

**TOWN OF SKANEATELES
ZONING BOARD OF APPEALS
MEETING MINUTES OF
December 7, 2021**

Present:

Denise Rhoads, Chair
David Palen
Dave Lee
Sherill Ketchum
Scott Molnar, Attorney
Karen Barkdull, P&Z Clerk
Kim Benda, ZBA Clerk

Absent:

Kris Kiefer

The meeting commenced at 7:00 p.m. at Town Hall and via Zoom. The next Zoning Board of Appeals meeting will be held on January 4, 2022, at 7:00 p.m.

Minutes

Previous distribution to the Board of the regular meeting minutes of November 9, 2021, was executed and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Vice Chair Palen and seconded by Member Lee to accept the November 9, 2021, minutes as presented. The Board having been polled resulted in unanimous (4-0) affirmation of said motion.

Record of Vote

Chair Denise Rhoads	Present [Yes]
Vice Chair David Palen	Present [Yes]
Member Kris Kiefer	Absent
Member Dave Lee	Present [Yes]
Member Sherill Ketchum	Present [Yes]

Member hours for all Board members were requested and submitted for those who attended in the month of November 2021 via email.

Initial Review

Applicant: Lawty88LLC
3371 East Lake Rd
Skaneateles, NY 13152
Tax Map #041.-01-33.0

Present: Bob Eggleston, Architect
Sara Recktenwald, Owner

Chair Rhoads described the proposal is for the construction of a new two-car garage, front grand entrance staircase to dwelling and side staircase alongside an accessory structure to the shoreline. Bob Eggleston, Architect, explained the Lawton-Recktenwald family has owned this property for over 40 years. It was previously the Florence Smith Estate and the existing structures are what is left after the estate was subdivided over the years. The lot is no bigger than 47,000SF with a width of 150 ft., however the lakefront is only 36 lineal ft. which is less than the required 75 ft. of lakefront, triggering the need for a variance for any improvements to the property short of a small deck or shed. This application has 3

requests from the homeowner. The owner would like to install stone stairs to the shoreline along the north side of the accessory shoreline structure to have a safer access to the water for launching kayaks. It is very tight to the property line. The existing bank is eroding and the installation of a couple rows of rocks just behind the lake line for the staircase and this will mitigate future erosion from below. Mr. Eggleston reviewed Drawing 1 of 3 from the Plans depicting the stones to be used for the shoreline staircase. The steps will be permeable timber and stone steps following the existing slope to the lake line.

Existing unnecessary tarvia within 50 ft. of the lake will be removed from the property. The pre-existing accessory lake structure is non-conforming at 997SF where 400SF is allowed. By removing the tarvia the coverage of the lake structure will be reduced to 952SF after the addition of the steps. The existing side yard setback to the storage gazebo is 6.7 ft., where the setback to the proposed steps will be 6.2 ft. Mr. Eggleston explained everything on the lot would require a variance, the side yard setback required for the steps is one of two the Applicant is requesting. Member Palen asked how far over the property line is referencing the photo of the gazebo's west elevation. Mr. Eggleston described the property line being where the dirt bank meets with the stoned bank on the neighboring property. There will be large quarry stones placed to create the steps, the alternative would be to cover the bank with small rocks. As discussed with the City of Syracuse Water Department the boulders would be placed behind the lake line so a DEC permit will not be required, and embedded 1ft. into the ground. The steps will be engineered to withstand a high-water level flood protecting the bank. Plantings will fill the space between the steps and the rocks at the neighboring north property line. Member Ketchum asked why the kayaks are not being stored beneath the gazebo. Sara Recktenwald, Owner, explained the existing gazebo is original to the property and the ceiling height is very low making it difficult to maneuver a paddle board into the space, there is also a pump house in the rear of the gazebo which does not allow for the entire length of the kayaks and paddle boards. Mr. Eggleston added the lakefront structure square footage is counted twice per the requirements of the code since there is one structure on top of another, the 303SF storage shed and 303SF gazebo adds up quickly.

Mr. Eggleston described the second project being proposed on the property that has been undergoing revitalization. The reconstruction of the grand entry staircase on the west side of the dwelling requires a variance because the property does not have a minimum of 75ft. of lakefront. The setback from the staircase to the lake line is over 500ft.

Mr. Eggleston reviewed the third aspect of the project, referencing Drawing 3 of 3. The previously existing carriage house was subdivided and renovated into a dwelling prior to the Applicant owning this property. After improving the house, the owners intend on spending more time at the property year-round and would benefit from a garage that is architecturally appropriate to the house. The proposal is for a 24ft. by 30ft. 2-car garage with a HIP roof including dormers. There will be limited storage in the attic of the garage. The height of the garage is planned to accommodate the height of the Applicant's tall vehicles and possibly hanging items from the ceiling for winter storage. The proposed garage is in compliance with all setback requirements but will need relief from a variance for a lakefront of less than 75ft. Member Ketchum asked for clarification on floored garage attic storage space given the presence of the dormers in the roof line. Mr. Eggleston assured the dormers are strictly decorative doghouse dormers with a small round window seen on each elevation of the garage.

Mr. Eggleston referenced the Site Plan, explaining the existing property has 17.1% impermeable surface coverage (ISC), the Planning Board will be reviewing this under a Special Permit application to reduce the ISC to 14.6%. The existing grand loop driveway will have the loop eliminated to help reduce ISC, with enough room remaining in the turnaround area to accommodate 3 cars parked safely off the road without blocking anyone in. A bioswale is proposed along the east property line to capture runoff from the neighboring property that does not have any stormwater management. This will reduce the amount of

runoff going into the lake because the Recktenwald's property should be able to manage its own water if it is not being inundated by water from the neighboring property. Member Palen asked how the water from the bioswale will be disposed from the property. There will be an underdrain for excess water that is not absorbed that is directed south than behind the garage toward the lake after being cleaned and slowed down. Before entering the lake, the water will make its way through existing stormwater management that has been developed on the property. Member Lee sought clarification that the bioswale will only be catching water coming from the driveway of the east neighboring property. Mr. Eggleston explained that is correct, the bioswale will not manage the coverage on this lot but by managing the runoff from the neighboring property the lot will be able to manage its own runoff. Ms. Recktenwald stated the old driveway from the neighboring property that is no longer used still exists directly across from the Applicant's driveway and when the neighboring house was renovated drainage was installed around the dwelling and it empties into that old driveway then flowing directly into her driveway.

A site visit was scheduled for *Saturday, December 11, 2021 at 8:30 am.*

WHEREFORE, a motion was made by Member Lee and seconded by Member Ketchum to schedule the public hearing for *Tuesday, January 4, 2022 at 7:02 pm.* The Board having been polled resulted in unanimous affirmation of said motion.

Other Board Business

Paper or Digital Documents

Clerk Barkdull informed the ZBA that the Planning Board determined they would like to reduce the use of paper for meetings reducing the number of copies required for an application from 9 to 5. The ZBA was polled and they agreed it was easier to read hard copy plans on paper. Clerk Benda will reach out to Member Kiefer to ask his preference. The ZBA will reduce the current requirement from 9 to the appropriate number of copies after consulting Member Kiefer.

Cannabis Local Laws Update

Clerk Barkdull updated the Town Board (TB) had two public hearings Monday, December 6, 2021 regarding opting in or out of retail and on-site consumption in the Town. The TB voted to opt-out of on-site consumption of cannabis in the Town. The determination for retail of cannabis within the Town was tabled until the December 20th meeting.

There being no further Board business, a motion was made by Vice Chair Palen and seconded by Member Lee to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 7:32 pm.

Respectfully Submitted,
Kim Benda