

**MEETING MINUTES
NOVEMBER 20, 2012
TOWN OF SKANEATELES PLANNING BOARD**

Mark J. Tucker, Chairman
Alan Briggs
Donald Kasper
Joseph Southern
Scott Winkelman (absent)
Scott Molnar, Legal Counsel
Doug Wickman, P.C. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Secretary

Chairman Tucker opened the meeting at 7:30 p.m. The Planning Board will conduct a site visit on December 8, 2012 for new applications this month. The meeting minutes of October 16, 2012 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

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

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Alan Briggs	[Yes]
Member	Donald Kasper	[Yes]
Member	Joseph Southern	[Yes]
Member	Scott Winkelman	[Absent]

The meeting minutes of October 22, 2012 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

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

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Alan Briggs	[Yes]
Member	Donald Kasper	[Yes]
Member	Joseph Southern	[Yes]
Member	Scott Winkelman	[Absent]

Sketch Plan – Subdivision

Applicant: Banjo's Home Farm LLC
2696 West Lake Road
Skaneateles, New York 13152
Tax Map # 053.-01-05.1

Present: Tom Greenfield, Applicant

The applicant has a 15.62-acre parcel that he would like to subdivide into two lots. Lot 1 is proposed at 2 acres and lot 2 would be 13.62 acres. The current property is situated on West Lake Road and borders Greenfield Lane. There is an existing easement on the property off Greenfield Lane for use by the Greens. Proposed is a two-acre parcel with access off Greenfield Lane. Chairman Tucker stated that since there are existing four lots that are served by Greenfield Lane any new lots would require Greenfield Lane to be brought up to Town Road specifications that would include establishing the width from 22' to 30'.

Alternatively, the driveway for the proposed lot could begin off fire lane 20 and run through the remaining 13.62-acre parcel to access the proposed lot. Mr. Greenfield expressed a concern that it would divide a field that is an existing farm. If the Greens are interested in acquiring the new parcel then it could be merged with their existing lot thereby not creating a new lot. An area variance can be requested to access Greenfield Lane for the proposed lot, although the ZBA may condition that the road be improved to Town Road specifications.

Public Hearing – Subdivision

Applicant: John Lauzon
4876 Vinegar Hill Rd
Skaneateles, New York
Tax Map #019.-02-11.0

Present: John Lauzon, Lucille Landry, Applicants

There was no one wishing to have the public hearing notice read. The notice was published in the *Skaneateles Press* on November 14, 2012. The Onondaga County Planning Board had no comments in their correspondence dated November 14, 2012.

The driveway for the single-family dwelling has been installed since the last Planning Board meeting. The name of the owner and address should be added to the survey as well as the location of the new driveway. An updated survey will need to be finalized and submitted before the subdivision map can be filed with the County. .

At this time Counsel Molnar recommended to the Board that the application be an Unlisted Action and reviewed the short form SEQR with the Board. In evaluating each of the criteria set forth in Part II (A) of the short form EAF, the Board determined that the action does not exceed any type I threshold. Part II (B) No. The Board did not find any significant adverse environment impacts. Part II (C) No, the Board did not find any adverse effects. Part II (D) No, the Board determined that the project would not have any an impact on the environmental characteristics that caused the CEA. Part II (E) No, the Board determined that there is no controversy related to potential adverse environmental impacts.

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

At this time, Chairman Tucker opened the Public Hearing. Mr. Michael Quigley, property owner to the south, stated he and his wife are in support of the project. There was no one wishing to speak in opposition or had any other comments.

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

WHEREAS, the Planning Board reviewed the Application under SEQR, determined same to be an Unlisted action, and found a Negative Declaration for the action after review of the Short Form EAF submitted by the Applicant; and

NOW, THEREFORE, upon a motion made by Member Kasper and seconded by Member Briggs the Planning Board, **BE IT RESOLVED**, that the Skaneateles Planning Board **APPROVES** the application for a Subdivision, with the following conditions:

1. Submit a final Subdivision map, in substantial compliance with Heather Warren. map dated October 16, 2012 ("Map"), with minor revisions to include the applicant name and address and location of the new driveway to the dwelling, for the Planning Board Chairman's review and signature within 180 days from the signing of the resolution; and
2. The Subdivision Map and deed transferring the property must be filed in the Onondaga County Clerk's Office within sixty-two (62) days of the signing of said Map or the Subdivision approval shall be null and void. Proof of said filing shall be immediately forwarded to the Secretary of the Planning Board upon receipt by the Applicant and/or Applicant's representative.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Alan Briggs	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Absent	

Public Hearing – Special Permit

Applicant: Richard & Allison Conley
4234 Browsing Lane
Marcellus, New York 13108

Property:
1719 Russells Landing
Skaneateles, New York 13152
Tax Map #063.-02-06.0

Present: Allison Conley, Applicant; Robert Eggleston, Architect

There was no one wishing to have the public hearing notice read. The notice was published in the *Skaneateles Press* on November 14, 2012. The City of Syracuse Department of Water deferred comment pending the issuance of a NYSDEC permit in their correspondence dated September 5, 2012. The Onondaga County Planning Board in their resolution dated October 3, 2012 recommended the following modifications to the proposal that the applicant obtain any necessary approvals from the NYSDEC and City of Syracuse Water. A DEC permit was issued for the proposal dated November 16, 2012. The Zoning Board of Appeals had granted a variance on November 13, 2012 for the lot under the required minimum for a nonconforming lot.

The applicant is proposing shoreline work for this nonconforming lot. Impermeable surface coverage will be reduced from 16.2% to 16.1%.

WHEREFORE, a motion was made by Member Southern and seconded by Member Briggs to declare this application to be a Type II action not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time Chairman Tucker opened the Public Hearing. No one spoke in favor of the project or wishing to speak in opposition or had any other comments. Letters of support were submitted from the neighbors.

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

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** the special permit and minor site plan review, with the following conditions:

1. That \$2,512.52 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
2. That Special Permit 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.

B. After issuance of a building permit the following conditions shall apply:

1. That the updated Site Plan 1 of 2 dated August 23, 2012, site plan 2 of 2 dated October 15, 2012 prepared by Robert O. Eggleston, with the Narrative and Construction Sequence pages 1-3 dated September 4, 2012, be followed in all respects; and
2. That all conditions of the Zoning Board of Appeals resolution of November 13, 2012 be followed; and
3. That an as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project; and

Upon a motion made by Member Briggs and seconded by Member Southern the Town of Skaneateles Planning Board hereby approves the application for a minor site plan with the above conditions.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Alan Briggs	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Absent	

Sketch Plan

Applicant: Mike & Andrea Schoeneman
414 Cline Road
Victor, New York

Property: 4453 Vinegar Hill Rd
Skaneateles, New York 13152
Tax Map #023.-02-01.2

Present: Andrea Schoeneman, Property Owner

Ms. Schoeneman stated that proposed subdivision would create a 14-acre parcel and reduce the main parcel to approximately 34 acres. Both lots would belong to two different districts, the RR district located in the front of both of the lots, and the IRO district located in the rear of the lots. The purchaser is interested in the 14-acre flag shaped lot to construct a dwelling on the lot that would lie in the IRO district. The proposed 14-acre lot has 60' of road frontage on Vinegar Hill Road, with a new dwelling located in the forward 4 acres and the remaining 10 acres left as open land, since the land has steep slopes and a watercourse towards the back of the lot that is adjacent to Stauffer Chemical. The survey has been revised dated November 2, 2012. The subdivision map will need to be revised to reflect the proposed lot pinned in the northwest corner of the lot, the name and address of the property owner should be reflected, the lot measured from the right of way, and the zone boundaries should be shown for the RR and IRO districts on both of the lots. A letter from NYSDOT dated August 30, 2012 stating their approval of the access location for the proposed lot was submitted.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Briggs to put this matter to public hearing on ***Tuesday, December 18, 2012 at 7:35 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Public Hearing – Minor Special Permit

Applicant: John Priest
3790 Ashworth Drive
Cincinnati, Ohio

Property:
1878 Russells Landing
Skaneateles, New York 13152
Tax Map # 063.-03-07.0

Present: John Priest & Lynne Boles, Applicants; Robert Eggleston, Architect

There was no one wishing to have the public hearing notice read. The notice was published in the *Skaneateles Press* on November 14, 2012. The City of Syracuse Department of Water had no comments in their correspondence dated September 28, 2012. The Onondaga County Planning Board in their resolution dated October 3, 2012 recommended the following modifications to the proposal that the applicant obtain any necessary approvals from the NYSDEC and City of Syracuse Water. (although no work is being proposed in the lake). The Zoning Board of Appeals had granted a variance on November 13, 2012 for the lot under the required minimum for a nonconforming lot, and side yard setback.

Mr. Eggleston submitted updated plans dated October 22, 2012 reflecting the revised setback of 10' from the originally proposed 5' setback for the proposed garage. Page 2 of 2 was revised to reflect a 6'7 ½" ceiling height for the second story of the garage to keep the area defined as uninhabitable.

The applicant is seeking site plan approval for proposed development within 200' of the lake and a special permit for redevelopment. There is about 2% of the impermeable surface coverage that is dry laid stone steps with insufficient spacing to be considered permeable. The proposed impermeable surface coverage will be reduced from 21.4% to 19.9% and the applicant is prepared to make a contribution to the Town's Land and Development Rights Acquisition Fund.

WHEREFORE, a motion was made by Member Briggs and seconded by Member Kasper to declare this application to be a Type II action not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time Chairman Tucker opened the Public Hearing. No one spoke in favor of the project or wishing to speak in opposition or had any other comments. Letters of support were submitted from the neighbors.

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

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** the special permit and minor site plan review, with the following conditions:

3. That \$5,108.07 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
4. That Special Permit 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.

B. After issuance of a building permit the following conditions shall apply:

4. That the updated Site Plan 1 of 2 dated October 22, 2012, site plan 2 of 2 dated October 13, 2012 prepared by Robert O. Eggleston, with the Narrative and Construction Sequence dated October 22, 2012, be followed in all respects; and
5. That all conditions of the Zoning Board of Appeals resolution of November 13, 2012 be followed; and
6. That an as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project; and

Upon a motion made by Member Briggs and seconded by Member Kasper the Town of Skaneateles Planning Board hereby approves the application for a minor site plan with the above conditions.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Alan Briggs	Present	[Yes]
Member	Donald Kasper	Present	[Yes]

Member	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Absent	

Public Hearing – Minor Special Permit

Applicant: Larry & Lynn Meeske
3610 74th Street
Moline, Illinois

Property:
2332 Thornton Grove South
Skaneateles, New York 13152
Tax Map # 056.-03-13.0

Present: Robert Eggleston, Architect

There was no one wishing to have the public hearing notice read. The notice was published in the *Skaneateles Press* on November 14, 2012. The City of Syracuse Department of Water commented that the Onondaga County Department of Health must accept the existing onsite wastewater treatment system (OWTS) or grant approval for the construction of a new OWTS in their correspondence dated September 26, 2012. The Zoning Board of Appeals had granted variances on November 13, 2012 for the proposed modifications to the nonconforming structure on a nonconforming lot.

The site plan was updated October 15, 2012 to reflect an appropriate parking and turn-around area. The proposed impermeable surface coverage will be reduced from 25.3% to 20.2% and the applicant is prepared to make a contribution to the Town's Land and Development Rights Acquisition Fund.

The existing shed will be replaced with a new shed built on a gravel base. The driveway does encroach on the neighbor's property; however, the neighbor is in support of the proposal.

WHEREFORE, a motion was made by Member Southern and seconded by Member Briggs to declare this application to be a Type II action not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

At this time Chairman Tucker opened the Public Hearing. There was no one wishing to speak in favor of the application. Chairman Tucker asked for those in opposition or who had any comments to speak. Town Engineer Wickman requested that the site plan should indicate silt fencing between the top of the bank and the patio. Mr. Graham stated that a French drain should be added to divert drainage away from the cottage. Letter of support from the neighbors were submitted.

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

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** the special permit and minor site plan review, with the following conditions:

5. That \$3,046.58 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and
6. The site plan be updated to reflect a silt fence between the top of the bank and the patio, and a French drain to divert drainage away from the cottage; and

7. That Special Permit 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.

B. After issuance of a building permit the following conditions shall apply:

7. That the updated Site Plan 1 of 2 dated October 15, 2012, site plan 2 of 2 dated September 4, 2012 prepared by Robert O. Eggleston, with the Narrative and Construction Sequence dated October 16, 2012, be followed in all respects; and
8. That all conditions of the Zoning Board of Appeals resolution of November 13, 2012 be followed; and
9. That an as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project; and

Upon a motion made by Member Kasper and seconded by Member Briggs the Town of Skaneateles Planning Board hereby approves the application for a minor site plan with the above conditions.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Alan Briggs	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Absent	

Sketch Plan – Site Plan Review

Applicant: Gregory & Kellie Weaver
101 Lawrence Hill Road
Coldspring Harbor, NY

Property:
2895 East Lake Road
Skaneateles, New York 13152
Tax Map # 038.-01-03.1

Present: Robert Eggleston, Architect

The Weavers recently acquired the Allen property north of the Marchuska lot. The applicant is proposing modifications to the 48,235SF lot that include two-second floor additions to the existing dwelling, replacing an existing seawall, reduce shoreline structures to 638SF, reduce bridge to 4SF, and add a lakeside patio and house patio. The proposed impermeable surface coverage will be reduced from 12.0% to 9.3%, with proposed open space of 88.4%. The concrete cap on the sea wall and the concrete patio will be removed. A nonconforming shed will be removed with a 6'x13' addition on the back of the garage with the two car garage being reduced to a one car garage and removing 8' of tarvia. A new leach field will also be installed.

The property has a watercourse that connects with the lake on the north and maintains the mean high water level on the first 80' of the watercourse. At the most recent staff meeting it was determined that this area is considered a watercourse and not an extension of the lake line. The site plan dated November 18, 2012 has been updated to reflect the correct interpretation. The lot

area increased because the area of the watercourse is now included, with the lakeshore decreased into 261', and the floating dock will be replaced with a temporary dock.

The 5' timber high seawall will be replaced with a tiered limestone rock wall with vegetative planting at top. The proposed streambed stabilization will be improved and similar to the Anderson side of the streambed. The 16' wide bridge will be reduced to a 4' wide footbridge. The 50' natural shoreline area that will be maintained and a 638SF permeable patio will be installed. The 153' northern portion of the wood retaining wall will be replaced with small rock.

The application is in process with the DEC for work to begin next summer. The construction sequence will begin with house renovation during the winter. The narrative will be updated and submitted to the Board. Letters of support from the neighbors have been submitted. A site visit will be conducted by the Planning Board on December 8, 2012.

WHEREFORE, a motion was made by Member Briggs and seconded by Member Kasper to put this matter to public hearing subject to variance determination on ***Tuesday, December 18, 2012 at 7:45 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Sketch Plan – Major Special Permit/Site Plan Review

Applicant:	Ed Brennan	Property:	
	3018 West Lake Rd		2696 West Lake Road
	Skaneateles, New York		Skaneateles, New York 13152
			Tax Map # 052.-01-15.1

Present: Jason Kantak, P.E.

The applicant would like to restore the existing pond to the original capacity. The proposed design incorporates a new control structure and access road bridge. The proposed control structure will effectively manage a 100-year flood event and the access road bridge will be raised to 887' from the existing 885' elevation to allow safe passage. Over the years, the pond has filled in overgrown to a meandering stream that will be excavated to the original capacity to convey large storm events. Boards were used to manage heavy rain events and proposed is a more permanent structure to control large rain events. The proposed depth would be 6' with the existing pond having a year round stream. Applications have been submitted to the City of Syracuse and the DEC.

Doug Wickman stated he has reviewed the plans and found that the plans are complete and thorough, although he would like to do a site visit and get a construction schedule. The spoils pile will be leveled and seeded on the parcel. The Planning Board will conduct a site visit on December 8, 2012.

WHEREFORE, a motion was made by Member Briggs and seconded by Member Kasper to put this matter to public hearing subject to variance determination on ***Tuesday, December 18, 2012 at 7:55 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Amendment Request-Major Site Plan

Applicant: Jim Nocek-Anyela's Vineyard
22318 Skillet Road
Auburn, New York

Property:
2433 West Lake Road
Skaneateles, New York 13152
Tax Map # 055.-03-13.2

Present: Jim Nocek, Applicant

There is an 860SF grassy area in the northeast part of the building outside where seasonally chairs and table are placed for the guests. The applicant would like to define the area by constructing a permeable pavers patio with pergola. The use will stay the same but the area would be more defined. Indicated on the plan are the supports for the tensile roof that will be installed in approximately two years. Howard Brodsky suggested that the master plan reflect the proposed patio more clearly. Chairman Tucker suggested that the master plan be modified to include a key for all of the improvements and modifications to the master plan.

WHEREAS, a motion was made by Member Briggs and seconded by Member Kasper and whereas the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II single family residential project, not subject to further SEQRA review.

WHEREFORE, upon a motion made by Member Southern, seconded by Member Kasper, and upon a vote thereon, the Town of Skaneateles Planning Board hereby approves the Application to modify the Prior Approval, with the Prior Approval in full force and effect according to its terms, as modified hereby with the following additional condition:

WHEREAS, the Board adopted the negative SEQRA findings of June 19, 2011, as adopted October 18, 2011, February 21, 2012, and November 20, 2012; and

WHEREAS, the Board adopted and ratified its findings of fact and conclusions supporting the First Amendment to Major Special Permit, Second Amendment to Special Permit, and Third Amendment to Special Permit attributing said findings to the Fourth Amendment Application.

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board

APPROVES the Fourth Amendment Application with the following conditions:

1. That except as modified hereby, the terms and conditions of the Original Major Special Permit, as amended by the First Amendment to Major Special Permit, the Second Amendment to Major Special Permit, and the Third Amendment to Major Special Permit will be strictly complied with; and
2. That the Master Site Plan labeled MSP-1 with revision date of November 19, 2012 be modified to reflect a project key and labeling distinction, and followed in all respects; and
3. That the narrative and construction sequence dated November 9, 2012 be followed in all respects.

Upon a motion made by Chairman Tucker and seconded by Member Briggs the Town of Skaneateles Planning Board hereby approves the Fourth Amendment Application to amend the Major Special Permit with the above conditions.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Alan Briggs	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Absent	

Amendment Request-Major Site Plan

Applicant: Mike Harvard – Mark’s Pizzeria
814 West Genesee St
Skaneateles, New York

Property:
2433 West Lake Road
Skaneateles, New York 13152
Tax Map # 055.-03-13.2

The applicant has submitted revised plans dated October 31, 2012 to reflect the placement of the HVAC located on the concrete at the backside of the building. The HVAC will be mounted on a raised 6’x9’ platform placing it about 8 feet high with pylons will be placed around it for added safety. Chairman Tucker noted that the HVAC has been installed prior to this meeting.

WHEREAS, a motion was made by Member Southern and seconded by Member Kasper and whereas the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II single family residential project, not subject to further SEQRA review.

WHEREFORE, upon a motion made by Chairman Tucker, seconded by Member Briggs, and upon a vote thereon, the Town of Skaneateles Planning Board hereby approves the Application to modify the Prior Approval, with the Prior Approval in full force and effect according to its terms, as modified hereby with the following additional condition:

WHEREAS, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II action not subject to further SEQRA review; and

WHEREAS, the Skaneateles Planning Board reviewed the Narrative and Site Plan, and after due consideration, unanimously adopted the following resolution:

WHEREFORE, a motion was made by Chairman Mark Tucker and seconded by Member Alan Briggs to approve the Modified Application, as presented by Architect Eggleston, and to approve the revised Site Plan and Narrative as an addendum to the Approving Resolutions, and that such prior Approving Resolutions are hereby ratified and confirmed; and

Upon a motion made by Chairman Mark Tucker, seconded by Member Alan Briggs, and upon a vote thereon, the Town of Skaneateles Planning Board hereby approves the Modification Application, with the Approving Resolutions remaining in full force and effect except as modified hereby.

Merger Request

Applicant: Warren Woodruff
1633 New Seneca Turnpike
Skaneateles, New York 13152
Tax Map # 033.-01-02.0 & 033.-01-03.0

WHEREFORE, a motion by Member Joe Southern and seconded by Member Don Kasper to notify the Town of Skaneateles Tax Assessor that this Board has no objection to the request of Mr. Warren Woodruff to merge tax parcels 033.-01-02.0 and 033.-01-03.0 into one tax parcel.

Discussion

Applicant:	Marc Pietropaoli	Property:
	791 W. Genesee Street	Route 20 East
	Skaneateles, New York	Skaneateles, NY 13152
		Tax Map #042.-01-13.0 and 042.-03-06.1

A Special meeting is scheduled to discuss correspondence from the Village on November 27, 2012 at the Skaneateles High School Auditorium at 7: 30 pm. The meeting is not a public hearing, however will be used for discussion of recent submissions.

Engineer Wickman stated that an increase in the escrow account needs is required to cover the cost of the recent review of the drainage plans.

WHEREFORE a motion was made by Chairman Tucker and seconded by Member Kasper that the applicant increases the escrow account in the amount of \$10,000 for engineering and legal review of the project. The Board having been polled resulted in the unanimous affirmance of said motion.

There being no further business the Planning Board meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Karen Barkdull, Secretary