

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

September 4, 2018

Present:

Denise Rhoads
Jim Condon
David Palen
Kris Kiefer
Michael Ciaccio -absent
Scott Molnar, Attorney
Karen Barkdull, P&Z Clerk

The meeting commenced at 7:00 p.m. at Town Hall. Previous distribution to the Board of the regular meeting minutes of August 7, 2018 was executed and all members present acknowledged receipt of those minutes.

WHEREFORE a motion was made by Member Palen and seconded by Member Condon to accept the August 7, 2018 minutes as submitted. The Board having been polled resulted in unanimous affirmation of said motion.

Record of Vote

Chair	Denise Rhoads	Present	[Yes]
Vice Chair	Jim Condon	Present	[Yes]
Member	David Palen	Present	[Yes]
Member	Kris Kiefer	Present	[Yes]
Member	Michael Ciaccio	Absent	

The board discussed re-scheduling the October meeting from October 2, 2018 to October 9, 2018 to ensure that there will be adequate board representation.

WHEREFORE, a motion was made by Chair Rhoads and seconded by Member Condon to re-schedule the October 2, 2018 meeting to October 9, 2018. The Board having been polled resulted in unanimous affirmation of said motion.

Public Hearing Continuance

Applicant: Bruce Parker

Parker Family Limited Partnership Property:

5891 Bennett's Corner

Camillus, New York

1427 Thornton Heights Rd

Skaneateles, New York

Tax Map # 057.-01-10.2

Present: Bruce Parker, Applicant; Fred Squires, Skaneateles Lands & Design

An updated site plan was submitted with the suggested corrections from the board from last month's meeting. The applicant is proposing 12% impermeable surface coverage for the driveway modifications and the turnaround. The proposed driveway indicated in the calculations includes the existing driveway in front of the garage and the proposed two driveway strips. All of the calculations do not include any pavement that is located in the road right of way.

Z.B.A.09.04.2018

Member Condon inquired if a letter from the fire department was obtained, and Mr. Squires commented that they do not have a letter. Member Condon said that the Onondaga County Planning Board had commented that they had recommended that a stormwater management plan be designed and implemented for the project. The City of Syracuse Department of Water has not commented on the project. If the board chooses to approve the application, then City of Syracuse Department of Water approval could be a condition of the approval. Member Condon reiterated that the original ZBA approval had a condition that there would be no vehicle access to the side and west rear door of the garage, and the Planning Board approval in 2016 for the accessory apartment did not have any additional site work proposed.

Mr. Parker inquired what would be required if he just installed the strip driveway that would increase the impermeable surface coverage to 10%. Counsel Molnar stated that it would require a building permit to be submitted. The applicant has chosen to withdraw the application as his intention is to construct the driveway strips and proposed permeable walkways and patio that will keep the property within 10% impermeable surface coverage.

Initial Review

Steve Datz
866 Franklin St.
Skaneateles, NY 13152
Tax Map #047.-01-18.0 The application has been withdrawn.

Initial Review

Applicant:
 Carl Byrne
 887 West Elizabeth Street
 Skaneateles, New York
 Tax Map # 047.-02-02.0

Present: Chris Kozub, Architect

The proposal is for a three car garage located less than 100 feet from the watercourse located on the east side of the property. The two existing sheds will be removed and the driveway will be re-configured to create a U shaped driveway. Impermeable surface coverage will increase from 4.2% to 4.9%. Vice Chair Condon suggested that a buffer be placed to the east of the garage to manage the stormwater drainage prior to exiting to the seasonal watercourse. Mr. Kozub commented that it could be incorporated into the plan. He continued saying that the stormwater flows northwest at the back of the property. The design of the garage will have faux dormers to be in keeping with the design of the existing dwelling. A site visit will be conducted on Thursday, September 13, 2018 at 6:30 p.m.

WHEREFORE, a motion was made by Member Kiefer and seconded by Member Palen to schedule a public hearing on ***Tuesday, October 9, 2018 at 7:02 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

There being no further business, a motion was made by Member Condon and seconded by Member Palen to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 7:57 p.m.

Respectfully Submitted,
Karen Barkdull