

**TOWN OF SKANEATELES  
PLANNING BOARD  
MEETING MINUTES  
October 19, 2021**

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 September 21, 2021 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

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

**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	Jon Holbein	Present	[Yes]

**Continued Review –Site Plan Review**

Applicant      Sail On Skan LLC  
                    Bryan Lubel  
                    27 Muirfield Ct  
                    Pittsford, NY 14534

Property:  
2392/2396 Wave Way  
Skaneateles, NY 13152  
**Tax Map #059.-02-33.0 &34.0**

Present: Bryan Lubel, Applicant; Robert Eggleston, Eggleston & Krenzer Architects

Mr. Lubel began saying that he had met several of the board members at the site visit of the property just after last month's meeting. He continued saying that we have made some adjustments to the site plan based on feedback, and from John Camp as well as feedback from the city of Syracuse, water supply, based on the location of the bioswales in proximity to the proposed septic location. So we have mitigated the water issues with the two bioswales proposed, with a drainage easement between the two properties to allow for that. The mitigation for drainage and both bioswales will be in place between the two properties and not be able to be removed once that easement is in place. That was most of the discussion with both John Camp on his visit, as well as the Planning Board just to make sure that we have the water and the drainage plan in place for the for the site.

Chair Kasper inquired if the City of Syracuse had submitted their correspondence regarding the project and it was determined that the city had submitted a no comments letter on October 12, 2021. Mr. Camp said that they had looked at the original drawings and then made a site visit

separate from the board and had a long discussion with Bob and Bryan about the approach here, and as you can see there advising two bioswales inside the easement. We talked a little bit about some other drainage characteristics of the site, and all comments that we had had been addressed.

Chair Kasper commented that he and Scott Winckelmann went on their site visit and gained better understanding of the issues of both properties as both houses do set back at the bottom of the hill. So the water does come towards him so this can correct a lot of it and keep that runoff, running to the lake.

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

**NOW, THEREFORE, BE IT RESOLVED**, upon a motion made by Chairman Donald Kasper and duly 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 Application and minor site plan, with standard conditions and the following additional 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. The Site Plan 1A and 1B of 5 dated October 6, 2021, elevations, and floorplan plan 2 of 5 dated August 31, 2021, elevations, and floorplan 3 of 5 through 5 of 5 dated September 9, 2021, and Narrative with Construction Sequence dated September 10, 2021, prepared by Robert O. Eggleston, Licensed Architect, be strictly followed; 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 establish an escrow account with the Town of Skaneateles in the amount of \$250 for engineering review of the bioswales; and
5. That the Applicant shall prepare and submit a Drainage Easement Agreement (the "Drainage Easement Agreement") for Planning Board Chair and Planning Board Attorney approval, to include ongoing maintenance, and once approved, same be recorded by the Applicant in the Onondaga County Clerk's Office prior to a Certificate of Occupancy being requested; and
6. 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	Donald Kasper	Present	[Yes]
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Vice Chair	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

**Sketch Plan –Site Plan Review**

Applicant

Ryan Smart 4644 Hartsfield Pl Manlius, NY 13104	Property: 1043 The Lane Skaneateles, NY 13152 <b>Tax Map #050.-01-19.0</b>
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The application is going to be moved on next month as they want to re review their submittal and resubmit.

**Sketch Plan –Site Plan Review**

Applicant

Nathan Card 4458 Jordan Rd Skaneateles, NY 13152	Property: 4440 Jordan Rd Skaneateles, NY 13152 <b>Tax Map 023.-02-24.0</b>
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Present: Robert Eggleston, Eggleston & Krenzer Architects

Mr. Eggleston began saying that the applicant received approval for a special permit for a service business for landscaping, and he would like to expand as the business is growing. He would like to have two more 40 foot by 60 foot pole barns located towards the eastern side of the property where there is a slight hump that he is just going to level off. The two buildings, the one building in the north will be identical to the adjacent building, and there will be twenty-five feet between them. Then there is a 40 by 80 concrete slab on the south, which has his bins for various materials that he uses. He will put a heated building where he can do work on these trucks and things that are a little more in those areas. And then in the corner, you know I have two 30 by 30 concrete pads for two additional bins next to each building. The employee parking will just push a little bit further as he has plenty of area for the seasonal employees as they come in.

Relative to the drainage, when we did the original project we created a large bioswale over at the west end of the property in the lowest area that has worked well. It is large and it is not deep. It's about a foot deep or so that collects the water, and I've done a calculation of what the bioswale size would be required for the entire property or the entire drainage area, which is just kind of taking the main section out that part that goes off to the south, and we come up with about 9,427 cubic feet required, but we estimate the existing bioswales over 21,000 cubic feet so it's more than adequate to handle that. We have been using eave drainage that collects the water on the ground underneath the eaves with a gravel area three feet wide of stone at the back of the building, and with a pipe that will just tie into the existing system that takes it to the drainage area. Well, this has become a major permit, because we are over 12,000 square feet of buildings, it is just continuing what has already been approved. It is in the IRO district and is adjacent to the RR district, but there's adequate vegetation that has been left in place. It is over 122 feet from the

residential properties, and he has never had any complaints from neighbors relative to his operations.

Chair Kasper commented that there are no elevations on the backside of those storage bins and all where he will be storing a lot of mulch and other products. Mr. Eggleston replied that they will be putting a concrete slab of concrete barriers around it so that everything is contained on the concrete. Chair Kasper said that when it rains, everything runs off the concrete and on the site plan it says drainage area for the bioswale. Mr. Eggleston said that it is a calculated area instead of taking the entire lot, with the percentage of coverage based on that because anything south of that is outside the drainage area. Member Marshall asked if there is drainage off the area, it goes into that bioswale in that rather than the creek. Mr. Eggleston commented that if you are concerned about it is we can continue that three foot drain strip that will be behind the buildings to the backside of the concrete slabs. That will capture it and take it to the bioswale, and the rest of the drainage. Mr. Camp inquired if the whole lot drains back to front. Mr. Eggleston responding saying that they are at about the crest of the area that drains to the west and just beyond this then it begins to fall to the east. Mr. Brodsky inquired when it falls to the east does it go towards the creek. Mr. Eggleston said that it is a couple 100 feet before it gets to the creek. We are not coming out to the end of what they show is the property lines for 4422, so we are taking just beyond where the end of 4422 to the south is. And again, that is a level area, and then it begins to fall as it goes towards utility poles, and you can see it leave the property with the creek beyond the utility poles. The distance is 237 feet from the end of the last building to the overhead wires, the overhead wires are on the property line. Th edge of the right of way to the right of the utility pole, you see our line there where they trim for the utility poles, which is the proper line, and then the creek is accurate, so we are over 250 feet from the creek to the proposed Building.

Chair Kasper commented that the applicant does a lot of salting during the winter, he is going to be storing salt, a lot of concrete, a lot of blacktop he is going to be plowing. So they are going to make big piles of snow. If we get a heavy rain and water just runs off a concrete and a potential swale all along the back would capture any runoff. Mr. Eggleston recommended that they could put a swale or French drain along the back. Chair Kasper suggested that location of the silt fence to capture anything running off that. It will never hit the stream, but you know he is going to be handling a lot of material there plus plowing that snow. He continued saying that it would not need to have to go all the way into the bioswale but just a nice grassy swale, a foot deep three feet wide or something just to capture a runoff and let it permeate into the ground, and Mr. Camp was in support of the idea.

Mr. Eggleston commented that they can stake the locations of the buildings that will help get an idea of what is going on prior to your site visits. Chair Kasper suggested that with this project the board could drive in as it is not gated, and the board can go individually at their leisure. Mr. Eggleston commented that he would like to meet Mr. Camp at the site when he goes for the site visit to ensure the drainage plan is acceptable.

**WHEREFORE**, a motion was made by Chair Kasper and seconded by Member Hamlin to schedule a public hearing on *Tuesday, November 16, 2021 at 6:30 pm*. The Board having been polled resulted in the unanimous affirmation of said motion.

Mr. Eggleston inquired if there is a need for any coordinated review on this. Counsel Molnar said that it was an unlisted action at the last event, but I do not believe that even with the scale of the construction proposed that it would break into a type I action or unlisted requiring coordinated review. Mr. Eggleston said that they had submitted the short form with this application and inquired if the short form will be adequate for SEQR review. Counsel Molnar said that based upon the prior thorough review environmentally, by the Planning Board I think a short form will be adequate here.

### **Sketch Plan-Site Plan Review**

Applicant:

Robert Goodchild  
1419 Thornton Hts Rd  
Skaneateles, NY 13152  
**Tax Map #057.-01-30.0**

Present: Adam Carter, Representative, Signature Scapes

Mr. Carter began saying that the property has an existing timber retaining wall that supports the parking area that is failing. There is a large amount of water that washes through Thornton Heights, especially from the farm fields above, and it could destroy some houses. Most of the water does run where the engineer has put the catch basins. In my plan for that is to use the concrete described in the engineer's plans around the catch basins, while providing swales from catch basin to catch basins, so all the water is caught before it goes over the bank and continuing to erode the bank. The retaining wall will be constructed with a geogrid and tamping and drainage behind it that will connect to the pipe that goes on the bottom of the retaining wall into the drainage system that the engineer has planned out here. There is nothing left of the existing wood wall, and this is kind of an emergency because it keeps eroding down into their yard even before the drainage.

The retaining wall will be a boulder wall that Brillo had done for Mirbeau. There have been some large weather events that are causing drainage and erosional control issues. Mr. Camp inquired what the plan is for getting the pipes over the steeper part of the embankment near the lake. It looks like you got a catch basin with a 24 inch diameter pipe going through a bunch of small pipes coming out of it. Mr. Carter replied that it is a six inch pipe from catch basin the catch basin. I do not think the engineer plan is good enough. I would do instead of this all the same catch basins, I would start with a two foot catch basin, which leads to a three foot catch basin which leads to a four foot catch basin, and then have aggregate act like dikes to slow on the water once it leaves the bank, I want to slow the water down and that is what the catch basins are for. I am trying to slow this water down the movement of the water, and if I have to I will put overflow pipes on them and then direct the water in different directions. If you look at the property it is like an old stream where all the water between the neighbor's property and his property all collect right there, and he has a deck right there, and it is starting to push his deck towards the lake.

Mr. Camp inquired if Mr. Carter will be doing the work and Mr. Carter confirmed that he will be doing the work and just wants to make it right. Mr. Carter continued saying that they are losing their wall. I have been there when there has been a storm I drove there because I was in another customer's property. I want to see water as it rushes down there, and I can see why they were so

worried; why they want to slow the water down using catch basins and settle out the sediment and other material.

Chair Kasper suggested that the board schedule a site visit to have a better understanding of the existing and proposed conditions. He continued saying that if Mr. Carter could be present then he could hear the board comments, adjust the plan, and then come back next month for the next Planning Board meeting for more discussion, and approval. A site visit was scheduled for November 6, 2021 beginning at 9 am with the board meeting at town hall.

Mr. Camp inquired if the wall would be a stacked limestone wall and Mr. Carter said that it will be a geogrid engineered retaining walls as tall as the wall is, that is how far back the geogrid goes which anchors it back. It is not just the load bearing wall, it is the height so if you are two feet you go two feet back after the stone, when you are four feet you go four feet back. It must be excavated to the total height of the wall back and tied into geo grid. The height is going to be around, three or four feet, but I am going to bury the first couple feet by grading it back so finally from thirty inches total above ground and a total of about forty-eight inches. Member Marshall inquired what will happen between the base of a retaining wall in the house; where does the water go currently. Once the walls are in place, will there be swales over to those drains, or the water go along the line to the house or the other side of the house. Mr. Carter said that it will be pitched towards the drains. Chair Kasper said that the drains will be at the bottom of the wall and Mr. Carter concurred. He continued saying that number two aggregate will be used, and it will be behind the whole entire wall, other than the last foot where there will be two feet of drainage aggregate behind the wall, so it will not collapse. The last foot of it will have driveway geotextile fabric, and then crusher run. But the drainage aggregate behind the wall is for hydrostatic pressure so the water moving underneath the ground as there is lots of underground water you know moving right through. Member Marshall commented that the lot pitches toward that now and Mr. Carter responded that the neighbor's property is a little bit higher on the south side there. So, it rushes into his property a little bit, but his property is also a little bit high so already it has natural potential to just hit the drains, which is where the water rushes down especially above across the road. Member Marshall inquired if the applicant has any issues now with water going toward his house. Mr. Carter said that the dwelling is built slab on grade, so it is eroding underneath it, and with the catch basins, I am going to catch the water from the neighbor's yard and have a general pitch at around 7% grade to these catch basins, so the water runs towards them. It will slow it down and settle out sediments.

Mr. Camp commented that this all sounds good you know we will know a little bit better once we look at it and it is certainly clear that you know what you are doing but one of the things this board must do is it has to make sure that all that is being planned as shown on the plan. We are quite not there yet, and I know that you did not prepare this plan, but that is one of the things that the owner and the engineer will have to work through to just make sure that all the work is shown in the plan, including the wall, and including the grading you want to do to pitch the yard over toward the drains. Mr. Carter inquired if the board is looking for a section elevation or a section view. Mr. Camp replied that anything to communicate the entire intent of the project, which sounds like a piping system that is already shown on the plan, but it needs to show something about the wall, the plan with some detail and then not necessarily a grading plan per se but at least a grading area that shows how much of the yard, you are going to disturb when you go to do this work. A site

visit will be conducted on November 6, 2021 with the board meeting at town hall at nine o'clock in the morning.

**Amendment Request-33 lot subdivision**

Applicant: Fox Run Subdivision  
Jordan Road Town Homes LLC Property:  
4302 Jordan Rd County Line Road  
Skaneateles, NY 13152 Skaneateles, NY 13152  
**Tax Map #018.-02-29.1**

Present: Chris Graham, Applicant; Robert Eggleston, Eggleston & Krenzer Architects

Mr. Eggleston began saying that what we have asked for is a phased development. We did get confirmation from the town that the Town Board is in favor of the phased approach. One of the major requests was that the drawings be pared down to show exactly what is being done in phase one without phase two or anything else complicating the drawings at all. So, everything is provided to the town and John Camp reviewed the submissions.

Mr. Camp stated that is that one small point of clarification that he has already spoken with Ed Reid on this. It is the third or fourth page in the this set of plans does show the water line on the other two streets. However, Mr. Reid has confirmed to me that the plan was not to build the entire waterline at this point. Mr. Eggleston stated that the correction will be made to the plan. Mr. Eggleston said that they are taking the phase one water line up to the right of away so if phase two and three never happens, then the town still can tie in along County Line Road in the right of way over to Philips and Stump Roads, so we have provided that detail.

Member Marshall inquired why we are starting with this half is phase one and not the other half. Mr. Eggleston said it has to do with the location of the water line and it is the closest to coming off Lauder Lane and whatnot. He feels that it is a better presence for starting the subdivision and that the higher price lots would be further in aa part of phase two and three. It is important to get the subdivision started, so he thought this made the most sense for starting on the site. Member Hamlin inquired that if phases two and three never happen, what is the final configuration of the road, and Mr. Eggleston responded saying that it will be just a straight road with a hammerhead. Mr. Camp commented that this entire phasing is set up so that if one or just one or two phases are constructed then everything still functions as intended.

Chair Kasper inquired if the health department has issued an approval on the waterline and Mr. Eggleston responded by saying that they have. Chair Kasper commented that it has not been received by the town, and that the board cannot really approve anything, and Mr. Eggleston said that it could be a condition of approval. Chair Kasper commented that waterlines are usually the first to go in as they are placed deep in the ground.

Chair Kasper said that today he had emailed a proposed schedule for inspections from John Camp. It was a copy of a letter from John indicating a schedule for inspections and his fee which would be put into us. There were other comments from the town regarding the escrow for the road and all that, but that would be for the Town Board to review. Counsel Molnar has also prepared a draft resolution and there is just a couple of things that I think should be added.

Member Marshall commented that I know we talked about the trails a little bit and I am wondering about tying in to one off Lauder Lane, and it is this point with just the phase one. Are there plans to link in with that right away to make any kind of a path that links in with Lauder Lane, and Mr. Eggleston said yes, they will be making a continuing path to Lauder Lane and that the waterline will be done.

Chair Kasper recommended that John Camp will respond to this and a condition on the resolution should be for the requirement of as built drawings of all the water lines connections including shut off and all, and I think some of the infrastructure should have as built drawings for completion. Mr. Camp commented that it should be included in the resolution that the drawings for the water line, for the stormwater, and for the road itself.

Chair Kasper continued to recommend that the site contractor should supply insurance certificate of liability insurance adding the town of Skaneateles as an additional insured on the policy just so if something happens the town has can put a claim and if they mess up the road or the waterline breaks or something like that, because they are connected to a public line. He continued saying that the health department will want to keep off the areas where the septics will go on these lots, and they will have their own requirements.

Mr. Eggleston stated that he did find the letter with the proposed \$38,060 escrow for the inspections, and I assume that is what you want the escrow to be, and Chair Kasper confirmed. Mr. Camp commented that it is the number for phase one for inspection of stormwater, road, and water on all the public aspects of the project, and Mr. Graham responded that it seems like a lot of money. Chair Kasper said that the town's been burned on subdivisions, so they are requiring inspections, and Mr. Camp commented that it is as outlined with the same formula we use with several of our municipal clients in New York. Chair Kasper suggested that the applicant could pay the escrow in increments, half up now and half when you are starting back so that you are hanging on to your money if possible, but it would be up to John Camp requesting the money. Mr. Eggleston suggested that it might seem reasonable to do \$10,000 allotments and when it gets down to \$1,000 we just put more in. Mr. Graham said that is what we have done in the past I would be agreeable to something like that and that would be reasonable.

Chair Kasper suggested that the board review the draft resolution. Counsel Molnar said yes, I recommend that, you've all seen the resolution and it outlines the essential eight points that were discussed in the last meeting, we can add these three points that were just discussed tonight to the resolution for your consideration. It may not be on the paper version or the electronic version you are looking at, but we will add that the site contractor will provide certificates of insurance, that there will be as built plans for all the water line, the stormwater facility, and the road. And lastly, that there will be the amount of the inspection escrow to be established is \$38,060 can be funded in \$10,000 increments as and when necessary before it is depleted. We can add those as additional paragraphs, nine through twelve of this resolution, and I would recommend that the Board entertain a motion on it. Please note that I have circulated this also to Brody Smith and the town supervisor, and there have been no comments that came back. In fact, I called Brody on it to make sure he had a chance to review it, and he advised me he has no suggested edits or comments.

Chair Kasper said on the last thing, the drawings, does Mr. Camp want the waterline taken off for phase two and three from the plan. Mr. Camp agreed and Mr. Eggleston said that it will be removed.

Counsel Molnar stated that the board had re-done SEQR and it culminated in a negative declaration after a thorough review.

Member Winkelman said that he just wanted to mention that we have that letter from Mr. Peters. Again the dairy farmer across the street, reiterating that they have the right to farm, and they have a big three thousand animal dairy farm, I just wanted to put that on the record that we received that letter. Mr. Eggleston commented that there is no added information that he has not already shared with us, and we have agreed to the original condition that the agricultural note will be on all prospective real estate information made available to potential purchasers. Counsel Molnar added that it will also be on all marketing materials on site. I believe a placard on site and in the deeds; that element of the prior resolution remains in full force and effect, there has been no modification by this resolution. Chair Kasper stated that with how many gallons of milk and cows he has, and manure he spreads may be a concern for the future homeowners.

Counsel Molnar commented that there is still many elements of this that need to be completed, such as all the legals, and the recordable documents for all the easements, there, there is still a great deal of work to be done, even though you're approving this and phasing and accepting the engineer drawings for phase one.

**WHEREAS**, pursuant to and in accordance with the **New York State Environmental Quality Review Act**, 6 NYCRR 617 *et seq.* (“SEQR”), and Section 276 of the **Town Law of the State of New York**, the Applicant requested and the Planning Board declared its willingness to act as lead agency for coordinated review of the Phasing Application under SEQR, and at a regular meeting held on August 17, 2021, the Planning Board reviewed the Full Environmental Assessment Form (“FEAF”) resubmitted by the Applicant concerning the Phasing Amendment Application, together with other Application Summary Materials, and the Planning Board issued its determination of significance reflecting that the Project will result in no significant adverse impacts on the environment, for which a negative declaration was re-issued regarding the Project under SEQR; and

**WHEREAS**, the Skaneateles Planning Board has made site visits to the Property, has reviewed, and considered all the Application Supporting Materials, the Phasing Amendment Application, has heard and considered submissions made on behalf of the Applicant, has heard, and considered submissions and comments made by interested parties and the public, and has obtained engineering consultation; and

**NOW, THEREFORE**, upon a motion made by Chairman Donald Kasper, seconded by Member Douglas Hamlin, and upon the affirmative vote of all Members present, as set forth in the Record of Vote referenced below, the Skaneateles Planning Board hereby amends the Approving Resolution, and approves of the Phasing Amendment Application, subject to the following conditions:

1. The foregoing recitals are incorporated herein as if set forth at length, and the use of any capitalized term not otherwise defined herein shall have the meaning described thereto in the Approving Resolution;

2. The terms, conditions, and requirements of the Approving Resolution remain in full force and effect, except as amended or modified hereby;
3. The Applicant shall obtain the approval of any agency or authority having jurisdiction over the Phasing Application, and the Project, including, but not limited to, review and approval by the Town Board of the Town of Skaneateles concerning the Recordable Documents as provided for in the Approving Resolution, the date, time and conditions under which any of the completed infrastructure, including waterlines, storm water control improvements, and roadways, shall be dedicated and accepted by the Town Board, including approval of a road maintenance agreement between the Applicant and the Town concerning maintenance of the Road during development and build out of each Phase, and the amount of each performance guaranty or assurance of compliance guaranty required for infrastructure improvements;
4. That each Phase shall be its own separate Subdivision under Chapters 131 and 148 of the Town of Skaneateles Code, requiring the approval of the Planning Board, and each Phase shall be documented by the Applicant on both a Preliminary and a Final Plat to be approved by the Planning Board, and the Planning Board Engineer;
5. Construction of Phases Two and Three shall be complete via a temporary construction road, placed where the proposed road for Phase Three shall be located, so that the construction traffic will not utilize any portion of the Phase One roadway;
6. The Applicant shall establish an escrow with the Planning Board and/or the Town Board, for the Town to engage the Town Engineers to inspect construction of the roadway in each of the three Phases, and the water line, if applicable, so that the Town Engineers will, as necessary, review compaction tests, gravel subgrade, review material sheets from the asphalt plant, take cores of asphalt as it is being installed, check grades, review the size and location of storm water facilities, and all of the proposed or required public infrastructure including testing of the proposed water lines;
7. The Applicant shall submit engineered drawings for each Phase, subject to review and approval by the Planning Board Chair and Town Engineer, and guaranties for completion assurance shall be submitted by the Applicant and effective contemporaneous with recording of a Final Plat which subdivides each respective Phase;
8. The Utility Plan CC110 prepared by GZA GeoEnvironmental of NY be revised to remove the extension of the waterline into phases two and three from the phase one plan;
9. The Applicant shall submit as built drawings showing completion of the water line, the stormwater system, and the road, to the town;
10. The site contractor will provide certificates of insurance including indemnification of the town of Skaneateles on the policy;
11. The amount of the inspection escrow to be established is \$38,060 that can be funded in \$10,000 increments submitted by the Applicant as and when necessary before it is depleted and requested by the town;
12. Except as addressed herein, all other conditions and requirements of the Approving Resolution shall remain in full force and effect, except that the Applicant shall comply with the

requirements of Sections 131-3(C)(D) and (E) of the Town of Skaneateles Code and make application to the Planning Board pursuant to Section 131-3(D) seeking Final Plat approval for each Phase, by submitting a Final Plat in substantial agreement with each Phased Preliminary Plat.

**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]

Chair Kasper inquired about when the construction is starting, do they not do anything until the water lines approved by the health department. Can they start the storm water catch basin. Mr. Camp said that he would suggest that the applicant has permission to start to construct anything at their own risk until the Town Board formalizes the legal agreements, and until the health department approves the water. I am not expecting issues with either one of those things, but that would be to me a formality.

Mr. Eggleston commented that he has a text message from Ed Reid who is in Lafayette right now at another board meeting. His comment about the approval is the health department has all the information now and are working on it; Jeff and his department said they are fine with it. They are good with the septic design. So if Jeff's reviewed it, he has no issues and is going to the formality of the final letter. Mr. Graham said that he spoke with Jeff Till last week on another issue and he got the same comment from Jeff.

Member Marshall said that she had a question as a side note, the whole farming thing, I do not know in the future if there's possibility for discussing with the town. Right to Farm signage, like right to farm community kind of stuff, just so it is more at the forefront of our community because it is one of the things that can be looked to preserve our agricultural aesthetic map of course includes farming and all the things that go along with farming. So I have just put that out there someday maybe in the future we can discuss. Mr. Eggleston responded saying that there is some reasonable text in the zoning law. It got transferred over in the revised code, so I am sure you have taken a view of it. And again, it is conditioned that the farmers are using the best practices, as opposed to just doing whatever they want. Chair Kasper commented that the Peters Farm is in the Town of Sennett that is a right to farm community they have on their books that they are a right to farm community, so the farmers come first. It is the town of Sennett; we could reach out to the town of Sennett to see if they want to put a sign up there. Mr. Graham stated that Mr. Peters have enough signage up there already. Chair Kasper responded saying that he would take that one down here, they put a nice little bit smaller sign there.

Mr. Graham responded saying that he would like to make a comment on that when you are done with this discussion topic. The zoning changed to Hamlet down there, about 25 years ago. If I am not mistaken, the Peters multi-generational farm only started growing and growing in the last 8 or 10 years and has become an industrial mega farm . I am curious, did Dan Peters approach the town is Skaneateles or the Planning Board or anybody to let him know that he was going to create this

industrial mega farm, knowing that zoning in that area had changed long before he started his project. Chair Kasper said that it is two different towns and two different counties. He did get water from the town of Skaneateles so he must have. Mr. Graham inquired if he let anybody know that he was going to be building this industrial mega farm when the zoning changed long before he started. I interpret this as it is what is yours is mine and what is mine is mine mentality, .and I have a problem with this. Member Winkelman commented that it is a good point. Mr. Graham continued saying that it is not the mom and pop milking the seventy cows a day nonsense that they would like you to believe it is an industrial mega farm, and the methane production that goes along with this and the global side effects, I mean I could go on and on it is, it is good discussion topic to be in. Mr. Eggleston said that none of the people in Lauder Lane condominiums have complained, and they are living with it. So, I think, you know, for the sake of fear as opposed to reality. I live next to a mega farm and do not have any issues with it as it is country living.

**Informal Discussion**

Applicant

Woodbine Group  
505 E Lafayette St  
Syracuse, NY 13202

Property:  
813 W Genesee St  
Skaneateles, NY 13152  
**Tax Map #047.-01-46.0**

Present: Robert Eggleston, Eggleston & Krenzer Architects

Mr. Eggleston began saying that the Woodbine Group has a contract to purchase the Hilltop and Cedar Lanes bowling alley, with the intent to redevelop the existing property. The concept of a 10 Lane bowling alley is not as popular as they were 40 or 50 years ago. What he would like to do is kind of upgrade, while continues, but make it a little more relative to some of the needs of the community. So we have an existing property that has a 61% impermeable coverage. Currently, it is an 82,000 square foot lot, which is over two acres, and, and quite a bit of road frontage. What they would like to do in the restaurant portion of the building, they would like to keep the original concrete block bowling alley structure, which is in white on the site plan. And what is hatched is the area they would like to take down, the cedar house structure in the front where the restaurant currently is and put an addition of the west side for hotel rooms. It will be a combination of exterior access to the rooms on the first floor. In the southwest corner there will be an elevator and stair core providing access to the second floor with hotel rooms above the new associated areas. The front entrance will have shops as related to the hotel for convenience items with the hotel and there will be a main entrance lounge, which will be front and center. A coffee bar, the bowling alley with four lanes of the bowling, and a great game room for recreational space. The main restaurant that will be somewhere between 75 and 100 seats that is now going to be on the east side of the property, and where the can return was located in the northeast corner will be the main kitchen for the restaurant. So it is a combination hotel, restaurant, and recreation business which are allowed in the highway commercial area. The Comprehensive Plan has encouraged two story buildings in the highway commercial area, two stories like you will see in a village and some properties. And what we would like to do is to put together something that replicates like the downtown village traditional village center appearance, so it looked like multiple buildings put together, like the streetscape in the village. One of the other aspects we have is a patio on the east side, which would allow for outdoor dining, as we learned during the pandemic, that it is nice to

have the option to be outdoors, especially should we have another surge or something like that. There will be a retaining wall and more landscaping incorporated into that, over on the east side.

Right now there is a wide entrance into the site that the DOT had done. What we would like to do is put in a split entrance and exit with a green space and sidewalk. There is the existing sidewalk that was part of the highway commercial, but it does not connect to the building directly. We thought this would give us an opportunity to bring the sidewalk to the entrance, and I would like to have the hotel entrance aligned with that. So as you come in it is in the appropriate forward position with the main entrance. We have some other sub entrances to the shop areas and things like that would help to give a more traditional feel to the building, thinking that we would carry over the brick theme for the sidewalks that go around.

Also according to the rules and zoning requirements for parking lots, we have broken up the parking lot with green spaces, trees, islands to enhance the vegetation and take away that that endless parking area like what is there now. We did a preliminary count on the parking areas based on the rooms you would need. We have twenty-six rooms plus one for every two employees, and we considered the dining room, if we had 100 parking spaces we need 33 parking spaces. So we have produced a total of about 100. We are allowed to take 85% of the full peak demand. There is some overlap and other words, we see hotel occupants using the restaurant, so they do not need to park, two cars for themselves, and considering the overlap of primetime for restaurant for people coming and going from the from the hotel area. The other thing that I did is in the back we have put in a separate loading area that is off Transportation Drive. So this is the area where large trucks tractor trailers could come in, there is a dumpster and closed dumpster area at the end of that and we brought it back so that you have direct access to the kitchen. Then we have thrown in another six parking spaces for employees in the back that is hidden behind.

The zoning allows 50% impermeable coverage; we are currently at 63.8%. In putting in the parking and all of that, we have done what we can to minimize the area but keep the sense of what we want so we will be asking for a special permit to maintain the 63.3% impermeable coverage. Otherwise, we must start losing parking to get back to 50%; we would lose a significant amount of parking and we would lose the whole entire east side of the parking area. But we are hoping that you know we do spend a little more impermeable coverage by breaking up the parking; we get a little more drive area than we would need if we were just double loaded parking along the way. Again we have one entrance in the existing which will be two one-way entrances, it is two-way parking in the front and over to the south end of Transportation Drive where there is currently a tie into Transportation Drive. Then the parking that would be along the west side of the building would be angular parking. One of the reasons I made it angular and single loaded, making it a one way driveway so then they come out up at the loading area back on to Transportation Drive. There will be green space between the rooms and the driveway and parking itself. We have provided circulation of parking so that it makes sense with the users of the hotel; the restaurant obviously will be parking on the east side as well as people coming to use the recreation area of the bowling and games. They will either enter through the restaurant entrance or by entering through the hotel entrance to go back to the games and bowling area.

Based on some rough calculations done, we do have enough area to put in a substantial bioswale or wider detention area, and more detail will be provided by the engineers working on that. This

property has never had any water stormwater management on it, other than the back lawn area for sheeting action. So, what we anticipated that with the impermeable coverage remaining the same flows are not any different, but the difference is that the water will now be treated on site, and at a lower rate than what it is now. We will have our engineers, talk to the town engineers for work that has been done, relative to the town school bus facility, and how the watershed works. There is quite a bit of investigation done at the time that Mirbeau did their project. I see this is doing nothing but making that even better because now this property will have controlled stormwater as opposed to the free flow that it has had in the past.

We have done some preliminary calculations for water usage and based on the current water usage and the proposed water usage; we believe that the water usage will be about the same as what it currently is. We will be going to the village of Skaneateles; in that we are in a sewer district and the agreement between the town and the village is that any change of use in the town sewer districts must be reviewed by the village trustees. What we are looking to do is to update and to bring this property into a better highway commercial appearance with the architectural front of the building and keeping the building where it is. We will have the parking in front, but it has always been there, we will add vegetation, and we do have the further setback as required when you have parking in front. What we would like to do is get your initial thoughts, relative to this proposal as we begin to make prepared documents for our formal application.

Member Hamlin inquired on the size of the existing restaurant as you are proposing 75-100 seats in the new one. Mr. Eggleston replied that he does not have the specific numbers although he goes there every Friday. Chair Kasper inquired if it will still be a diner or if the applicant is proposing an upscale restaurant. Mr. Eggleston commented that his feeling is that it would be like what is there, it will be more diner, it is not going to be a Krebs, it is not going to be an Elephant and a Dove, but it will be more of a mid-priced type of diner. Chair Kasper commented that it is the last diner except for Willow Glen in town as an affordable diner.

Chair Kasper said that the Marchuska properties across the street have poor water pressure. Mr. Camp said that he would suggest that you have your engineers work up some fire flow calculations and then open a discussion with the Health Department almost immediately because we have been encouraging Justin Marchuska's concept across the street to do the same thing. The health department has been extremely interested in those discussions. The other thing that I wondered about is it looked like you were showing some green area across the western property boundary on the Transportation Drive, and I cannot remember what is there right now. Mr. Eggleston responded saying that right now there is green space. The parking goes right up to the property line, and you see there is a curb, which we are maintaining except we are going to make it wider. So that right now that is green space along Transportation Drive. We are going to be greening up some of that area because right now you got a chaotic situation about one hundred some feet from there and from there down it is all continuous curves. We are going to put in a legitimate curb, a two way drive at the south end and then for the loading area we will have an appropriate layout for tractor trailers to maneuver and back into that space. Mr. Camp said that it just looks like you are showing improvements off the property which the town owns that space; it does not mean you cannot do it, you got to work it out with the Town Board.

Mr. Brodsky said that he had run through the numbers for parking, and they seem reasonable and inquired if there will be a parking schedule submitted. He said that he is concerned that if you have maximum occupancy of the hotel, maximum occupancy of the restaurant, and of the other recreational uses, that you may be pushing it, and I was just wondering if you have explored the idea of either satellite parking or shared parking off site. I think that would be also depending on how dependable that arrangement could be, you could use that also to reduce the physical number of parking spaces you have on site to below, below 85 depending on what kind of agreement you can get for offsite parking. Member Marshall commented that right across the way there is the sidewalk out on the front along the road but is there a way to connect a sidewalk across Transportation Drive. Mr. Eggleston stated that the existing sidewalk current goes across Transportation Drive to the Kwik-Fil property. Member Marshall suggested a connection further back in the property to connect to the parking lot to the west of Transportation Drive. Chair Kasper commented that you may lose some parking spots because of snow plowing in the winter. Mr. Eggleston replied that they is a wonderful green space next to the bioswales where snow can be stored.

Member Marshall inquired if the main entrance would provide access to where the bowling is. Mr. Eggleston stated that access could be obtained either in through the dining room entrance or through the hotel entrance to get to the bowling, and it is all one combining business sort of thing. Member Marshall asked what the difference between the coffee bar area is as opposed to the games bar area. Mr. Eggleston explained that like some of the some of the hotels offer complimentary breakfast type thing and they have seating areas where they set up coffee and continental breakfast. That would be the type of thing that is part of the hotel as opposed to someone coming in for sunrise Rotary where they would be in the dining room. Chair Kasper inquired about the games bar and Mr. Eggleston said that it would be a regular bar. Member Hamlin inquired about the galley kitchen and the main kitchen differences. Mr. Eggleston clarified that the main kitchen produces everything with things brought into the galley kitchen so that you have the convenience of serving the games bar, the coffee bar, or the dining room itself. In other words the galley kitchen might be where the beverages are in and as an area that employees would be working.

Member Marshall asked if the hotel guests would have to go around to the front entrance to access this area as there is no interior hallway. Mr. Eggleston explained that they could have bigger rooms by having outside entrances and not an interior hallway on the first floor. So we have I believe about ten rooms that would have outside entrances, more like a traditional motel type thing. What it does is that the parking is directly across the way. So, it is more of a direct in and out type thing. And they have landscaped areas right in front of their rooms with combined entrances for two rooms for use a sidewalk area to enter. The second floor would be all internal circulation with an elevator and stair core.

Mr. Brodsky inquired where hotel check-in would be located. Mr. Eggleston said that it would be in the hotel entrance and lounge area. Chair Kasper said that you would have to leave the lounge to access the rooms. Mr. Eggleston said that there is an entrance right by the elevator core right there so when you go out there, you walk down the corridor on the second floor. The hotel has the combined features of a motel in the hotel.

Chair Kasper inquired what type of shops will be in the front of the building and Mr. Eggleston said that it would be for convenience things that you see in a typical hotel, toothpaste, and stuff that you forgot or whatever, and there might be some logo sweaters and T shirts for people visiting the weekend. Norm works with Marriott with a lot of his facilities so it is that type of space and formula that he will be using. Chair Kasper inquired if it would be possible to eliminate the doorways and have a central hall to enter the shops. Mr. Eggleston said that what we want to do is have a village center appearance of multiple buildings. But those could be more faux entrance type things. Chair Kasper commented that they could, from the lounge, walk through those shops and hit the elevator. Member Marshall commented that she would be curious to see that elevations of the front of the building before you switch those doors out as she likes the concept of them looking like smaller village shops. Member Hamlin inquired what the guest rooms might be like as he is assuming that it would be less formal than the hotel by Hill-Rom. Mr. Eggleston said that they would be very efficient and not \$400 a night rooms. They would be for the business traveler or the economic family traveler. Mr. Eggleston continued saying that it is required for the building to be sprinklered for fire safety and there might be a partial basement to take care of the mechanicals. Chair Kasper commented that he likes the use of the green trees in the parking areas. Mr. Eggleston said that the applicant is in support of the direction the gateway has begun and wants to improve the area from all the parking lots. Mr. Eggleston said that they intend to formalize some of the details before submitting a formal application to the board.

**WHEREFORE,** a motion was made by Member Marshall and seconded by Chair Kasper to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 7:58 p.m. as there being no further business.

Respectfully Submitted,  
Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston	Mark Tucker
Chris Graham	Bryan Lubel
Adam Carter	Maria
Brenden Ferretti	Chris Buff