

TOWN BOARD MEETING
May 4, 2026
5:30 p.m.
Meeting Id:812 9732 9482 Passcode: 676252

Present: Supervisor Legg, Councilor Dove, Councilor Tucker, Councilor Milne, Councilor Lotkowitz, Attorney Smith.

5:30 p.m. Executive Session: On a motion of Councilor Dove, seconded by Councilor Milne and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned to Executive Session for attorney advice at 5:30 p.m.

On a motion of Councilor Milne, seconded by Councilor Dove and with unanimous (4-0) affirmation of the Town Board the meeting returned to open session at 6:30 p.m.

Also, Present (In Person): Tim Dobrovosky, Karen Barkdull, Miranda Robinson, Don Kasper, Gary Payne, Kathy Pringle, Cindy Payne, F. Scott Molnar, Bob Eggleston, Jim Ferrar.

Also, Present (via Zoom): Brian Buff, Robert Herrmann, Sue Murphy, Jason Gabak, Scott Brothers, Keri Fey, Tina Hayes.

Department Reports

Highway: Highway Superintendent Dobrovosky submitted his report to the Board for their review.
*Report attached

Transfer Station: Municipal Liaison Brian Buff reported the Transfer Station had sent out 13 loads of trash, 6 open top containers and 3 loads of recycling. He reported on the successful first weekend of the Swap Shop, and a new glass container display was created to help people identify correct recycling bottles.
*Report attached

Planning and Zoning: Town Planner Karen Barkdull submitted the Planning and Zoning reports for the month of April. She provided updates on planning and zoning, noting 9 new applications last month, with the Winkelman subdivision still pending and the Zoning Committee close to finalizing BESS practices.
* Planning & Zoning Report attached.

Codes: Codes Officer Herrmann reviewed the April Codes Office report. He discussed with the Board the progress on expired permits and attending code enforcement training.
*Codes Report attached

Water: Supervisor Legg reported on the Water Department's bacteriological testing, water breaks response, and maintenance work including Phase 1 completion of a north pressure reducing valve project, with Phase 2 pending component delivery.
*Report Attached

Parks: Parks Manager Sue Murphy provided updates on various projects including the fencing project, Farmers Market, and the Clift Park swimming area, noting that swim tags are available at Town Hall with a planned opening on June 23rd -24th.

Engineering: Town Engineer Robinson reported on the completed sewer repairs at Autumn Tree Court and various grant-related work including pickleball and water tower projects, increase in sewer rates and she attended the AWWA Conference.

Budget: Budget Officer Fey reported that she had completed the registration with a new company to reduce costs for short-term disability and paid family leave. She had completed the 2025 Audit with Insero, and they planned to present to the Town Board in June.

Dog Control: Councilor Milne reviewed the April Dog Control report.
*Report attached

Fire Department: Councilor Dove provided an update on the Fire Department, she stated there were 25 calls in April including 3 structure fires, with 695 man hours of volunteer work from 52 active firefighters and announced upcoming events including a high school mock DWI on May 15th.
*Report Attached

Minutes of April 20, 2026: On a motion of Councilor Tucker, seconded by Councilor Milne, and with a (5-0), with affirmation of the Town Board, the minutes of April 20, 2026 were approved as presented.

Abstract #26-08: On a motion of Councilor Tucker, seconded by Councilor Dove and with unanimous (5-0) affirmation of the Town Board payments were authorized as presented on attached report.

A00 A-GEN	\$50,780.23
B00 B-PT	\$1,991.19
DA0 DA-HWY	\$11,452.12
DB0 DB-HWY PT	\$1,548.32
EW0 EW-WTR CNSL	\$13,401.76
H24 WATER TOWER CAPITAL PROJECT	\$4,075.00
SL0 SL-LIGHTG	\$1,599.11
TA0 TA-T & A	<u>\$1,166.12</u>
TOTAL	\$86,013.85

Proposed Local Law B of 2026 “Town of Skaneateles Code of Ethics” – Schedule Public Hearing: Supervisor Legg stated during the Town of Skaneateles 2025 audit it was brought to the Board’s attention that the Town of Skaneateles Code of Ethics, chapter 8 of the Town of Skaneateles Code book had not been updated.

The Town Board discussed the proposed Local Law B of 2026 Town of Skaneateles Code of Ethics and agreed to schedule a public hearing for May 18th at 6:45 PM.

On a motion of Councilor Dove, seconded by Councilor Milne the Town Board scheduled a public hearing for proposed Local Law B of 2026 “Town of Skaneateles Code of Ethics” on May 18, 2026 at 6:45 pm.

Sewer Rate Increase: Supervisor Legg reported there would be a significant sewer rate increase from the village. The new village rate would be increasing from \$16.32 to \$22.07 per 1,000 gallons and adding a \$22 monthly base fee per meter, resulting in a final town sewer customer bill of \$24.07 per 1,000 gallons plus the base fee of \$22.00.

Councilor Dove asked Budget Officer Fey if there was any money in the sewer reserve funds to make this transition easier on the sewer customers. Budget Officer Fey stated there is only about \$6,000 in the sewer reserve fund at this time. The Board agreed this was not enough to make the transition easier.

On a motion of Councilor Lotkowitz, seconded by Councilor Tucker, the Town Board authorized the sewer rates of \$24.07 per gallon and adding a \$22.00 per month base fee per meter.

Support of the Finger Lakes Land Trust Application to the NYS Ag & Markets Farmland Protection Implementation Grant Program on Behalf of Cargile Farm: Supervisor Legg announced the Board was in receipt of a request to approve a resolution of support for the Finger Lakes Land Trust's application to protect 169 acres of the Cargill Farm, which is adjacent to existing conservation areas.

On a motion of Councilor Lotkowitz, seconded by Councilor Tucker, the Town Board approved the following resolution in support of the following resolution as presented:

AUTHORIZATION FOR AND SUPPORT OF FINGER LAKES LAND TRUST
APPLICATION TO THE NEW YORK STATE DEPARTMENT OF
AGRICULTURE AND MARKETS FARMLAND PROTECTION
IMPLEMENTATION GRANT PROGRAM ON BEHALF OF CARGILE FARM

WHEREAS, the Skaneateles Town Board is committed to responsible growth and development while promoting the preservation of agricultural operations and protection of valuable farmland in the Town of Skaneateles; and

WHEREAS, the Town Board is aware that the Finger Lakes Land Trust is working with Craig Cargile, a local family-owned farm, and the property owner of a 169-acres on Gully Road in the Town of Skaneateles to prepare an application to the New York State Department of Agriculture and Markets Farmland Protection Implementation Grant (FPIG) Program; and

WHEREAS, the subject property is adjacent to municipal open space and nearby several other parcels already permanently protected and it falls within the Town's Strategic Farmland Protection Area identified in the Town's Comprehensive Plan Update as targeted protection areas; and

WHEREAS, the Town Board has demonstrated an ongoing commitment to agricultural protection through its previous support of several other successful FPIG applications that resulted in permanent protection of farmland associated with several farming operations located throughout the Town; and

NOW THEREFORE BE IT RESOLVED that the Skaneateles Town Board supports the application of the Cargile Farm for the NYS Round 20 Farmland Protection Implementation Program.

Town of Skaneateles Outreach Coordinator – Jacque McConnaghy Retirement: Supervisor Legg announced that the Board had received a letter from the Town of Skaneateles Outreach Coordinator, Jacque McConnaghy. She stated she would be retiring on September 31, 2026 after 20 years of service to the Town of Skaneateles.

The Town Board thanked Jacque McConnaghy for her 20 years of service as the Town of Skaneateles Outreach Coordinator.

Announcements/Correspondence/Updates

2026 Seasonal Parks Employment Opportunities: Supervisor Legg announced the Parks Department was still looking for seasonal summer employees. They need lifeguards and Playday councilors.

Swap Shop Update: Supervisor Legg announced the Swap Shop opening day was May 2nd and is now led by new organizers Mary Lou Lee and Barb Bryant. It went well and they received positive feedback with additional parking spaces added.

Skaneateles Fire Department Blood Drive – Saturday May 9th 7:30 am – 1:30 pm: American Red Cross was hosting a blood drive on Saturday May 9th at the Skaneateles Fire Department 7:30 am -1:30 pm.

Comp Alliance Safe Workplace Award: The Town of Skaneateles Received a Workplace Safety Award in the amount of \$4,400.32 from the Town’s insurance carrier, Comp Alliance.

Veterans Resource Fair on Tuesday, June 2, 2026, 11am-2pm.- Valentine Meyer Post 317

Skaneateles Falls: Town of Skaneateles Veterans Coordinator, Sheri Dove is planning a Veterans Resource Fair at the Valentine Meyer Legion Post 317 on June 2, 2026.

7:00 p.m. Public Hearing Proposed Local Law A of 2026 – Zoning Chapter 148 Updates: Supervisor Legg stated the Board was in receipt of the Proposed Local Law A of 2026 “Zoning Chapter 148 Updates”.

On a motion of Councilor Lotkowitz, seconded by Councilor Tucker, and with a (5-0) affirmation of the Town Board, the Town Board opened the public hearing for Introductory Local Law A of 2026 “Proposed Amendments to Town Zoning Code §148”.

Supervisor Legg asked if there were any comments regarding Introductory Local Law A of 2026 “Proposed Amendments to Zoning Code 148”.

Bob Eggleston, 1391 East Genesee Street: Mr. Eggleston stated he had been following the zoning law and wanted to compliment the Zoning Committee on constantly looking at zoning laws, seeing applications come in, and seeing where things needed to be changed.

Mr. Eggleston provided extensive comments on several aspects of the proposal, particularly regarding boathouses, storage limitations, and the definition of constrained land.

Shoreline Structure and Boat Houses: Mr. Eggleston discussed the proposed updates to boathouses. The proposed modification will require a boathouse to be located at least 10% on land and 10% over water, with direct door access opening to the water.

Mr. Eggleston asked if the NYS DEC allowed new boathouses to be built overwater. There have been few if any new boathouses proposed over water, the DEC permitting process has been challenging at best if one can even get a response. Only replacement of existing boathouses has been allowed in the recent past.

Mr. Eggleston stated originally Town zoning prohibited new boathouses over water and there was no limitation on the size of a shed other than 12 ft height, but they could not be overwater. In the last major amendments of shoreline structures, he had suggested allowing a minimal 80 SF shed over water for properties that had steep shoreline banks and stairs to access the lake, for basic storage. Instead, the zoning law only allowed 80 SF sheds, 8 ft tall on land within 50 ft of the lake, eliminating a shed any larger than that. As a result, reasonable size 'boathouses' were proposed to store canoes, kayaks and basic water dependent items near the lake, rather than clutter the shoreline with these items.

Mr. Eggleston stated this issue should be rethought and include lake front property owners and stakeholders to find a better solution. One option is 80 SF sheds for less than 75 ft of lake frontage and 160 SF to 200 SF sheds, 12 ft high for larger lots.

Mr. Eggleston made the following comments regarding outdoor storage areas and temporary storage structures:

148-5-5-E.1.b - How does this apply to approved Site Plans and Special Permit uses that may have approved designated storage areas - such as Auto Sales, Construction Service Uses, Landscape Service Uses? If outdoor storage is approved or limited further by an approved site plan, it should override these general guidelines/regulations. The Planning Board should look at these applications based on the site conditions and context.

148-5-5-E.1.c- While 10 feet setback of storage may be akin to a 200 SF residential shed, it may not be appropriate to a Commercial Use, such as a landscape or construction business that is actively using this storage area. Meeting the required side or rear yard setback for that district may be more appropriate. At the same time, construction projects on tight lots may not have that option but are temporary in nature as referenced in subsection 1.e. Five feet may be appropriate for tight construction sites.

He commented that temporary storage structures associated with construction should be able to stay on site until 60 days after completion of the project.

Mr. Eggleston made the following comments regarding accessory uses: 148-5-1.C is proposed not to allow lodging as an accessory use. This is not necessary, this should be left to the Planning Board to work out the details on a case-by-case basis, rather than make it a prohibition.

Mr. Eggleston stated he had no comments on the proposed "Gate and Fences".

Mr. Eggleston stated he had no comments on the proposed "Prohibited Uses".

Mr. Eggleston made the following comments on conservation easements to protect open space: Mr. Eggleston stated the premise of having constrained land removed from the Conservation Open Space is because it is already non-buildable land, but the premise is not based on the facts as defined in 'Constrained Land'. While Constrained Lands include wetland, streams, easements and steep slopes greater than 30% which are not buildable, they also include steep slopes that are between 12% and 30% which ARE buildable with Site Plan Review.

He stated the solution is to also amend the definition of Constrained Land in Section 148-12-2 to only include Steep Slopes greater than 30%. The elimination of Agricultural structures in the Conservation Easement Areas is also based on a false premise. The entire subdivision is based on the ISC for the entire lot and while at most only 40% of the lot can be developed, each building lot can only have 20% ISC (double the normal coverage). This leaves extra ISC than may be consumed for roads, but should there be additional ISC, there is no harm in having appropriate structures in the Conservation Easement areas that would need to be approved by the Planning Board in any case. The elimination of Agricultural Structures from Conservation Easement Areas is not necessary for the reasons stated.

Mr. Eggleston stated he agreed with the proposed amended and additional definitions with the exception of Lodging Facility and ask that 'Constrained Land' be modified. The definition of "Constrained Land" should be modified to include only non-buildable land which includes Steep Slopes 30% and greater and not include moderate steep slopes between 12% and 30% that are allowed to be developed with Site Plan Review.

The modified definition for Lodging Facility is fine except for the phrase "containing six or more rental units (rooms)." In this rural community, it is ideal to maintain the scale of the hamlets and commercial areas where Lodging is allowed, rather than depend on large hotels that would be found in more urban settings.

Mr. Eggleston thanked the Town Board.

* Written comments attached

Town Attorney Smith asked Mr. Eggleston regarding the DEC permitting process if he is referring to the issuance of shoreline permits, or OGS permits as part of the licensing process? Mr. Eggleston answered it would be a combination of both.

Supervisor Legg stated that the NYS DEC stated that if they did not respond then the Town could continue the process. It can take up to 6 months to a year for a response from the DEC.

Mr. Eggleston stated the Town should allow reasonable-sized sheds on lakefront properties so there would be a place to store and contain and keep small items neatly on the lake shore.

Chris Graham, 4302 Jordan Road: Mr. Graham stated he agreed completely with Mr. Eggleston on his comments about constrained lands. This has been an issue and a concern, going back a few years on some projects that he had been involved with and, it definitely makes it difficult. Some of these sites for new projects, because the 12 to 30%, which are areas that are completely buildable, as Bob had pointed out, should be taken out of the calculations. He stated he would like to see this get cleaned up and resolved.

With no more comments the Board decided to keep the Public Hearing for proposed Local Law A of 2026 open till 7:00 pm at the May 18, 2026 Town Board meeting.

On a motion of Councilor Tucker, seconded by Councilor Lotkowitz, and with a (5-0) affirmation of the Town Board, the Town Board kept opened the Public Hearing for Introductory Local Law A of 2026 "Proposed Amendments to Town Zoning Code §148" till May 18, 2026 at 7:00 pm when further comments could be presented and the Town Board could review the comments presented.

Town Planner Karen Barkdull stated the Zoning Committee would be meeting on May 13th and she would have their recommendations back to the Town Board before the Town Board meeting on May 18th.

Councilor Dove asked if the Board could vote on the proposed updates individually. Attorney Smith stated yes, the Board could vote individually.

Public Comment: Gary Payne, West Lake Road Skaneateles: Mr. Payne stated he was present this evening with his wife Cindy and his neighbors Kathy and Jim. He was here to address the significant concerns regarding the lack of transparency regarding the Andrews Road Water Tower's new location and increased height.

Mr. Payne stated the updated location and height of the water tower have not been publicly posted, online, or shared in any published form with residents. And, the last publicly available document showing the tower's location is the map plan and report prepared by C&S Engineers in March of 2023. That report places the tower closer to the highest points on Andrews Road and County Line Road. The new location on Bryant Lane was discovered by chance. He stated to the Board that they would be petitioning the public regarding the proposed water tower location and submitting the petition to the Board.

Supervisor Legg stated the Board would take note and review his concerns. Supervisor Legg also stated that the elevation of the tank remained the same. So, the visibility at a distance would be the same in both locations.

Kathy Pringle, West Lake Road, Skaneateles: Ms. Pringle stated the new location was much different from the proposed 2023 site. The 2023 site is farther away from West Lake Road and Skaneateles Lake.

Cindy Payne, West Lake Road: Ms. Payne reviewed the proposed location of the water tower, and stated this change would forever change the landscape of our community, and for it not to be, talked about in any fashion, was really disappointing.

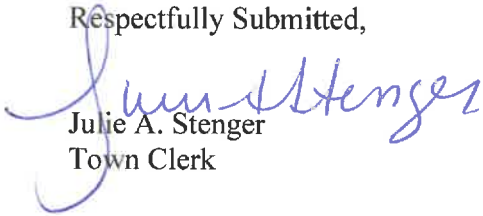
Supervisor Legg stated that this had been discussed numerous times at public meetings.

Ms. Pringle asked to be on the May 18th Town Board agenda.

Supervisor Legg thanked the public for their comments.

On a motion of Councilor Milne, seconded by Councilor Dove and with unanimous (5-0) affirmation of the Town Board, the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,



Julie A. Stenger
Town Clerk