein at length.
2. That the Site Plan LS-1 dated June 3, 2022 and A-1 dated May 10, 2022, prepared by Janice Miller, Licensed Architect, in conjunction with the Narrative dated February 20, 2022 prepared by Laker Transportation Board of Directors be followed in all respects; and
3. That the Applicant notify the Onondaga County Department of Transportation, as suggested by the SOCPA Modification, as applicable; and
4. That the Applicant obtain the approval of any agency or authority having jurisdiction over the Application or Property; 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]
Member	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[No]
Member	Jonathan Holbein	Present	[Yes]

Public Hearing Continuance– Special Permit

Applicant: Mandana Farms LLC	
John Cherundulo	
4638 Kingsford Terrace	Properties: 1871 West Lake Rd
Syracuse, NY 13215	Tax Parcels #061.-01-12.1

Present: John Cherundulo, Applicant; Robert Eggleston, Eggleston & Krenzer Architects;

Engineering plans have been submitted to the board. Regarding the site plan when reviewing the application for the SWPPP, it was determined that the two bioswales worked with the engineering for the plan. Pine trees will be used near the neighbor to the north to screen the building from their view. There will be two rows of river birch trees along the east side of the property that will provide screening and assist with any stormwater that may collect in the area. The revised floor plan shows the storage allocation of the building with ten boats being stored in addition to legal files, evidence, and agricultural equipment. There may be a mezzanine placed in the southeast corner of the building to store additional files.

Mr. Reid began saying that the gravel area to the west, the storage building and the driveway to the south will drain to the southern bio retention area A. The remaining entrance and driveway to the east will be captured in bioswale B. The swales would be discharged to the road ditch. A berm was proposed to the south that would capture the drainage, and considering topography and the creek to the west, it was switched out to a swale so that any stormwater would be captured and conveyed rather than staying stagnant. The plan will be modified today to reflect the change to a bioswale.

Chair Kasper commented that a lot of the neighbors stated that the water sits up next to the road from snow melt and inquired if it will continue. Mr. Reid replied that they can only control and offset impacts from the proposed development. They have attenuated the peak flows so that the charges that will be entering the right of way will be less than what exists today. That is shown in the SWPPP and associated calculations. What is occurring in the state right of way is not under this purview; they only can attenuate for the proposed development. Chair Kasper inquired if NYSDOT will be reviewing the project and Mr. Reid affirmed that they will be reviewing the plan and the SWPPP as they will also be approving a permit for the driveway cut.

Member Marshall inquired on the farm access and Mr. Eggleston said that it will remain along the northern property line. Mr. Brodsky inquired if there will be plumbing in the building and Mr. Eggleston responded saying that there will be no plumbing for rest rooms and no septic system on site. Should it be necessary, behind the building in the fenced area a port-a-john could be placed. Member Hamlin inquired if the 20 feet width is excessive, and Mr. Eggleston commented that a commercial driveway is required to be 20 feet and on this plan it reduces to 16 feet in width once it is out of the right of way. Member Marshall inquired if the height of the building is necessary to be at 33 feet and Mr. Camp explained that when a building is that wide you need a higher roof height to get the correct pitch.

At this time, Chair Kasper re-opened the Public Hearing and asked if there was anyone in favor of the project, wishing to speak in opposition, or had any other comments.

Matt Drastal, 1882 West Lake Road, stated that his concern about the traffic and storage. Last week there were 16 boats on trailers, 30 trailers, and 16 docks. The area was a staging area for the marina. At the last meeting it was described as 10 boats for friends. What will happen to the boats when this building is constructed and the only place to put them is in the fields. There is a creek across the road on one of Mr. Murphy's properties. With the prior application the board requested a major SEQR and this time the board conducted a minor SEQR review.

Mr. Cherundulo said that once the building is constructed the trailers and boats will not be there. The docks are evidence that will be placed in the building. Member Marshall inquired what will happen where the dock case is completed and Mr. Eggleston said that the space would be used for storage for other evidence, files, farm equipment, or boats. He continued saying the application from several years ago was for boat storage that would be accessible daily moving boats in and out. The proposal now is for seasonal storage of boats that would be brought in the fall and removed in the beginning of summer. The boats to be stored are marina boats for rent and not rented boat storage. Mr. Cherundulo stated that there will be no

storage outside of the fenced area and will be used as a staging area. Member Marshall inquired on the SEQR finding for the past proposal and Counsel Molnar stated that he believed the application was withdrawn before the SEQR was completed. Mr. Eggleston also noted that the situation of the creek will be improved with the proposed drainage plan and SWPPP.

Mary Blum, 1884 West Lake Road, said she is home most of the day and the marina tractor goes six times a day back and forth, so there is considerable traffic. In front of Karlik farms there is a blind spot, and her concern is when a tractor is pulling, cars try to pass it, and it is a safety issue. You cannot see when someone is coming from the south.. Chair Kasper commented that the applicant did say that there will not be daily storage there. Ms. Blum asked why there are boats there now, and as far as seasonal movement she sees it all summer long.

Michael Murphy, 1860/1870 West Lake Road, came to Skaneateles 2 years ago today and we knew the Dewitt auto was there. We like to be away from the city and that is why we bought there. It is an eyesore to see everything in the field there and it would be reasonable if it will be all located in the barn if it is an occasionally type of thing. I am not there to see it as we live in Cleveland and come for a couple a times during the summer.

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

Chair Kasper commented that the intended use of the building is for storage and the applicant has not presented daily trips there, other than the farm equipment. The applicant did rebuild the marina and improved it from the eyesore it was before. It looks nice and has contained all the boats in the winter. Member Winkelman said that the marina is an essential business on the lake. He continued saying that he likes the proposed trees to make it look more rural. Mr. Eggleston said that the barn will be post frame pole barn construction, with steel siding. The siding will be in earth tone colors. The driveway will be gravel with a paved entry with the width to accommodate agricultural equipment. The radius of the Y connection allows to maneuver safely. Chair Kasper commented that the site plan could indicate the use of the outdoor storage area

WHEREFORE, a motion was made by Member Winkelman to approve the proposed project and was not seconded, as the board tasked Counsel Molnar to prepare a draft resolution for the board to review at the next meeting. The motion was then withdrawn.

Continued Review – 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;

At the June 7, 2022 ZBA meeting the board did not grant the variance for the dock extension and boat port. The site plan has been revised to reflect the changes with the removal of the boat port and dock extension, but still reflecting the shoreline stabilization. The proposed timber wall length extension has been reduced from 24 feet to 16 feet with rip rap along the southern end. The height of the proposed timber wall extension to the first level of the existing terraced wall, which would be at five feet Behind the wall will be plantings

so that no grading will be required. Member Winkelman suggested that creeping juniper be planted so that the greenery would trail down the wall.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Winkelman, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(11) and not subject by SEQR for further review. 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 minor site plan approval, 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 SP1 through SP5 dated June 15, 2022, prepared by TDK Engineering Associates, PC and Narrative dated June 15, 2022 prepared by Leatherstocking Lake Services, be followed in all respects; and
3. That the Applicant shall seek amended site plan approval from the Planning Board if there will be any modifications to the existing plan that have not been articulated in the narrative dated June 15, 2022 prepared by Leatherstocking Lake Services, Licensed Architect; and
4. That vegetation planted on the extended seal wall contain trailing plants; and
5. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
6. That an as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of all phases of the completed project within (60) days of completion of the project.

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]

Amendment Request – Special Permit Amendment/Site Plan Review

Applicant: Micheline Yuan
3692 Nelsons Walk
Naples, FL 34102

Property: 3257 East Lake Rd
Tax Parcel #040.-01-04.1

Present: Robert Eggleston, Eggleston & Krenzer Architects;

An updated site plan and narrative have been provided that reflects the 210 square foot shed located in a conforming location, and the gazebo relocated to its prior approved location beyond 50 feet to the lake line. The ZBA approved the existing location of the pump house. The purpose of the larger shed is to store kayaks and other boating equipment. The impermeable surface coverage will be reduced to the 11% that had been approved. Additionally, the deck on the house had been extended and they will be putting in a permeable walkway from the garage to the dwelling.

WHEREAS, a motion was made by Member Marshall and seconded by Member Winkelman, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(11) and not subject by SEQR for further review. The Board having been polled resulted in the unanimous affirmance of said motion.

Member Hamlin commented that it is important to note that on this project and the previous project, that the system worked. We had some good input from the public, good dynamics with the Zoning Board of Appeals, and both resulted in better designs for all involved.

NOW, THEREFORE, BE IT RESOLVED, upon motions 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** i) the location of the existing pumphouse shed, relocation of the secondary shed and gazebo as approved in the 2015 approved site plan, and amends the Approving Resolutions, as follows:

1. That the Site Plan 1 of 1 dated June 13, 2022, and Narrative dated June 13, 2022 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
2. The Applicant obtain a building permit for the work performed on the property including the relocation of the gazebo and secondary shed, the completed deck addition, addition of the permeable walkway and the removal of portions of the driveway as shown on the site plan dated June 13, 2022; and
3. An as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project: and
4. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance, be fulfilled; and
5. Except as amended hereby, the conditions of the Approving Resolution 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]

Discussion- Special Permit

Applicant	Jonathan Cohlan	Property:
	Louisa Cohlan	
	241 Kenlyn Rd	3007 East Lake Rd
	Palm Beach, FL 33480	Skaneateles, NY 13152

Tax Parcel #039.-01-15.0

Present: Robert Eggleston, Design Professional;

There were questions relative to work on the boat house and treating the stormwater from the boathouse. Rain gardens have been developed to treat the stormwater that will take the water from the gutters on the north side and east side of the boathouse. The deck above the boat slips have two downspouts that will have an old castle filter that will filter the water before it is released into the lake.

WHEREAS, a motion was made by Chair Kasper 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 unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chair Donald Kasper, seconded by Member Jonathan Holbein, and upon an affirmative vote thereon as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application, and amends the Approving Resolutions, with the Approving Resolutions remaining in full force and effect except as amended hereby, with the following additional conditions:

1. That the Site Plan C-1 through C-2 dated June 3, 2022, prepared by RZ Engineering, PLLC and Narrative dated May 6, 2022 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
2. Except as amended hereby, the conditions of the Approving Resolution 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]

Sketch Plan – Special Permit/Site Plan Review

Applicant: Michael & Anne Marie Fallon
2583 East Lake Rd
Skaneateles, NY 13152
Tax Parcel#023.-03-15.1

Present: Robert Eggleston, Eggleston & Krenzer Architects

The applicants are requesting the replacement and relocation of the shoreline stairs. The existing stairs are encroaching the neighboring property and will be relocated 20 feet from the property line. The proposed stairs will start at the top of the bank, have a landing, and then land on the temporary dock. Impermeable surface coverage on the property had been improved with the removal of the tennis court and is proposed at 10.9%. The property in the Colony has a shared driveway and a detached garage. A payment into the DRA fund will be \$7,178.74. A site visit will be conducted on June 22, 2022 beginning at 6 p.m.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Winkelman to schedule a public hearing on *Tuesday, July 19, 2022 at 6:30 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan – Subdivision

Applicant:	Roy Lootens	Property:	
	3943 East St		710 Visions Drive
	Skaneateles, NY 13152		Skaneateles, NY 13152
			Tax Parcel #023.-01-08.8

Present: Robert Eggleston, Eggleston & Krenzer Architects;

The applicant had received an approval for the algae fertilizer production facility on the lot. The lot is six acres, and the applicant would like to subdivide the lot with two acres for the existing structure with a 50 foot access easement to access to the rear portion of the lot that is vacant. Although with the original subdivision for Visions Drive excluded commercial access off Sheldon Road for this lot, residential access could be provided off Sheldon Road. The surveyor is verifying if the watercourse is a true watercourse and not a ditch which could affect the building envelope for the proposed four acre vacant lot. A site visit will be conducted by driving by independently.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Winkelman to schedule a public hearing on *Tuesday, July 19, 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:	Daniel Pajak
	2896 East Lake Rd
	Skaneateles, NY 13152
	Tax Parcel#036.-01-38.1

Present: Mike Conese, Anchor QEA, LLC

Proposed is the remediation of Willow Creek before it flows under the road and to the lake. Active erosion and sediment loading into Skaneateles Lake is occurring. Proposed is the installation of a rip rap apron along the drainage ditch to protect the bank. There will be a grade control structure consisting of rocks to control flow to push the water to the toe wood and plains with heavy storm events. The toe wood design is intended to look natural and provide structural stability to the bank, To start, timber logs are installed along the east bank and keyed into the soil and sediment for stability. They will deflect water toward the middle of the stream. The root mass would firm up the design and provide habitat area while slowing the energy expended of the stormwater flow. On top of this there will be some brush and fill material that will weigh down the logs even further. Vegetation will be planted with a limited mow seed mix for nutrient uptake and provide stabilization for the flood plain itself from erosion. The plan was in collaboration with the NYSDEC and ACOE, and the design will be modified based on discussions with the agencies. Member Winkelman said that he liked that the design is natural and does not have rip rap along all of it. An updated narrative will also be provided to the board. The application will continue at the next board meeting and the applicant will provide updated plans that include a dewatering system and storm calculations.

Mr. Brodsky inquired on the life of the toe wood and Mr. Conese commented that he thought it was fifty years. There will be plantings with the bench area having a width of ten feet in width. They will be cutting
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back thirteen feet and adding the rip rap and wood. Mr. Camp commented that this design shows the rock resting on wood that will eventually rot away. Mr. Conese said that it would be hardwood being used and they will provide the life span of the system components. A site visit will be conducted on July 6, 2022 beginning at 6 p.m.

Sketch Plan – Special Permit

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

Present: Brewster & DeAnn Sears, Applicants; Nancy Vlahos, Kevin Bliss, RIC Energy; Ivo Tomchev, Nicholas Fozmanowicz, Wendel Co.;

The applicants have an 87 acre parcel with a single family dwelling and associated structures. The center of the lot has been farmed with a forest and wetlands located at the rear of the lot. Proposed is a ground mount solar array for community use that will encompass 28 acres with an access road located on the southern border of the lot. The site is screened with hedgerows along the north, south and east side of the lot, and any gaps in the hedgerow would be planted with vegetation to provide complete screening. The solar array would be connected to power lines on West Lake Road. The project will be enclosed with a seven foot high security fencing and gate.

The project is sized at 4.7 Mw supplying power to 500 houses per Mw, and Chair Kasper inquired for a size comparison to consider the relative size. The town's solar array at the Transfer Station is sized at 1.25 Mw. National Grid has confirmed that it can support the solar array capacity. The solar arrays will be single access trackers that will move with the position of the sun. There will be 21 string invertors and two transformers connecting to the feeder pole on West Lake Road that connects to the substation on Jewett Road, about six miles northeast.

This application is also seeking approvals from NYSDEC and a SPDES permit, City of Syracuse Department of Water, County IDA for a Pilot agreement, NYSDOT, and NYSERDA.

The project area is flat and there are two wetlands located in the rear of the project. There is a stream located in the northern neighboring property. The farmland consists of prime farmland, farmland of importance and some not prime farmland. A pollinator seed mix will be added after the solar array is constructed and they are exploring options to located beehives on the property as part of an agrivoltaics treatment of the property. The agricultural field was chosen to not clear the forest or impact the wetlands, although there will be a few trees that will be removed from the fields for sun clearance. There are no threatened or endangered species and no historical structures near or at the site.

Minimal grading for the access road that will be a gravel road and the rest of the site is flat and will not require grading. They are not expecting glare from the project as the panels have anti-reflective coating on the panels with a typical 2% glare factor. The project is setback 1250 feet from West Lake Road with forest cover in the rear of the property and hedgerows along the north and south sides of the road. The photo simulations do not reflect visibility from very many places including from across the lake. Mr. Camp inquired if there were any views from on the lake and Ms. Vlahos said they had not taken a view from the lake.

RIC energy is a global company formed in 2005 in Spain specializing in energy production. They have more than 4000 Mw on four different continents. The US division was open in 2011 with more than 400 Mw of solar energy being produced. A project website has been created at <https://skaneatelessolar.com/> .

Mr. Sears commented that the ponds located on the eastern side of the property will remain as they provide respite for migrating fowl. They were constructed several years ago to offset the development of property around the lake to provide a resting place for the ducks and geese.

Mr. Camp commented that National Grid requires 20 foot wide driveway entrances through and there are 6 or 7 poles located in the vicinity and inquired if the road could be reduced in width as it traverses further onto the property. Mr. Fozmanowicz stated that they usually use a standard 20 foot wide road to provide adequate fire access. Mr. Bliss said that the town fire chief is reviewing the access to the site.

Counsel Molnar stated that when the Planning Board is asked to review and decide on a special permit, the board would appreciate being selected as lead agency to coordinate with other interested agencies. When the Planning Board is taking a deep dive into the application and all its characteristics and impacts, it would prefer to be lead agency and coordinate with the IDA and any other interested agencies. Because it is such a significant impact to this community, its size, and its proximity, his recommendation is that the applicant request that the Planning Board become lead agency and undertake SEQR. Mr. Bliss said that it makes perfect sense although he is not used to having the courtesy of being allowed to have the choice but sees no reason they would oppose it.

Counsel Molnar disclosed that his brother, Mark Molnar, is a principal at Wendel Co., which is the engineering firm that is providing the applicant engineering assistance. He continued saying that he does not believe it is a conflict as he represents the Planning Board and that the applicant, and its advisors would have separate counsel.

Mr. Brodsky commented that the submission is thorough and addresses all the things in the zoning code. The documents submitted have addressed many of the issues the board will review. The Planning Board will need to determine if it addresses all your concerns. He recommended the board take the documents with them at several site visits, and for example, from East Lake Road. Because this is the town's first major solar project, he recommended that the Planning Board consider having a public informational meeting in addition to the required public hearing. The public could ask questions at the informational meeting. Counsel Molnar agreed with Mr. Brodsky for the board to consider comment before SEQR is completed. Mr. Brodsky suggested that the board contemplate all their potential questions before a public informational meeting is held, including things like sheep herding to control the vegetation in a solar array installation, so that in July or August a public informational meeting is held.

Chair Kasper inquired if there is access to the center field. Mr. Sears said that the front part of the property will always be farmed so access is available. The drive in is past their home along the service drive around the perimeter of the crops planted. A site visit will be conducted on July 6, 2022 beginning at 6 p.m.

Chair Kasper commented that a pilot program is usually a trade off and inquired what the incentive is for the town. It is usually an incentive program to improve the road instead of paying taxes. Mr. Bliss said that the PILOT program is payment in lieu of taxes. It is usually a negotiated amount that is consistent statewide between IDA, school district and the town. The existing current use taxes keep getting paid with the higher taxes for the solar commercial use being offset by the PILOT. It is usually some amount per megawatt and negotiated after the project is approved. Mr. Brodsky suggested that the applicant approach the town regarding the PILOT program.

SEQR lead agency determination and classification will occur at the next meeting.

Sketch Plan- Special Permit

Applicant	Joseph Mollendorf 274 Ruskin Road Amherst, NY 14226	Property: 1801 Russell's Landing Skaneateles, NY 13152 Tax Parcel #063.-03-10.0
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Present: Bill Murphy, Space Architectural;

The applicants are looking for living space to the dwelling, add a dock, and replace the access stairs. A basement would be added to the residence with an additional bedroom, bathroom and living area. The failing lake access stairs would be replaced that would lead to the new dock that would be in a smaller footprint than the existing dock. Mr. Camp asked on how the basement would be constructed, and Mr. Murphy said that the camp will be held in place with steel, then the basement excavated, and foundation constructed. The excavated dirt will be hauled off site.

Chair Kasper inquired on how the dock will be constructed. Mr. Murphy stated that the existing crib dock will be replaced with steel pipe with the sheet pile welded to the pipes. A site visit will be conducted on July 6, 2022 beginning at 6 p.m.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Marshall to schedule a public hearing on **Tuesday, July 19, 2022 at 6:45 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan- Special Permit/Site Plan Review

Applicant	Sue Edinger Edinger Lakehouse LLC 1340 Thornton Grove Skaneateles, NY 13152	Property: 2316 Thornton Grove South Skaneateles, NY 13152 Tax Parcel #056.-03-07.0
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Present: Bill Murphy, Space Architectural;

The camp has been used for many years by the extended family and they would like to do some modest improvements to the property. Proposed is a 130 square foot addition to the dwelling that would include a full bathroom and an area for laundry facilities. The existing porch would be replaced by a new porch with a similar footprint. The applicant is pursuing variances from the Zoning Board of Appeals for a lake yard setback. The property is also at 16.2% impermeable surface coverage and will be reducing this to 15.5% with the removal of some pavement and payment of \$15,742.87 to the DRA fund.

Mr. Camp inquired where the septic system is located on the property and Mr. Murphy said that it is located near the two deciduous trees on the property. Mr. Camp noted that the proposed stormwater pond is proposed at the highest point on the property and would not provide any benefit. Mr. Murphy said the location would help control stormwater coming from the farm field above and water coming down the lane. He is open to discussing alternatives as the site is limited by the location of the septic system. The septic system is sized for more bedrooms and was updated 15-20 years ago. There will be no additional bedrooms proposed. A site visit will be conducted on July 6, 2022 beginning at 6 p.m.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Holbein to schedule a public hearing on *Tuesday, July 19, 2022 at 6:55 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Discussion- Special Permit

Applicant	MWB Family I, LLC	Property:
	13915 Old Coast Rd 1003	1326 New Seneca Tpke
	Naples, FL 34110	Skaneateles, NY 13152
		Tax Parcel #043.-04-09.0

Present: Asher Bitz, Applicant: Bill Murphy, Space Architectural;

The application is for a zone change for the LAB building. The building is next to the first commercial building in the town that is east of the property. The applicants intend to use it as a multi-tenant building with the first tenant being like a WeWork for small entrepreneurs having small office space with conference room and printing facilities. There have been different businesses interested in the building. The property was formally located in a commercial zone and is currently in the RR district. The applicant would like to get a zone change to the HC district as the lot abuts the HC district today. There is a gym facility and a wedding cake vendor/catering kitchen that would like to service the building. The lot is on a county route and is well traveled to Marcellus with the area that may not be conducive to housing.

Mr. Bitz said one of the challenges is with the timing of getting tenants into the building with the timing of approval processes. Chair Kasper commented that everyone would like to see the building occupied. He clarified that the Planning Board is only providing referral comments to the Town Board that will be making the decision. He continued inquiring about the water and septic usage.

Mr. Murphy said that the water supply and sewage is rated for the office occupancy that existed there, with the prior tenant, Chase Design. Mr. Bitz said that there were 90-100 people working at this location, with staff from the other location visiting this location. They do not believe the water usage will come close to what was being used under Chase Design. Chair Kasper commented that the cake business would use more water, and that the board would be looking at parking and stormwater runoff. Mr. Murphy stated that there will no change to the exterior site, and there is close to 100 parking spaces on site. There will be less use that what was here for Chase Design.

Member Marshall inquired if there will be any retail use of the building. Mr. Camp recommended that the board look at the uses allowed in the RR district and the uses in the HC district and what they would require in terms of parking. Mr. Brodsky added that parking and impermeable surface is nonconforming for this lot and limited what Chase Design could do. He continued saying that he has provided a comparative of the uses allowed for the RR and HC districts in his case summary provided. Notably what is different is that the HC district allows automobile service, lodging, hotels, restaurants, and retail. If a zone change were approved these additional uses could be considered for the location. The zone change would also change the lot size requirements and building footprint.

Mr. Murphy said that the structure was built during the time when it was a commercial property and was conforming; however, it does not meet the guidelines of the RR district. Mr. Brodsky commented that the HC district was developed for lots along major roads and does New Seneca Turnpike meet the definition of a major road, and that is something the board needs to consider. He continued saying that a new special permit is not required for each new tenant. There is an existing special permit for office use and any tenant with that use would be allowed as that would be the same land use. A zone change is a request to change the potential use of the property. There are other options that town could consider short of doing this specific

zone change. The town could amend the RR district to be more flexible, they could establish PDDs, or they could consider an overlay district for historic structures. Mr. Bitz commented that post Covid, more companies are moving to work from home, so businesses are downsizing office space. Mr. Murphy said that they have been approached by service business and catering kitchens. The catering kitchen would be allowed to cater to the building, but if you are coming off the street to buy a wedding cake, the caterer cannot serve you a sandwich. Mr. Brodsky commented that a zone change does not preclude the need to receive a special permit for additional uses, regardless of what district the lot may lie. Member Marshall commented that New Seneca Turnpike is rural in nature whereas Route 20 is not. Member Winkelman noted that the Notre Dame plan showed a potential for a future road connection between New Seneca Turnpike and Route 20, and Mr. Murphy stated that it would run through the Kimball property and through the parking lot of this property. Member Winkelman commented that it would relieve the traffic on East Street.

Counsel Molnar stated that he is irreconcilably conflicted with the zone change as he lives approximately 100 yards away from the property. He recommended that the town attorney, Brody Smith, serve as co-counsel for the town board and the planning Board.

- Chair Kasper stated that the board has concerns with retail traffic on New Seneca Turnpike;
- Member Marshall expressed her concern for strip development in this area and that there are other options the applicant and town could consider without tying everybody's hands;
- Member Marshall added that the board must consider future development of the property if the zone was changed to HC district and the impacts to the area;
- Member Hamlin commented that the PDD legislation has been on hold and that this is the third project in play that could be impacted by it, although this is not a quick solution. The zone change is a dramatic change to achieve the goals of the applicant that may open the town up to more problems than not;
- Member Marshall said that she does not believe that anyone is opposed to what the applicant is describing as uses, but the town needs to consider the long range implications of a zone change on that corridor;
- Member Winkelman commented that he feels it is all the HC core and if it could be connected to Route 20 could make it more viable;

Mr. Bitz said that if a zone change is not considered it would cripple his business and Chair Kasper commented that although the impervious coverage would improve with a zone change, he has a concern with future retail use of the property. Member Holbein inquired on the length of time the property has been owned by the applicant and Mr. Bitz stated it was from December 2021. Member Holbein commented that the current zoning was in place at the time of the sale of the property. Chair Kasper said that if there was a limit to what retail could occur at the location such as a bakery shop and not a coffee shop. Mr. Bitz commented that it could be 30% of the revenue of the bakery for outside sales so limiting that will cause them not to take the space. Member Marshall said that the board's concern is the community and not the revenue from your tenants.

Discussion

The board tabled the Cannabis legislation discussion until the next scheduled Planning Board meeting.

WHEREFORE, a motion was made by Chair Kasper 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 10:15 p.m. as there being no further business.

Respectfully Submitted,
Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston	Tom Trytek	Janice Miller
Charles Hunt	Nancy Vlahos	Randy Stockweather
Mary Blum	Matt Drastal	Michael Murphy
Bill Murphy	Jeremy Kimball	

Additional Meeting Attendees(Zoom):

John Cherundulo	Mike Conese	Denis McCarthy
Adam Graham	Ed Reid	Mark Tucker
Matthew Keller	Ivo Tomchev	Nicholas Fozmanowicz
Christopher Ross	Camille	Dessa Bergen
Cam		