

**TOWN OF SKANEATELES
ZONING BOARD OF APPEALS
MEETING MINUTES OF**

April 8, 2014

Present:

Denise Rhoads
Jim Condon
Steven Tucker
Sherill Ketchum
Scott Molnar, Attorney
Karen Barkdull, Secretary
Dennis Dundon, Zoning Officer

The meeting commenced at 7:00 p.m. at Town Hall. There will be no site visits this month. Previous distribution to the Board of the regular meeting minutes of March 4, 2014 were executed and all members present acknowledged receipt of those minutes.

WHEREFORE a motion was made by Member Tucker and seconded by Member Ketchum to accept the March 4, 2014 minutes with minor corrections. The Board having been polled resulted in favor of said motion.

There is a scheduling conflict with the Zoning Board of Appeals meeting for June 3, 2014 and the Assessor's Grievance Day scheduled for the same day. The Town Board has requested that the Zoning board of Appeals meeting be re-scheduled for June 10, 2014.

WHEREFORE a motion was made by Member Ketchum and seconded by Member Condon to reschedule the June 3, 2014 meeting for June 10, 2014. The Board having been polled resulted in favor of said motion.

Amendment Request

Applicant:	Dwight Perry & Alexandra Doyle-Perry	Property:
	1812 Webster Street	1698 Amerman Road
	Philadelphia, PA	Skaneateles, NY 13152
		Tax Map #063.-04-01.0

Present: Alexandra Perry, Applicant

The property owners submitted a revised site plan dated March 6, 2014 reflecting proposed modifications to the original approved site plan dated April 24, 2013, reflecting a proposed modification of the approved 473SF deck by reducing the deck to a proposed 160SF and the addition of a 340SF screen porch on the north side of the dwelling. The proposal will increase impermeable surface coverage; however it will be under the 10% maximum allowed, and the 500SF expansion complies with the zoning code section 148-12C(3) as it does not increase the nonconformity of the structure. The uncovered deck is included in the 500SF expansion allowed. The screened porch will be located on the northern side of the dwelling with a covered walkway from the screen porch to the back door on the west side of the dwelling. The covered walkway will not be screened in. The deck has been reduced to an 8' width on the northern side to accommodate the added design expansion of the covered walkway and keeping the total expansion at 500SF. The approved

deck is in process of being built on the lake side of the dwelling. No additional variances will be required for the modification.

Whereas, the Zoning Board of Appeals 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; and

WHEREFORE, upon a motion made by Member James Condon and seconded by Member Steven Tucker, and duly adopted, the Requested Amendment was approved, with these conditions:

Condition No 1: That the drawings dated March 6, 2014 be revised to remove the screening from the proposed covered walkway on the west, and to reflect the screen door location on the west side of the proposed screened porch, be submitted for review and approval by the Zoning Officer and Chair (“Revised Drawings”);

Condition No 2: that the Revised Drawings be complied with in all respects; and

Condition No 3: that the original Resolution adopted on November 12, 2013, with all of the original conditions, remain in full force and effect except amended hereby.

<u>Record of Vote</u>			
Chair	Denise Rhoads	Present	[Yes]
Vice Chair	Jim Condon	Present	[Yes]
Member	Sherill Ketchum	Present	[Yes]
Member	Steven Tucker	Present	[Yes]

Executive Session

WHEREFORE a motion was made by Chair Rhoads and seconded by Member Ketchum to enter an executive session to discuss potential litigation. The Board having been polled resulted in favor of said motion.

The Board returned at 8:10 pm.

Discussion

Member Tucker updated the Board regarding the committee reviewing the definitions in our code and suggested changes to enhance the clarity of the code. The committee has met three times and will be meeting this week to finalize the draft recommended modifications.

There being no further business a motion was made by Member Ketchum and seconded by Member Condon to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Karen Barkdull

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