

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
July 16, 2019**

Joseph Southern
Donald Kasper
Scott Winkelman
Douglas Hamlin
Jill Marshall-absent
Scott Molnar, Legal Counsel
John Camp, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk

Chairman Southern opened the meeting at 6:30 p.m. The meeting minutes of June 18, 2019 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 Kasper to approve the minutes as corrected. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

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

Public Hearing-Subdivision

Applicant: Tara Renner
Robert Renner Family Trust
2900 West Lake Road
Skaneateles, NY 13152
Tax Map #052.-01-09.1

Present: Tara Renner, Applicant;

The proposal is for a two-lot subdivision with Lot 1 at 3.2 acres with the existing camp, and Lot 2 at 23.1 acres with the existing barn, shared driveway, and NYSDEC boat launch access. It is the applicant's intention for Lot 2 to have a conservation easement of 16.1 acres for wildlife habitat and 7 acres of agricultural use. Lot 2 would be sold in conjunction with 052.-01-08.0, the 3.7-acre lot with a single-family dwelling that was the parents' home. The applicant is working with Finger Lakes Land Trust on the conservation easement. The lake access just north of the NYSDEC boat launch will be included in a conservation easement. The Levitre property to the west on West Lake Road is for sale. A conservation easement can be placed by the property owner or connected with a land trust. Ms. Williams inquired if the DRA fund would be available to the applicant to assist with putting the land into conservation. Chairman Southern commented yes and that the applicant should contact the town supervisor for details.

Counsel Molnar recommended that the board review the proposed subdivision as an Unlisted action subject to the short form review. The board 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
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 reasonably 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 Chairman Southern and seconded by Member Hamlin, the Board declared this application to be an Unlisted Action, and after review of the SEQR short environmental assessment form, determined that the proposed action will not result in any significant adverse environmental impacts. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time, Chairman Southern opened the Public Hearing and asked if there was anyone in favor of the proposal. Debbie Williams, 3168 Rickard Rd, stated she is in favor of the project. Robert Eggleston, 1391 East Genesee Street, stated that he thought the project was a responsible application in considering putting the land into conservation. He continued saying that the Levitre lot is a non-conforming lot and asked the Renner's to consider doing a lot line adjustment with this lot so that it could be a conforming lot. The land sold to the Levitre lot could still be restricted with a conservation easement. Debbie Williams, stated that what was suggested was not part of the application. Chairman Southern clarified that his suggestion could be considered after the subdivision is completed. Member Winkelman commented that a prospective buyer of the Levitre lot could purchase the conservation property. Chairman Southern asked if there was anyone who wished to speak in opposition or had any other comments on the project. No one spoke in opposition or had other comments.

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

Counsel Molnar commented that the board has been presented with an application with the conversation of a conservation easement placed on lot 2; did the board want to make that a condition of approval. Ms. Renner clarified that their intent is to place a conservation easement on lot 2; however, she did not want to make that a condition of subdivision approval. Counsel Molnar stated that the proposed lots are code compliant and has its rights; they are only asking for the two-lot subdivision regardless of what may occur in the future.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Douglas Hamlin, duly seconded by Member Donald Kasper, 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 subdivision of the Renner Subdivision, dated June 4, 2019 prepared by Paul J. Olszewski, Land Surveying, PC be submitted for the Planning Board Chairman's review and signature within 180 days from the signing of this resolution; and
2. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or Application; and
3. The Subdivision Map and Deed transferring the property 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	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Absent	

Public Hearing-Minor Special Permit/Site Plan Review

Applicant	Christopher Kelly	Property:
	3628 Blackford Club Drive	3355 East Lake Rd
	Marietta, GA 30062	Skaneateles, NY 13152
		Tax Map #041.-01-27.1

Present: Robert Eggleston, Robert O. Eggleston Architect; Ed Basta, Landscape Architect;

A site visit was conducted on July 13, 2019. As requested at the site visit, Mr. Basta prepared a scaled detail drawing of the project and presented a paper copy of the plan to scale with the survey. The only proposed change of grade is the area around the existing trees that will be built up to save the trees, and an area where there is a lot of erosion to bring it up to the mean water level. There will be three different size boulders, shot rock at 5-6 inches in diameter, #1 washed gravel and #2 washed gravel. The goal is to keep the shoreline from eroding and there will be habitat plantings. Chairman Southern inquired how far out

they will be building into the lake in front of the trees, and Mr. Basta stated just to protect the trees and that the NYSDEC is reviewing the application for work in the lake. Mr. Eggleston commented that the proposal is for a lot of surface treatment for erosion control and not a lot of grade change. Mr. Basta stated that the only area they are proposing to build up is around the trees to save the trees. There will be filter fabric used underneath the rocks to control any soils from entering the lake. There will be 3.5 feet from the edge of the rocks to the lake line.

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

At this time, Chairman Southern opened the Public Hearing and asked if there was anyone in favor of the proposal. No one spoke in favor of the proposal. Chairman Southern asked if there was anyone who wished to speak in opposition or had any other comments on the project. No one spoke in opposition or had other comments.

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

Member Winkelman stated he would love to see new trees on the plan. Mr. Basta stated that he has not spoken with his client on new trees and offered that if the existing trees died, they would replace them as they provide the only shade in the area. Counsel Molnar confirmed that the replacement of trees in the event of their demise is a voluntary condition of approval.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Donald Kasper and seconded by Member Douglas Hamlin, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor special permit/site plan, with standard conditions and the following additional conditions:

1. That the Special Permit/Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. The Site Plan SP-1 dated July 13, 2019, prepared by Edward Basta, Landscape Architect, and Site Plan 1 of 1 dated June 6, 2019 prepared by Robert O. Eggleston, Licensed Architect, be strictly followed; and
3. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$250; and
4. That any existing trees at the shoreline that become snag trees are replaced with new trees to protect the shoreline; and
5. That the Applicant shall obtain all necessary permits and approvals from NYSDEC and any agency or authority having jurisdiction over the Property or the Application.

RECORD OF VOTE

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

Public Hearing-Minor Special Permit/Site Plan Review

Applicant Christopher Graham
4302 Jordan Rd
Skaneateles, NY

Property:
4331 Jordan Road
Skaneateles, NY 13152
Tax Map #024.-02-01.2

Present: Robert Eggleston, Robert O. Eggleston Architect

There is an existing two family residence on the property and a failing garage. Proposed is the demolition of the existing garage and construction of a four-car garage with one parking space for each of the tenants, two parking spaces for the applicant and an office on the second floor. There will also be an attached exterior cabinet to house trashcans. The location will be perpendicular to the existing two family dwelling and complies with all required setbacks for a mixed-use lot. There is a slight change in grade in the location of the existing garage that will be demolished, and a swale to control drainage will be added in its location. A site visit was conducted on July 13, 2019.

Member Winkelman inquired if the project had begun. Mr. Eggleston stated that they have been doing some general cleanup of the yard in the area of the existing garage. The occupancy of the office would be four people based on 100 square feet per person as detailed in the building code. Mr. Brodsky inquired on the available parking. Mr. Eggleston stated that there will be three parking spaces more than what is required by code. Member Hamlin inquired if the driveway had changed or if there would be additional modifications to the driveway other than the expanded area in front of the proposed garage. Mr. Eggleston stated that the applicant had put in a new driveway previously per the OCDOT requirements. Member Kasper inquired if the garage will be used for the business or the rentals. Mr. Eggleston stated that it would be used for the rentals. The office area bathroom is connected to the existing septic system.

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

At this time, Chairman Southern opened the Public Hearing and asked if there was anyone in favor of the proposal. No one spoke in favor of the proposal. Chairman Southern asked if there was anyone who wished to speak in opposition or had any other comments on the project. Brian Buff, 780 Sheldon Road, commented that the applicant has been clear cutting in the area and has had 3-4 forestry people come in cutting trees. He inquired if that was part of this plan as it could affect drainage. Chairman Southern stated that it is not part of the application. Counsel Molnar stated that clear cutting is subject to permitting if it exceeds thresholds in the code. If there is a concern, then it can be addressed directly with the issue being brought to the attention of the codes enforcement officer.

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

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chairman Joseph Southern and seconded by Member Douglas Hamlin, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor special permit, with the following conditions:

1. That the Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. That the Site Plan 1 of 2 through 2 of 2 dated June 6, 2019, and revised Narrative dated June 7, 2019, prepared by Robert O. Eggleston, Licensed Architect, be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from the OCDOH, and any other agency or authority having jurisdiction over the Property or Application; and
4. 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.

RECORD OF VOTE

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

Public Hearing Continuance-Special Permit

Applicant: Skaneateles Aerodrome, LLC
2984 Benson Road
Skaneateles, NY
Tax Map #051.-02-08.1

As the Zoning Board of Appeals has not yet rendered their decision, the application cannot move forward with the Planning Board. Consequently, the board determined that the application should be continued to the next Planning Board meeting.

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

WHEREFORE, a motion was made by Member Kasper and seconded by Member Winkelman to continue the public hearing at the next scheduled Planning Board meeting. The Board having been polled resulted in the unanimous affirmance of said motion.

Sketch Plan-Minor Special Permit/Site Plan Review

Applicant Jim Pulaski
3065 East Lake Rd
Skaneateles, NY

Property:
3065/3059 East Lake Road
Skaneateles, NY 13152
Tax Map #039.-01-07.1& 039.-01-09.0

Present Fouad Dietz, Architect

The applicant recently purchased the property to the south that consists of 6,052 square foot lot with an existing boathouse commonly known as the Besse boathouse. There has been serious erosion along the bank of this property and extending to his property to the north. The earth has eroded about six inches to the post at the top of the bank and the railing is about to fall into the lake. Proposed is a seawall for erosion control consisting of Rosetta stone that will extend across the entire southern lot to the edge of the permanent dock on the northern property. Rosetta stone can be set with an excavator at the top of the bank lowering the stone in place. It is pre-drilled with rebar connecting to the bedrock below and allows water to go through it, which is a benefit to the habitat. Mr. Dietz stated that he had used the product at 2605 East Lake Road, and it is performing well. The slope above is steep and it will be lined with filter fabric with the ground feathered into the wall below, and the slope will have jute mesh and will be planted. The NYSDEC has issued a permit for the work. The length of the seawall is 124 feet with the wall running at the high water mark.

Member Winkelman inquired on the location of the mean high water mark. Mr. Dietz stated that the stone would be connected to the bedrock and the wall will be approximately at the mean high water mark and it varies going across at approximately the left edge of the bottom block. There is no shore in the area. The area creates a little bit of a cove and the water hits the shoreline hard causing erosion and sediment going into the lake. A sit visit will be conducted on Saturday, August 10, 2019. Mr. Brodsky recommended that an improved site plan be submitted showing the horizontal layout and the extent of any grade change.

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Winkelman to schedule a public hearing on *Tuesday, August 20, 2019 at 6:30 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Pre Sketch Plan-Minor Site Plan Review

Applicant Jessica Danial
3285 Lake LLC
300 S State Street
Syracuse, NY 13202

Property:
3285 East Lake Rd
Skaneateles, NY 13152
Tax Map #041.-01-47.1

Present: Leif Kalquist, Holmes, King, Kalquist & Associates Architects

The property is a 5.7-acre lot with dwelling, garage, tennis court, guest cottage, and lakeshore improvements. Proposed in the infill of the existing screened porch to interior living space, and a terrace with retaining wall and trellis off the dwelling. There will be a 27 square foot bump out from the dwelling to connect to the terrace. The terrace will be large enough to support an outdoor dining area, a stepped down area for seating, and a fire pit to view the lake. The terrace will be a permeable patio with the retaining walls impermeable to support the change in grade. The existing 1,285 square foot patio on the east of the dwelling was not large enough to accommodate a dining table and has suffered from drainage and weather conditions. It will be replaced with a permeable surface and reduced in size to 965 square

feet. In addition, there are other brick areas to the north and south that will be removed. A variance for construction of a new structure within 100 feet of the lake line is in process.

Impermeable surface coverage will decrease from 9.1% to 8.7% and open space will decrease from 90.4% to 90.24%. The retaining wall to the north will be natural stone and low profile; it will be at the grade of the terrace to tie in the existing grade. Stepping stones between the new terrace area and the existing patio area will be utilized to provide ease of egress. The run off from the tennis court will sheet onto the pavers system and drain through. The existing house drains onto the existing eastern patio and has caused heaving; the stormwater will go through proposed permeable pavers for the area. This pavers area will end at the breezeway where there is an existing hot tub. The hot tub will be removed and replaced with a landscape buffer zone.

Additional work on the property will be the repair of the rail along the shoreline and the stepping platforms that will be resurfaced. There is a permanent dock on the lake that will be re-surfaced and the access stairs repaired, both under the jurisdiction of the state. Member Winkelman commented that there were drainage issues on this property. Mr. Kalquist stated that the issues were resolved with the last project. EDR had re-designed the driveway and parking areas, provided drainage controls and the project included the stonewalls at the entrance of the site.

Mr. Camp inquired on the grading near the septic system. Mr. Kalquist stated that once the septic system is clearly delineated, they would work away from the system. He continued saying that they will reseed as they go through the project and will re-sod if necessary depending on weather conditions. The area will be re-grassed with additional planter bed located in place of the hot tub. Member Winkelman inquired if the permeable patio in front of the dwelling would capture the stormwater and would be classified as permeable. Mr. Kalquist stated it meets the guidelines of the town. A site visit will be conducted on August 10, 2019.

Sketch Plan-Minor Special Permit/Site Plan Review

Applicant	Troy Green	Property:
	PO Box 561	1321 East Genesee St
	Liverpool, NY 13088	Skaneateles, NY 13152
		Tax Map #032.-03-32.0

Present: Andy Ramsgard, Ramsgard Architectural Design

The property is the former Wirth's Automotive that consist of 3.6 acres that has the existing garage building built in 1922, a metal shed, two dwellings and an efficiency apartment building. The proposal is to convert the exist garage to an office building, reduce the curb cuts to one from three, and provide parking areas for the dwellings, apartment building and the office building. The office building will get a cosmetic change with a cupola added to the existing high bay area, a stucco finish, awnings added, and some architectural improvements including carriage lighting. The existing metal shed will be removed from the site. There is reserved space at the south side of the property for future gateway enhancements if they come to fruition.

The plan was designed to allow for future expansion of the building and parking if the need arises, while complying with the zoning code. The drainage of the site flows north behind the storage buildings on the adjacent property, and eventually to the stormwater pond on the old Bombard property. Matt Vredenburgh is working on a stormwater drainage plan for the property. There will be 39,000SF of changes, and with the drainage plan, a SWPPP may be required. The City of Syracuse has inquired on

the septic system, and depending on what is found, if there is sufficient land available for any modification of the systems needed. The conversion of the auto repair garage to office use will be a level 3 renovation and will be brought up to code. A site visit will be conducted on August 10, 2019.

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Winkelman to schedule a public hearing on **Tuesday, August 20, 2019 at 6:40 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan-Minor Special Permit/Site Plan Review

Applicant	The Hive Inn LLC	Property:
	Patricia Carberry	4198 Railroad Street
	112 Tyler Drive	Skaneateles, NY 13152
	Auburn NY 13021	Tax Map #024.-06-15.0

Present: Robert Eggleston, Robert O. Eggleston Architect

The applicants have been renovating the existing 5-bedroom dwelling and the 1 bedroom dwelling located on the lot. The 69,000 square foot lot is located in the Hamlet district with a watercourse located on the north side. The owners also own the Sinclair and they are interested in establishing a lodging facility for guests who are using the Sinclair event center. The one bedroom dwelling may be rented out short or long term. The proposal provides for additional parking and a loop driveway. There will be a permeable patio that will be located on the south side, the back porch will be re-built, and the front porch will be restored to its original size with stairs.

The rear dwelling will be renovated and have a 64 square foot deck added to the west side as the entrance is right next to a retaining wall, and a 100 square foot deck on the east side of the house. Parking has been provided for each of the dwelling with walkways to connect the parking, patio and porch. There will be a grass driveway to the back porch and ramp for handicap access; the dwelling on the north side is at a higher elevation than the parking.

The main dwelling will have five bedrooms and six baths, with bedrooms on the basement and second floor levels. There will be daily housekeeping associated with it and a 24/7 contact number to address any issues. A new septic system has been approved that can accommodate up to seven bedrooms.

The back building is an efficiency apartment and has the potential for no permanent renters. As such, that would provide six rental units, and both buildings should be considered part of the lodging facility. The facility will be open to the public with priority given to renters connected with a Sinclair event. Member Hamlin inquired if the building would be ADA compliant. Mr. Eggleston commented that he would research what requirements are needed. Member Kasper inquired if the lodging facility will need to be sprinklered. Mr. Eggleston commented that the main dwelling has five bedrooms, and a sprinkler system is not required. If they had more bedrooms, then a sprinkler system would be required.

Mr. Camp inquired if there will be any grading with the project. Mr. Eggleston stated that there will be minimal grading, just putting back what was there. Mr. Brodsky commented that there might not be enough parking for the use. Mr. Eggleston stated that the housekeeper would be there usually when the guests are out and that people can park in the driveway. A site visit will be conducted on August 10, 2019.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Hamlin to schedule a public hearing on *Tuesday, August 20, 2019 at 6:50 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Continued Review-Site Plan Review

Applicant: Skaneateles Country Club
3344 West Lake Street
Skaneateles, NY 13152
Tax Map #041.-01-21.0

Present: Alan Hammond, Skaneateles Country Club Golf Club Superintendent; Bill Murphy, Space Architectural Studio

The application was started two years ago, and NYSDEC has issued their permit for the work. The purpose of the replacement water line and pump house is to improve the sprinkler system for the golf course. There will be a floating silt fence for the construction of a 24-inch pipe to replace the existing 12-inch pipe, and to place the pipe 17 feet below the mean high water line. The proposed pump house will be located further back from the lake, beyond the 50 feet from the lake line. There is a small retaining wall along the north side of the pump house to deter vehicles from the pump house. The existing pump house is accessed through a manhole, that the structure is fraught with safety issues. The NYSDEC permit will allow the work to begin in October of this year and that is the timeframe they would like to start the project.

Mr. Camp stated that his concern of digging a 17-foot trench in the lake is the same concern he had in 2017. There are better ways to achieve the result that would be better for the lake such as drilling or jack and bore. He inquired on what the net positive suction head that is needed for the pump. Mr. Murphy said that Rudy Zona has that information. Mr. Camp said that you would get a lot of water there in this configuration as currently designed. Mr. Murphy explained that the water is not being sucked from the 24-inch pipe but from the well, the pipe is filling. Mr. Camp stated that the well is approximately six feet in diameter and the net positive suction head is the depth that the surface of the water will be sucked down inside the well to supply the pump with its demanded flow. Mr. Murphy stated that the drawings from Rudy Zona's office were the ones they approved and the project is under the NYSDEC jurisdiction. Mr. Camp stated that the cut on land is deep and it will fill up with water. Eric Brillo is the contractor that put in the original pipe in the 1980s and will be the contractor for this project. Mr. Camp reiterated that there are other ways to do the project that are better for the lake; however, they may be more expensive. There will be a 17-foot hole connected directly to the lake. Mr. Murphy commented that they would be doing what they did with the waterfront this year, using a bladder system to hold back the water. Mr. Camp commented that the plans do not reflect that, they show a turbidity curtain and excavating in the wet. Mr. Murphy stated that whatever Rudy Zona is showing on the plans is correct. Mr. Camp said that the excavator would be digging in the water. Member Kasper inquired on the jurisdiction. Counsel Molnar stated that the town's jurisdiction is from the pump house to the lake line.

Mr. Brodsky said that the trench will be more than 50 feet long and inquired on the depth of the trench. Mr. Murphy stated that it would be 18 feet deep. Mr. Camp said that based on the contours it will be deep by the pump house. A long reach excavator will need to be used. Mr. Camp continued saying that the town could ask for the pumping design information to determine if the new pipe is necessary such as the maximum elevation the system needs to pump to the maximum flow needed to get to the pump, and the net positive suction at that flow. Member Kasper recommended that the board could authorize Mr. Camp to talk to Rudy Zona. Mr. Camp said that the 24-inch pipe will have a large capacity for water and a 12 inch is still a lot of water. Member Winkelman commented that they would still need to excavate

regardless of what size pipe. Mr. Camp commented that they might be able to use the existing 12-inch pipe. Mr. Murphy stated that the pipe is not deep enough in the lake to bring water in. Mr. Hammond stated that the current use is 575 gallons per minute and the proposed flow will be 1278 gallons per minute.

Mr. Murphy commented that he would encourage the board to act quickly so that they can begin the project in October. Mr. Hammond said that there is a 10 week lead time to order the pump as each is designed and crafted for each location. Chairman Southern inquired what the ramifications were to the land from the trench construction. Mr. Camp said that the water from the lake would come into the trench in the lawn; the turbidity curtain does not keep out water. Member Kasper inquired if the City of Syracuse Department of Water has reviewed the application. The application was presented in 2017 to the city. Mr. Camp will meet with Rudy Zona regarding the pump information. Chairman Southern said that the application could continue at the August 20, 2019 meeting. Member Winkelman commented that it might not give them enough time to obtain the pump before construction begins. Chairman Southern commented that it is a concern that the construction is close to the City of Syracuse water intakes and that it could cause issues with the lake quality. Mr. Murphy said that the NYSDEC approved the work. Member Kasper commented that the lake work could still begin in October; they just would not have the pump. The pump could be put in as the last thing in November or December. A site visit will be conducted on August 10, 2019. The application will continue at the August 20, 2019 meeting.

Continued Review-Minor Site Plan Review

Applicant: Skaneateles Country Club
3344 West Lake Road
Skaneateles, NY 13152
Tax Map #049.-01-24.1

Present: Frank Moses SLA; Paul Torrisi, SLA

Mr. Moses began saying that it was his understanding based on conversations with Ms. Humphrey, that the only submission needed to complete the application is a stamped land survey that was submitted on July 8, 2019. Chairman Southern stated that also a site plan that reflected the proposed project was needed as well. Mr. Moses said that the site plan had been submitted in the original application that was created by US Fish and Wildlife Service that had the log structures with two-foot topography. The project will have 30 different log structures that will be designed to slow the water down, meander in the channel, and allow the plantings to absorb nutrients before they get into the lake. The site plan consists of four pages outlining the proposal.

Mr. Camp commented that he has been speaking back and forth with Mr. Moses the last couple of days. When the town met a few months ago, Gian, had a hand-drawn site plan that he did not leave with the town, and that Mr. Camp he had not seen the updated plan until it was emailed a day or two ago. Mr. Moses inquired if it was part of the site plan review in the past. Mr. Camp stated that it has been a struggle to get a reviewable site plan. Mr. Brodsky said that there were no documents submitted that were measured drawings of what is existing and what is proposed. Chairman Southern said that the documents need to be stamped and signed. Mr. Moses reiterated that the site plan was certified by the US Fish and Wildlife Service. Chairman Southern inquired if he had produced the drawing. Mr. Moses said the he was the co-designer on this. Mr. Torrisi stated that the drawing was submitted and approved by the NYSDEC. Mr. Camp clarified that the town has standards for review of projects that may be different from the NYSDEC requirements. Chairman Southern clarified that the site plan needs to indicate what is there today and the proposed changes.

Mr. Moses shared the documents that were recently submitted that indicate the topo of the creek and an aerial overview. Mr. Brodsky stated that the documents reflect the existing conditions. Mr. Moses stated that they reflect the conditions of the proposed project that has the log placements. There were velocity charts and profiles of the grade. Mr. Camp said that the plans show the approximate locations but it is not to scale, as it is hand-drawn. Chairman Southern inquired on who prepared the documents. Mr. Moses said it was a combination of the Nature Conservancy with the Fish and Wildlife Service, with the architect, Karl Schwartz. Mr. Camp said that he was under the impression that the fellow that came to the meeting was the gentleman that prepared the plans. Mr. Camp said that the plan show reasonably well the locations of the log structures. They do not have detail as far as embedment, or elevations. Member Winkelman said that a lot of that would be designed in the field as they go. Chairman Southern said that the town requires a site plan with the details. Mr. Camp said that what is submitted does not meet the requirements of the code. Mr. Camp stated that most applications that are submitted have the survey completed first, then the design placed over the survey, and this application has been presented backwards. The hope was that once the survey was submitted that a site plan could be placed side by side to see the proposed project, and the form that has been delivered makes that challenging.

Mr. Moses stated that what was required to be submitted was lost in translation to us. Mr. Brodsky stated that the town should have a set of very reliable documents reflecting the proposal that everyone should have. Mr. Moses stated that his understanding was that everything looked good; the site plan revisions were good, but that the stamped land survey needed to be submitted. Mr. Brodsky stated that the project discussed at the last meeting sounded great and a positive project, but there was one set of drawings that were hand drawn that were not communicable to anybody but that one person. What is needed is a full set of documents to everyone here, the codes officer, and the engineer. That has not been accomplished. Mr. Moses said that hand-drawn are not submissible. Mr. Camp explained that the board approved one tonight but it was done to scale and on top of a survey, it had design detail such as rock sizes. There are no log sizes shown on what was submitted. Mr. Moses said that in the project description they talk about the logs being 12-inch diameter at breast height and talks about the rocks as well. Mr. Camp stated that a typical application would have a plan that someone can look at and have all of the information rather than looking for a description sheet. Chairman Southern and John Camp placed the survey and the hand-drawn site plan next to each other and explained that the survey and site plan should be at the same scale with the hand drawn site plan placed over the survey and indicating the required detail. Mr. Moses showed a map that he said had contours. Mr. Camp clarified that they are USGS contours and not survey contours. Mr. Camp recommended that the applicant overlay the hand drawn site plan on top of the survey, adjusting for scale, to produce the site plan. Chairman Southern commented that it would make it easier for the board to review in addition to its being easier for enforcement, which is what the board has been requesting since the first meeting in April. Mr. Moses said that the requested information was lost in the recommendations in the past.

Mr. Camp stated that there is one more details thing that needs to be resolved. There is some inconsistent site information regarding the bridges. Are the bridges being kept or are they being removed. Mr. Moses said that part of the application was for the idea that removing the cement bridges that are basically working as a culvert, assisting with the speed of the stormwater in the creek. Their goal is to remove the bridges, widen the stream and have the bridge span be 1.25 times the bankfull. The plan also talks about the bridge span of 20 feet. Mr. Camp said that the NYSDEC permit says that the removal of the existing bridges, temporary bridges and then installation of new bridges. This information should be shown on the site plan. The site plan does not show how the bridges will be done or what the bridges will look like. Mr. Moses offered that they could provide a photo of what the bridge would look like. Mr. Camp said that the town needs to know how the bridge will be constructed into the bank showing where the abutments will be, how wide the abutments will be, the location of the bridges. Mr. Moses inquired if this request came up at the last meeting. Mr. Camp said that there were so many other things that were lacking in the

application that the board had not focused on the bridges. Member Winkelman commented that the footers are important with the bridges and what goes on top of the footers was not detailed. Mr. Camp stated that the location of the footer should be shown on the site plan.

Member Winkelman commented that the stream restoration is the ACOE jurisdiction, usually in conjunction with the NYSDEC. The town has jurisdiction over the land along the watercourse. Mr. Hammond commented that it was too bad that the town did not notify them in April on this need. Mr. Camp reiterated that the submission was a long way from being reviewable when it was submitted. Mr. Torrisi said the he was told that when the group met with Ms. Humphrey, all they need to submit was a survey and they just spent \$2500 on it using Skaneateles Lake Association money. Now we are told that many other things are lacking. Mr. Camp said that the bridges were never discussed. Mr. Torrisi inquired why they were not discussed. He continued saying that this is a restoration project, not building a mini-mansion. Chairman Southern stated that the board is very concerned with what is happening around the lake. Back from day one, the board was very clear and thoroughly explained that the board needed a site plan that was architecturally stamped. If that had happened at the first meeting, the application would already be completed. He continued saying that it is a good project. Mr. Moses said that the stamped site plan was submitted. Mr. Camp stated that he just got the site plan two days ago and the board is seeing it tonight for the first time. Mr. Moses aid that it is tough that the bridges were an issue was not apparent at the last meeting. He continued saying that he will work with Mr. Camp on what is required so that there is not additional information that were part of the submittal before that is suddenly new information. The applicant needs to take the scaled survey, overlay the site plan, add footers for the bridges to the plan, and have a bridge design profile. Chairman Southern said that the submission would need to be done 10 days prior to the next meeting. Counsel Molnar stated that the final documents are referenced in the approving resolution so that the codes officer has documents that clearly delineate what was approved as he does his inspections. Member Winkelman inquired when the work was approved to commence. Mr. Moses said that the NYSDEC approval began in April 2019 and runs through 2022. Ideally, they would like to do the work at the end of the golf season and fall for the planting season.

WHEREFORE, a motion was made by Member Hamlin and seconded by Chairman Southern to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 8:53 p.m. as there being no further business.

Respectfully Submitted,
Karen Barkdull, Clerk