

**TOWN OF SKANEATELES
PLANNING BOARD
MEETING MINUTES
March 21, 2023**

Donald Kasper-absent
Douglas Hamlin
Scott Winkelman
Jill Marshall
Jon Holbein
Scott Molnar, Legal Counsel
Emma Aversa, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk

Cochair Hamlin opened the meeting at 6:30 p.m. The meeting minutes of February 28, 2023 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Cochair Hamlin and seconded by Member Marshall to approve the minutes as corrected. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

Chair	Donald Kasper	Absent	
Co-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	Robert & Janet Goodchild	Property:
	14 Prentiss Drive	1419 Thornton Heights
	Skaneateles, NY 13152	Skaneateles, NY 13152
		Tax Parcel #057.-01-30.0

Present: Robert Eggleston, Eggleston & Krenzer Architects

Proposed is the replacement of the dwelling with a year round one bedroom dwelling on a similar footprint. The dwelling will have a deck to the east, stoop to the north and a non-habitable cellar for storage. Variances have been approved by the Zoning Board of Appeals on March 7, 2023. The only modification to the site plan since the last Planning Board meeting was the addition of a set of permeable steps suggested by the Planning Board, which lead from the parking area to the dwelling on the north side of the property where remnants of a prior set of steps were discovered.

Cochair Hamlin inquired about the proposed septic system and Mr. Eggleston explained that the septic system is in the design phase by Mr. Eric Buck. The property to the north was able to install a traditional septic system and field just north of the proposed septic field for this property and they project that they may be able to install a traditional septic system as well. Alternatively, OCDOH would approve a holding tank if a traditional system cannot be installed.

Member Marshall inquired about drainage on the property. There will be a catch basin at the road right of way to catch the stormwater from the road that will be directed to a secondary catch basin to the southeast of the dwelling, also capturing stormwater from the roof gutters through a French drain located at the top of the bank. The stormwater will then be piped to the bottom of the cliff to splash down into the lake. There will be six inch piping to the cliff with a four inch French drain connecting to the six inch pipe before it reaches the edge of the cliff. The parking area drops down six feet and Mr. Eggleston said that the catch basin by the road could catch stormwater from the parking area. Member Winkelman inquired if the piping was open piping and whether there would be any open grates for clean out. Mr. Eggleston explained that the black flexible piping will be used down the cliff with vegetation that will eventually surround the pipe to mask it. There is also a connecting point to the piping at the top of the bank that can be accessed for any clean out required. Member Marshall asked out a curb for the parking area and Mr. Eggleston agreed that it may need a curb to protect the area based on the topography of the land below it. Member Winkelman asked about the trees between the septic tank and the dwelling and Mr. Eggleston said that there was a row of arborvitae that will need to be removed for the new septic system. He also noted that there will be a temporary road going down to the dwelling with all the work being hand done due to the narrowness of the property. Member Winkelman asked Mr. Camp on his thoughts on the drainage plan and Mr. Camp commented that the plan makes sense due to the topography and the proposed project.

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

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

WHEREAS, a motion was made by Cochair Hamlin and seconded by Member Holbein, 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 affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Scott Winkelman and seconded by Member Jill Marshall, and after a unanimous affirmative vote of the 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 Site Plan 1 of 4 through 2 of 4 dated March 6, 2023, Site Plan 3 of 4 dated January 26, 2023, 4 of 4 dated January 25, 2023, with narrative dated January 25, 2023 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and

4. That all conditions imposed by the Skaneateles Zoning Board of Appeals, in connection with its approved variance, be fulfilled; 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	Absent	
Co-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	Mark Aberi Harmony Homes NY LLC 3460 County Line Rd Skaneateles, NY 13152	Property: 1000 Old Seneca Tpke Skaneateles, NY 13152 Tax Parcel #027.-04-06.0
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Present: Mark Aberi, Applicant; Robert Eggleston, Eggleston & Krenzer Architects

Since last month’s Planning Board meeting, the applicant has had conversations with the neighbor to the west, and to address their concerns with the parking area, additional plantings have been added to the site plan. The revised site plan reflects trees that have added to the west of the property line and adjacent to the parking area for screening. The building and parking areas are proposed to be on the east side of the property and away from the neighbor. The property directly east is owned by Tennessee Gas that has underground piping, and the property just up the road and across the road is an electric substation. There are residential properties as the road approaches Jordan Road.

The use is minimal impact with office use and the esthetician, which is a service business and not medical office use. The proposed building and uses are like the project on County Line Road that has been successful and has had a minimal impact to the neighborhood. Cochair Hamlin commented that the approval would be for the specific uses proposed of office use and esthetician, and any change or additional uses would require a special permit approval from the board. Member Winkelman asked how the application is not sprawl development when the use could be facilitated in the village or in the highway commercial districts. Mr. Eggleston said that the uses are allowed uses in the RR district. Mr. Aberi said that the tenants of the property that he has on County Line Road said their privacy is an important feature that makes that location attractive compared to a public setting downtown. He continued saying that there is demand for a less trafficked location and this location would provide that.

The existing lot is less than two acres located in the RR district. The proposal is for a two story commercial building that will have a carriage house aesthetic, to be used for an esthetician service business on the first floor and office spaces for compatible businesses on the second floor. Parking will be located to the east and rear of the building and includes twelve parking places and one handicap parking space. The septic system has been approved for the project. A bioswale has been added to the plan to the west of

the building that would manage the stormwater from the parking area and building, and slowly release the water to the watercourse on the western edge of the property. He continued saying that he is mindful of who is renting the space and the impact to the neighbors. Mr. Brodsky commented that the uses are permitted uses in the district and if there is a concern with the location chosen, then the board could look at options available such as screening and design elements. The special permit gives the board the authority to look at the proposal more critically. Member Marshall said that the location of the office building is better than the location on County Line Road. It is on the way to Syracuse and the location is away from Route 321, and closer to the old Willow Glen Hamlet area.

At this time, Cochair Hamlin opened the Public Hearing and asked if there was anyone in favor of the project. No one spoke in favor of the project. Cochair Hamlin asked if there was anyone wishing to speak in opposition or had any other comments. A letter from Mr. Lynn was received an hour ago with concern from the neighbor. One of the concerns was the change in use although they understand it is an allowable use in the district. Member Marshall commented that with this parcel that is next to a gas line and near an electric substation, it is unlikely that someone would want to place a residential dwelling on the lot. Cochair Hamlin responded saying that no one has in 100 years.

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

WHEREAS, a motion was made by Cochair Hamlin and seconded by Member Marshall, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(9) and not subject by SEQR for further review. The Board having been polled resulted in the unanimous affirmation of said motion.

Member Winkelman suggest that street trees could be placed along the road to continue the character of the Willow Glen intersection and Mr. Aberi said that he is open to adding trees. Mr. Eggleston said that they could be deciduous trees 40 to 60 feet on center.

WHEREAS, the Planning Board in reviewing the Application under Special Permit and Site Plan review criteria, adopted the following findings (the "Findings") for proceeding with a determination on the Application:

- (1) That the Application will comply with all provisions and requirements of this chapter and of all other local laws and regulations and will be consistent with the purposes of the land use district in which it is located, with the Comprehensive Plan and with the purposes of this chapter;
- (2) That the Application will not adversely affect surrounding land uses by creating excessive traffic, noise, dust, glare, pollution, or other nuisances as the building will not affect the surrounding area due to the minimal activity proposed; The project will not affect anything as there will be minimal activity.
- (3) That the Application will not result in the release of harmful substances or any other nuisances, nor cause excessive noise, dust, odors, solid waste, or glare;

- (4) That the Application will not adversely affect the general availability of affordable housing in the Town;
- (5) That the Application will not cause undue traffic congestion, unduly impair pedestrian safety or overload existing roads, considering their current width, surfacing and condition.
- (6) That the Application will have appropriate parking and be accessible to fire, police, and other emergency vehicles;
- (7) That the Application will not overload any public water, drainage or sewer system or any other municipal facility or service, including schools;
- (8) That the Application will not degrade any natural resources, ecosystem, or historic resource, including Skaneateles Lake or Owasco Lake;
- (9) That the Application will be suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat, and hydrology and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads with the applicant's proposed landscape plan;
- (10) That the Application will be subject to such conditions on operation, design and layout of structures and provision of screening, buffer areas and off-site improvements as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic, and scenic resources of the Town;
- (11) That the Application will be consistent with the community's goal of concentrating retail uses in the Village and hamlets, avoiding strip commercial development and locating nonresidential uses that are incompatible with residential use on well-buffered properties and is consistent with the Comprehensive Plan;
- (12) That the Application will be able to comply with site plan review standards in §148-10-6, and the Rural Siting Principles in Town Policy and Guideline Book have been taken into consideration; and
- (13) That the Application will have no greater overall impact on the site and its surroundings than would full development of uses of the property permitted by right.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made Member Scott Winkelman and seconded by Cochair Douglas Hamlin, and after a unanimous affirmative vote of the 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 Site Plan 1 of 3 through 3 of 3 dated January 19, 2023, with narrative dated January 19, 2023 prepared by Robert Eggleston, Licensed Architect, be updated to reflect deciduous street trees placed forty to sixty feet on center outside of the road right of way and then followed in all respects; and
3. That the Applicant shall obtain all necessary permits and approvals from any agency or authority having jurisdiction over the Property or the Application; and
4. That the Applicant shall obtain special permit approval for any additional proposed uses for the property and/or increases in intensity of approved uses; 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	Absent	
Co-Chair	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

Continued Review- Site Plan Review

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

Present: Bill Murphy, Space Architectural Studio.

The site plan has been revised to reflect the proposed sign that is set back further from the road. There have been stakes with flags to represent the location of the sign placed on site. Member Winkelman inquired if there will be signage above each of the doors on the building, and Mr. Murphy said that there will be a small A, B, & C on the glass by the doors. Cochair Hamlin commented that by the time he was safely able to pull off the road, he was too far in to read the sign due to the angle of the driveway access. Mr. Murphy said that it is a difficult site condition, and placing the sign on the other side of the curb cut would make the sign difficult to see. In a vertical orientation, it does not work with multiple tenants. He continued saying that no one will sit and read the sign before they make their move but will use the sign as a re-affirmation of the location. Cochair Hamlin commented that it is the first time visitor or delivery person who needs the location sign, and by the time they are off the road, especially in a larger vehicle, they may be passed the sign to understand all the information on the sign. He continued saying that the purpose of a sign is to give information to a person at the time they will need it; he suggested that the address number be placed perpendicular to the road and place the tenant information on the building with a wall sign. Member Marshall suggested free standing signs instead of attaching them to the building. Mr. Murphy said that he is open to suggestions as there is car parking adjacent to the building that would block any visibility of signs.

Cochair Hamlin said there may be space above the door or to the left of the door, and Mr. Murphy commented that putting it by the door would not catch all the traffic to the building. Cochair Hamlin said that from Seneca Turnpike you are not trying to give directions to a door. Mr. Murphy replied that if somebody is driving they would be able to see SkanWorks. Member Marshall commented that if that is the intent of the sign they just have that on the sign with the address and all the other information is just nice. Mr. Murphy said that SkanWorks is just a location and that each of the tenants would like to have their name visible. He continued saying that they had considered alternative locations for the sign, considered traffic flow to the site, and the location must be visible for the emergency vehicles. When it is pulled back and behind other objects, it then becomes difficult for the sign to be visible. Member Winkelman recommended that the street sign contain the SkanWorks name and tenants out there with the address and have additional signs to identify the tenant locations. Member Marshall suggested that the road sign could be perpendicular to the road and then in the lot the directory of the tenants and their locations.

Cochair Hamlin said that the triangular SkanWorks sign that is there now is visible and Mr. Murphy explained that it is a temporary sign, and they are proposing a permanent sign that is larger. Cochair Hamlin said that he understands that the tenants would want their business name on the sign by the road. Mr. Murphy replied that their proposal is at a reasonable scale and the location based on the existing driveway cut, parking and location of the building. Mr. Brodsky said that it is not a useful sign for a motorist driving. He recommended that the sign could identify the building as the LAB building with the address that could be easy to read while driving, and on the curve of the parking lot, an interior sign that would list the tenants and the appropriate door location. Mr. Murphy said it is not their intention for the tenant portion of the sign to be readable by drivers, but readable when they pull in. Mr. Brodsky said that the proposed sign is not useful and potentially dangerous to the motoring public. He continued saying that the sign is sized for the location with the parking lot directory sign pointed into the parking lot that a motorist could read at 5mph. Mr. Murphy commented that the back of the sign would face the street and Member Marshall said that there could be landscaping placed to screen the back of the sign from the road. Mr. Murphy said that there is already landscaping up there.

Mr. Murphy suggested that he put the full mockup of the sign at the site and have a site visit with the board to discuss it further. A site visit was scheduled on April 10, 2023 at 5:30 pm.

Sketch Plan- Special Permit

Applicant Bruce Pollock
Flex Storage
3008 Old Stone Lane
Camillus, NY 13031

Property:
1400 East Genesee St
Skaneateles, NY 13152
Tax Parcel #042.-01-10.0

Present: Matt Slade, Collin Donahue, Representatives; Daniel Pikarsky, Americana Pro, Leaser;

Mr. Slade said that they are seeking a special permit for a prospective tenant for the existing building. The potential tenant is American Pro and Mr. Pikarsky is here tonight to present his business proposal. His business is the automotive after-market accessory business, and they are looking to have warehouse space as well as a retail store on the premises. He had created a line of premium car care products in conjunction with Mattel.

Mr. Pikarsky said that their home address and packaging facility is in Camillus, New York. What they are additionally proposing is Fingerlakes Auto Marine for aftermarket accessories for automobiles, 4x4s, trucks, SUVs, boats, pontoons, towing, with bolt on parts or where the customer takes the parts home. Member Winkelman commented that they are retailing products and inquired if they are also doing finishing on the premises. Mr. Pikarsky stated that there is an existing overhead door where they could install a bumper cover or boat accessories. There will be no oil or grease and outside storage as they do not want to jeopardize their \$10 Billion copyright agreement. The two closest facilities are in Geneva and North Syracuse, and they work with Keystone Automotive distribution. Cochair Hamlin asked about their detailing services and Mr. Pikarsky said that it is possible they may do ceramic coatings for autos or boats. The ceramic coats require a vehicle to be washed, detailed and the coating applied in a dust free atmosphere. The detailing is something they would like to offer but it is not the focus of the business.

Cochair Hamlin said that there will be office, retail and warehouse use and inquired on the potential traffic for the retail part of the business and Mr. Pikarsky said that he hopes that they are busy based on the traffic in the area. Member Winkelman commented that there is plenty of parking for the uses. Mr. Pikarsky said that their customers will be like the people who go to Skanellus on Sunday nights to look at cars.

There is public sewer and water service for the building. Cochair Hamlin inquired if there is a floor drain and Mr. Camp said that he was not sure whether there was one at that location. Mr. Pikarsky said that his main use is the warehousing of products.

Member Marshall inquired about the potential for washing vehicles and Mr. Brodsky commented that automobile service as defined in the zoning code is not permitted in the lake watershed, and that washing of a vehicle is considered automobile service. He continued asking what a ceramic coating process would entail. Mr. Pikarsky said that it is like waxing a vehicle, where you would prep the vehicle, wash it, then apply the ceramic coating in a dust free environment. Mr. Brodsky said that that there is a stream underneath the building under the quilt store. He continued saying that you would not want any byproducts from the ceramic coating entering the stream.

Mr. Pikarsky said that the fabric store is getting inquiries of boat cushion repair. He continued saying that he would work with that customer to get their needs met. Customers may ask if we do detailing and his core focus is warehousing and retail of marine brushes, products, cleaners, apparel, and water rafts. Mr. Camp commented that detailing requires washing which is not permitted by the code definition. Mr. Brodsky said that the applicant could go forward with the warehousing and retail aspects of the proposal but forgo the detailing. Any existing automobile service or gas stations in the area pre-date the zoning code.

Cochair Hamlin inquired about warehouse deliveries and Mr. Pikarsky said that their inventory would be on pallets with some racking to supply the Amazon store and local retailers. Their product that would be warehoused here would supply the northeast Ace Hardware stores, Auto Zone stores, and local stores. He would move his office from Camillus to Skaneateles. A site visit will be conducted on April 6, 2023.

WHEREFORE, a motion was made by Member Marshall and seconded by Member Winkelman to schedule a public hearing on **Tuesday April 18, 2023 at 6:30 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan- Site Plan Review

Applicant Curtin Long Lake Property
David & Lynn Curtin Property:
345 4th St S 3137 East Lake Rd
Naples, FL 34102 Skaneateles, NY 13152
Tax Parcel #040.-01-30.0

Present: Robert Eggleston, Eggleston & Krenzer Architects

The applicant has owned the property since 1994 and has done improvements to the property throughout the years. During this time, access to the lake has been utilizing a seasonal dock that gets placed in the spring and removed in the fall every year. Proposed is the replacement of the seasonal dock with a ninety foot permanent dock with an “L” shaped end to the dock to provide stability to the structure and allow better egress to the boat. The seasonal dock was ninety feet long and the permanent dock would be the same size as the seasonal dock. Docks in the area are 90-100 feet long to reach four feet of navigable water. A variance is being requested of the Zoning Board of Appeals for shoreline structures exceeding the 400 square feet allowed. The dock will be constructed on steel piles that is the preferred method of the NYSDEC. A site visit will be conducted on April 8, 2023.

Sketch Plan Special Permit/Site Plan Review

Applicant Lee Scott & Karen Bishop
2425 Wave Way
Skaneateles, NY 13152
Tax Parcel #056.-02-15.0

Present: Robert Eggleston, Eggleston & Krenzer Architects

The applicant has a raised ranch, and they are proposing a deck on the east side of the dwelling, replaced the porch at the west side of the dwelling, and replace the stoop and walkway to the dwelling with permeable surfaces. Although the impermeable surface coverage is being reduced from 13.2% to 11.1%, it is still over the maximum 10% allowed, requiring a special permit for redevelopment. The applicant is willing to pay \$2,185.45 into the DRA fund. The garage will be modified to use for kayak storage as the ceiling height is only seven feet.

Member Winkelman inquired about the applicant’s lake access, and Mr. Eggleston explained that their lake access is with the Winding Way Association lake access property. Member Winkelman asked about the leach field and Mr. Eggleston said that the existing field is designed for the three bedroom dwelling and is being verified by OCDOH. And there is additional land to the west of the dwelling that may be considered for a new location for the field if warranted. A site visit will be conducted on April 8, 2023.

WHEREFORE, a motion was made by Cochair Hamlin and seconded by Member Marshall to schedule a public hearing on **Tuesday April 18, 2023 at 6:40 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan-Site Plan Review

Applicant William & Eliza Mulhern
2426 West Lake Rd

Skaneateles, NY 13152
Tax Parcel #053.-01-21.0

Present: Robert Eggleston, Eggleston & Krenzer Architects

The applicants had purchased the old Greenfield dwelling and have been rehabilitating the dwelling interior. When they acquired the property, the bank required that the existing detached garage be removed based on the condition of the structure. Proposed is the replacement of the garage with a two storage garage with a bonus room above. The existing barn that is on the property cannot accommodate any cars and a boat is stored in it. They are also proposing a screened porch at the rear of the dwelling where they can have side views of the lake. The circle drive will be removed to attain 10% impermeable surface coverage. A site visit will be conducted on April 8, 2023.

WHEREFORE, a motion was made by Cochair Hamlin and seconded by Member Holbein to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 7:54 p.m. as there being no further business.

Respectfully Submitted,
Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston	Daniel Pikarsky	Mark Aberi	Bill Murphy
Collin Donahue	Matt Slade		

Additional Meeting Attendees (Zoom):

Dave Curtin