

**TOWN OF SKANEATELES PLANNING BOARD  
MEETING MINUTES  
SEPTEMBER 17, 2013**

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

Vice Chair Southern opened the meeting at 7:30 p.m. Chairman Tucker arrived at 7:35 p.m.

**Public Hearing Decision-Special Permit/ Site Plan Review**

Applicant:	Steven Miron	Property:
	2987 East Lake LLC	2987 East Lake Road
	4 Times Square, 23 <sup>rd</sup> Floor	Skaneateles, New York 13152
	New York, New York 10036	<b>Tax Map #039.-01-18.1</b>

Present: Steven Breitzka, EDR; Jo Anne Gagliano, EDR; Leif Kallquist, HKK; Chris Norris, HHK

Mr. Breitzka stated that proposed is the demolition of 3043sf dwelling and replacement with a 2138SF dwelling with 967SF-attached garage. The driveway will be augmented and provide a turnaround for the applicant. The dwelling has two patios facing the lake with a proposed 730SF shoreline patio; the guesthouse at the shoreline will remain. The recently approved green roof system that was approved by the Planning Board for another application, holds .8" per square foot of storm water on a 1" base. Proposed is 10.32% impermeable surface coverage with 932SF in green roof surface on the lower flat sections of the dwelling roof. The green roof system has a 1.3" rain capacity (.85 gallons/SF) with a 4" base. Proposed is the use of the Carlisle system with a 4" base that will double the rain capacity compared to a shallower base. The average rain event in Skaneateles is .5" per event or 3.5"/month.

An updated site plan dated September 6, 2013 reflects impermeable surface overage of 9.22%. The plans shows the shed style roofs draining through a trench drain style collection and then onto the green roofs. The proposed 4" thickness is needed to manage the shed roof runoff. The Philadelphia convention center parking garage has employed a similar green roof system and it has worked effectively.

Member Winkelman clarified that the prior green roof approval was for the green roof that processed rain that directly falls onto the roof. The proposal for this application includes collecting stormwater then processing it on the green roof in addition to the direct rainfall on the green roof. Counsel Molnar asked the applicant to clarify that they are seeking to treat the shed

roofs as 100% permeable since they drain onto the green roof although it is not a green roof. Mr. Kalquist stated it should be viewed as permeable surface as the run off is focused to the green roof. Mr. Wickman stated that there is nothing in Town code that allows the Board to consider the shed roofs as permeable since the water drains on a green roof. Member Southern commented that the prior green roof approval was for a green roof system that handled source point stormwater and that this proposal is requesting non-source point stormwater credit. Mr. Kalquist stated that the impermeable surface coverage for the lot would be 10.3% without the inclusion of the shed roof stormwater management program.

Mr. Kalquist stated that they might be able to green roof the flat areas of the upper roofs that may bring the impermeable surface coverage down to 10%. Chairman Tucker stated that the proposed garage is 967SF and the existing garage is 426SF; the garage could be reduced in size to bring the impermeable surface coverage to 10%. Member Southern stated that the property could be designed to 10%. Mr. Miron expressed his frustration with the amount of impermeable surface coverage reduction that has already been proposed. The existing lot has 12.7% and the proposal is for 10.3%, which equates to 2,397SF in reduction to impermeable surface coverage. His neighbors have more impermeable surface coverage than he is proposing. The prior owner was approved to 11.7% impermeable surface coverage. Counsel Molnar stated that the neighbors had proposals for expansion of existing dwellings.

Although the proposed shoreline patio and stairs will be permeable, the expansion of the patio will increase the nonconformity of shoreline structures and will require a variance from the Zoning Board of Appeals. The Planning Board cannot render their decision until the variance has been approved by the Zoning Board of Appeals. Performance standards will be part of an approving resolution for the green roof system proposed on the project, including routine inspection by the Codes Enforcement Officer. Mr. Kalquist stated that he would provide Counsel the performance standards for the green roof system proposed. Included should be the Carlisle architectural specifications with specific drawings of the areas of the dwelling roof.

#### **Public Hearing Decision – Subdivision**

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

Present: T.K. Greenfield, Applicant; Andrew Leja, Counsel;

At the Planning Board held on August 20, 2013, the Board closed the public hearing but allowed a 10-day comment period for the applicant and public comments. Two issues arose from the last meeting; the location of the future storm water detention pond should be indicated on the subdivision map and it is now designated on the subdivision map dated August 30, 2013 prepared by Paul Olszewski. The second matter is regarding the restriction of the building envelope for the proposed lot suggested by Mr. & Mrs. Conan. Mr. Leja's letter dated August 30, 2013 has been submitted with his comments as well as the comment letter received by the Board from Mr. & Mrs. Conan dated the same date.

Chairman Tucker requested that the subdivision map be updated to reflect pin markers for the proposed lot along Greenfield Lane. Counsel Molnar suggested that the Board state their findings including information from the submitted letters prior to making their determination.

Member Winkelman stated that the Town code recommends but it is not required for the Planning Board to apply rural siting principles to this lot. The Greenfields have been long time owners of the land and farm and have continued ownership of the land. The applicant has provided years of open space for the enjoyment of the community and neighborhood, and with the nature of the economy, the lake property will not stay agriculture for long. Subdivision of the land began in the 1930s and would continue to occur into the future. Another distinction is that the subdivision is for the creation of one lot at this time.

Counsel Molnar inquired whether the fact that the proposed subdivision does not include a proposed dwelling makes a difference in their approval of the lot. Member Southern stated yes and after weighing the views of both sides of the proposed subdivision, recommended two addendums to the subdivision map. That the subdivision plot plan state "This lot is subject to section 148-25 Rural Siting Principles", and a second comment "This is not an approved building lot". Member Kasper stated that after reading section 148-25, it is confusing as it states that it is optional to include restrictions on the proposed lot. The Board has not done it before and there are no guidelines for the Board regarding the degree of the view shed – 180°, 60°, or other. Member Southern stated that the Planning Board is not determining the placement of the dwelling. In addition, every lot that is subdivided is subject to the Town zoning code, not just section 148-25. Section 148-25 does not necessarily force the lot to be reviewed by the Planning Board. Member Kasper stated that the code states that the Planning Board may apply section 148-25 but is not required to do so. Member Southern stated that if a lot exceeds the threshold that requires site plan review, then the Planning Board can decide to hold the proposed lot to the standards of 148-25. Counsel Molnar stated that if the proposed building permit application demonstrates that the proposed development of the lot meet all of the zoning requirements including setbacks and soil disturbance, then the permit would be allowed to occur without site plan review being necessary. Member Southern stated that location of a proposed dwelling on the proposed lot would be reviewed by the Board at the time a dwelling was proposed, if it required Planning Board review, and not as part of this subdivision request.

Mr. Leja and Mr. Greenfield requested a short adjournment to advise his client. Member Kasper stated if there is no septic plan approval then you could not build on the proposed lot. Member Southern stated that the plan should indicate that it is not an approved building lot.

Chairman Tucker adjourned the Banjo's Home Farm LLC to approve the Planning Board minutes from August 20, 2013. The meeting minutes of August 20, 2013 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member Southern to approve the minutes as submitted. The Board having been polled resulted in the unanimous affirmance of said motion. Member Kasper abstained from the vote due to his absence at the August 20, 2013 meeting.

**RECORD OF VOTE**

Chair	Mark J. Tucker	[Yes]
Member	Joseph Southern	[Yes]
Member	Donald Kasper	[Abstain]
Member	Scott Winkelman	[Yes]
Member	Elizabeth Estes	[Absent]

Chairman Tucker re-opened the Banjo's Home Farm LLC application discussion. Mr. Leja stated that the applicant is amenable to the suggested statements on the subdivision plot plan.

**WHEREAS**, the Planning Board has reviewed and considered all of the material contained in the Planning Board's file, has heard and considered submissions made on behalf of the Applicant, and deliberated at length considering grounds upon which the Applicant has requested the approval sought, as well as the grounds upon which objecting parties encouraged the Board to approve the application only upon strict compliance with Zoning Code Section 148-25 Rural siting principals. The Board also commented that the Applicant has been a long time steward of the land and farm, with continued ownership through generations, and that the area has been subdivided beginning in 1936 and will continued to be subdivided in the future based on the natural real estate economy; and

**WHEREAS**, the Planning Board adopted and ratified the Zoning Board of Appeals SEQRA determination for the Application, in that the ZBA reviewed the Application and determined that it was an Unlisted action with a negative declaration determination on January 8, 2013. The Planning Board, upon motion duly made, ratified, and adopted the ZBA's SEQRA determination.

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

1. The Subdivision map dated August 30, 2013 prepared by Paul Olszewski ("Map") be updated to reflect pins located at the northerly boundaries of newly created lot 4, and that notes be placed on the map to clearly state "This Lot is subject to section 148-25 Rural siting principles in the Zoning Code of the Town of Skaneateles" and " This is not an approved building lot", and submitted for the Planning Board Chairman's review and signature within 180 days from the signing of the resolution; and
2. The Greenfield Farm Soil Management Plan dated June 13, 2013 prepared by Skaneateles Lake Watershed Agricultural Program be followed; and
3. The Subdivision Map and deed transferring the property must be filed in the Onondaga County Clerk's Office within sixty-two (62) days of the signing of said Map or the Subdivision approval shall be null and void. Proof of said filing shall be immediately forwarded to the Secretary of the Planning Board upon receipt by the Applicant and/or Applicant's representative.

**RECORD OF VOTE**

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

**Public Hearing-Special Permit/ Site Plan Review**

Applicant: Thomas & Brenda Parkes  
6 Saddles Hill  
Honeoye Falls, New York

Property:  
2809 East Lake Road  
Skaneateles, New York 13152

**Tax Map #038.-01-17.0**

Present: Thomas Parkes, Applicant; Bob Eggleston, Architect

No one requested to have the public notice read. The Onondaga County Planning Board recommended modifications to the proposal for the applicant to obtain OCDOH septic approval, and DEC and City of Syracuse Water department approvals in their resolution dated August 14, 2013. The City of Syracuse Department of Water commented that the applicant should receive septic system approval from the OCDOH for the existing waste water system in their correspondence dated August 5, 2013. Members from the Board have visited the site on September 7, 2013.

A revised site plan dated September 6, 2013 was submitted to reflect the location of the proposed dwelling 2.3' further back from the lake line as requested and approved by the Zoning Board of Appeals on September 3, 2013. An updated planting plan and grading plan 2 of 3 dated September 5, 2013 were submitted with the suggested modifications included. The revised narrative dated September 9, 2013 reflects changes to the construction sequence to add swales along the driveway before other work begins. There will be approximately 460 cubic yards of soil removed during construction and 16 trees and planting beds to control surface water added to the property. The flat rocks on the north slope bank have shifted over the last 10-15 years and there will be plants added to work with the rocks to stabilize the area.

The Onondaga County Health Department has verbally approved the relocation of the septic tank that will be gravity fed from the basement and the septic tank will be located 63' from the lake satisfying the City of Syracuse request for the location to be at least 50' from the lake line. The written approval will be forthcoming on the recent modifications to the design including the pump chamber alarm.

Chairman Tucker stated that the Onondaga County Planning Board had a comment regarding the flood plain. Mr. Eggleston stated that the proposed improvements will not be in the flood plain. Member Kasper stated that the flat rock had not been placed that long ago and the barberry was planted to keep children from the area. The base of the rocks is now very established and consideration should be given to leave it undisturbed. Mr. Eggleston stated that it is not just the top layer that has shifted and the proposed plantings are native species that are in keeping to the aesthetic design.

**WHEREFORE**, a motion was made by Member Southern and seconded by Member Winkelman 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. Chairman Tucker asked if there was anyone wishing to speak in opposition, or had any other comments. Dave Graham, ZBA Chairman, stated that the variance approval was a difficult decision for the Board and the variance for the lake yard setback will keep the proposed dwelling in line with the existing dwellings contingent to the property. Two letters of support were submitted from the neighbors.

**WHEREFORE**, a motion was made by Member Southern and seconded by Member Winkelman 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:

**A. Before** issuance of a building permit the following conditions shall apply:

1. 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.
2. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$500; and

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

1. That the Site Plan 1 of 3 and 3 of 3 dated September 5, 2013, Site Plan 2 of 3 dated September 6, 2103, Drawings 1 through 3 and 5 of 6 dated September 5, 2013, Drawing 4 and 6 of 6 dated July 19, 2013; and the Narrative with Construction Sequence pages 1 through 3 of 3 dated September 9, 2013 prepared by Robert O. Eggleston, be followed in all respects; and
2. That all conditions of the Zoning Board of Appeals resolution of September 3, 2013 be followed; and
3. That the Applicant shall obtain all necessary permits and approvals from the Onondaga County Department of Health, the DEC, Army Corps of Engineers, City of Syracuse Department of Water, and any other approval needed for the Application; and
4. That an as-built survey is not required to be submitted to the Codes Enforcement Officer as there will be no change in the footprint nor will the proposed addition encroach into required setbacks.

**Upon** a motion made Chairman Tucker and seconded by Member Winkelman the Town of Skaneateles Planning Board hereby approves the application for a minor special permit with the above conditions.

**RECORD OF VOTE**

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

**Public Hearing- Special Permit**

Applicant: Daniel & Agnes Robert  
2707 East Lake Road  
Skaneateles, New York  
**Tax Map #037.-01-01.0**

Present: Daniel Robert, Applicant: Robert Eggleston, Architect

No one requested to have the public notice read. The Onondaga County Planning Board had no comments on the proposal in their resolution dated August 14, 2013. The City of Syracuse

Department of Water had no comments in their correspondence dated July 29, 2013. A variance was granted for construction on a nonconforming lot under 20,000SF by the Zoning Board of Appeals on September 3, 2013. Members from the Board have visited the site on September 7, 2013.

Mr. Eggleston stated that the property has 24.1% impermeable surface coverage and it was determined at the site visit that it would be unable to reduce this number any further. The existing driveway is difficult to maneuver and would become more treacherous if reduced in size, however, the property has well developed vegetation that assists with the stormwater management. The applicant is prepared to make a contribution to the Town Land Development Acquisition Fund for \$4939.94.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member Southern 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.

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

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

1. 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.
2. That \$4,939.94 be submitted to the Town of Skaneateles Land and Development Rights Acquisition Fund; and

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

1. That the Site Plan 1 through 3 of 3 dated July 18, 2013 with the Narrative pages 1 of 1 dated July 24, 2013 prepared by Robert O. Eggleston, be followed in all respects; and
2. That all conditions of the Zoning Board of Appeals resolution of September 3, 2013 be followed; and
3. That an as-built survey is not required to be submitted to the Codes Enforcement Officer as there will be no change in the footprint nor will the proposed addition encroach into required setbacks.

**Upon** a motion made Chairman Tucker and seconded by Member Winkelman the Town of Skaneateles Planning Board hereby approves the application for a minor special permit with the above conditions.

**RECORD OF VOTE**

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

## **Site Plan Review**

Applicant: Suzanne Paul  
1580 Pork Street  
Skaneateles, New York  
**Tax Map #035.-01-03.0**

Present: Suzanne Paul, Applicant: Charles Chernoff, Representative

At the site visit conducted on September 7, 2013, Mr. Wickman suggested replacing the check dams with jute mesh in the swales along the driveway. The narrative has been revised dated September 17, 2013 to reflect the change from check dams to jute mesh. The DOT driveway approval was submitted to the Board. The ACOE stated that they have no jurisdiction with the project. The County will be commencing the work on the driveway culvert tomorrow. The site plan and drawing will need to be revised to reflect the use of jute mesh in place of the check dams.

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 Kasper 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.

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

**C. Before** issuance of a building permit the following conditions shall apply:

1. That 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.

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

1. That the Driveway Design dated July 24, 2013 prepared by Charles Chernoff be revised to reflect the use of jute mesh matts in place of proposed check dams in the sloped areas of the driveway swales, and that said Driveway Design be followed in all respects; and
2. That the Narrative dated July 15, 2013 prepared by Charles Chernoff be revised to reflect the use of jute mesh matts in place of proposed check dams



in the sloped areas of the driveway swales, and that said Narrative be followed in all respects; 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.

**Upon** a motion made Member Kasper 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	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Elizabeth Estes	Absent	

#### **Amendment Site Plan Review**

Applicant: Ed Brennan  
3024 West Lake Road  
Skaneateles, New York  
**Tax Map #052.-01-15.1**

Present: Shane O'Connor, TDK Representative

The applicant is seeking an amendment to the Major Site Plan Approval granted on December 18, 2012. The proposed 4'x 6' culvert will discharge into the riprap channel that is designed to handle a ten year storm event without over topping the embankment wall. All new construction can occur without disturbing the stream channel. The NYS Office of Parks and Recreation submitted a no jurisdiction letter dated September 6, 2013.

Mr. Wickman inquired on the type of riprap proposed for the site. Mr. O'Connor stated the class three stone will be used on the bottom with class four stone used on the sides of the channel. The proposed channel will handle the velocity of the water flow of 11.5' per second.

**Wherefore**, a motion was made by Member Southern and seconded by Member Winkelman to adopt and ratify the Board's 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. The Board having been polled resulted in the unanimous affirmance of said motion.

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

1. That the Site Plan SP-1 through SP-5 dated September 6, 2013 and Narrative with Construction Sequence 1 through 3 of 3 dated July 31, 2013, prepared by Thomas Trytek, be followed in all respects; and

2. That the Applicant establish an escrow account with the Town of Skaneateles in the amount of \$500; and
3. The Special Permit shall expire if the applicant fails to obtain the necessary building permits or fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.
4. 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.

**Upon** a motion made by Member Winkelman and seconded by Chairman Tucker 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	Joseph Southern	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Elizabeth Estes	Absent	

#### **Public Hearing- Subdivision**

Applicant: Darryl & Agnes Meiers  
 1945 Stump Road  
 Skaneateles, New York  
**Tax Map #020.-04-04.0**

Present: Darryl & Agnes Meiers, Applicants; Tom Seeley, Representative

No one requested the notice to be read. The Onondaga County Planning Board commented that the applicant needs to obtain OCDOT approval for access for lots 2 and 3 in their resolution dated August 14, 2013. A site visit was conducted on September 7, 2013.

The revised plot plan dated September 3, 2013 includes the minor revisions requested at the last meeting. Approval for driveway access for lots 2 and 3 is still pending. The applicants has approximately 37 acres and is proposing a three-lot subdivision comprising of Lot 1 with the existing dwelling with improvements and some wetlands on 7.5 acres, Lot 2 21.6 acres and Lot 3 of 7.4 acres with a pond.

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 Winkelman 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. No one spoke in favor of the project, wishing to speak in opposition, or had any other comments.

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

**NOW, THEREFORE BE IT RESOLVED** upon a motion made by Member Southern and seconded by Member Winkelman, the Skaneateles Planning Board **APPROVES** the Application for Subdivision, with the following conditions:

1. The Subdivision map dated September 3, 2013 prepared by Heather Warren be submitted ("Map"), for the Planning Board Chairman's review and signature within 180 days from the signing of the resolution; and
2. The Applicant obtain a Department of Transportation permit to install the driveway access off NW Townline Road for Lot 3 and approval to convert the existing farm driveway to a residential driveway for Lot 2; and
3. The Subdivision Map and deed transferring the property must be filed in the Onondaga County Clerk's Office within sixty-two (62) days of the signing of said Map or the Subdivision approval shall be null and void. Proof of said filing shall be immediately forwarded to the Secretary of the Planning Board upon receipt by the Applicant and/or Applicant's representative.

**RECORD OF VOTE**

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

**Amendment- Site Plan Review**

Applicant: 1808 West Lake LLC  
1808 West Lake Rd  
Skaneateles, New York  
**Tax Map #062.-01-09.2**

Present: Stephanie Webster, Landscape Design; Representatives

A site visit was conducted on September 7, 2013. A revised site plan dated September 17, 2013 was submitted reflecting a 6'x12'8" deck to be located under the existing deck as requested by the applicant. In addition the applicant would like to keep the cement walk and offset the impermeable surface coverage with a 15' extension of the grass strip in the middle of the

driveway. A boat launch had been added to the property that is permeable; the grade around the dwelling has been modified to keep the dwelling at 35' in height.

Chairman Tucker inquired about the grass strip in the driveway. Ms. Webster stated that the center grass strip will be 3' in width at the same height as the gravel drive. Mr. Zavaglia would like to pave the entry to the property from West Lake Road for a smoother transition from the road to the dwelling. Mr. Wickman stated that the driveway dimensions and the grass strip dimensions should be shown on the site plan.

Chairman Tucker inquired when the stockpile will be removed. Ms. Webster stated that the stockpile will be removed at the end of the construction.

**WHEREFORE**, a motion was made by Chairman Tucker and seconded by Member Southern 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.

**WHEREAS**, the Board adopted and ratified its findings of fact and conclusions supporting the First Amendment to Minor Special Permit and Site Plan Approval, Second Amendment to Special Permit and Site Plan Approval, and Third Amendment to Special Permit and Site Plan Approval, 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 Special Permit and Site Plan Approval, as amended by the First Amendment to Special Permit and Site Plan Approval, the Second Amendment to Special Permit and Site Plan Approval, and the Third Amendment to Special Permit and Site Plan Approval, will be strictly complied with; and
2. That the Revised Site Plan labeled L-1 dated September 17, 2013, be modified to reflect a the width of the driveway and grass strip in center of driveway, and the cross section A-A dated August 8, 2013 prepared by Scott Freeman, and followed in all respects; and
3. That the narrative and construction sequence dated August 8, 2013 be followed in all respects.
4. 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.

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

**RECORD OF VOTE**

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

**Continued Review- Special Permit**

Applicant: Brad Wirth  
2590 Nunnery Road  
Skaneateles, New York

Property:  
1382 East Genesee St  
Skaneateles, New York  
**Tax Map #042.-01-08.1**

Present: Brad Wirth, Applicant; Tim Poecznick, Representative

A revised site plan and narrative dated September 11, 2013 was submitted based on the site visit conducted on September 7, 2013. The proposed impermeable surface coverage has been reduced to 38.4% from the existing 43.77%. Grass areas are proposed around the perimeter of the property and at the southern end of the property. Chairman Tucker inquired the setback from the wetlands to the existing and proposed buildings. Mr. Poecznick stated that the wetlands are not mapped and the surveyor was not able to confirm them on the survey. Chairman Tucker stated that the concern is in regards to the proposed structures setback from any wetlands. The wetlands bordering the south side of property and the existing structures are more than 100' from the wetlands. Member Winkelman stated that the proposal will improve the area with the proposed reduction in impermeable surface even with the proposed buildings. The prior owner had non-compliant boat storage on the property and with the proposed modifications the boat storage will occupy less area and will be a permitted use.

The maximum impermeable surface coverage allowed for the lot is 30% as the lot is in the watershed, with two options available for the applicant. The impermeable surface coverage be reduced to 30% or the applicant would have to contribute to the Land Development Acquisition Fund.

**WHEREFORE**, a motion was made by Member Winkelman and seconded by Member Southern to schedule the public hearing for ***Tuesday, October 15, 2013 at 7:30 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

**Discussion**

Member Winkelman commented that it would be helpful for the Board to know the future subdivision planning for the Banjo's Home Farm LLC property. They could also consider putting some of the property into conservation.

**Discussion**

The Loveless Farm Development LLC application will be back on the agenda for the November agenda. They would like a separate date for review of the updated site plan. One project can include separate parcels that can have a proposed subdivision plan with all of their attributes from all parcels collectively under the project. The Butters Farm subdivision had multiple parcels prior to the establishment of the subdivision with attributes, including impermeable surface coverage, viewed in consideration as one project. At a recent work session for Loveless Farm, one of the lots on the west had been removed due to the enlargement of the wetlands. Suggestions were given for changes on the east side with the lots on the slopes moved further down to slope. Chairman Tucker stated that the Board has not been in full approval of the east side of the proposed subdivision. More contiguous open space may be able to be obtained with further modifications to the proposed plat plan.

There being no further business the Planning Board meeting adjourned at 9.50 p.m.

Respectfully Submitted,

Karen Barkdull, Secretary