

**TOWN OF SKANEATELES
ZONING BOARD OF APPEALS
MEETING MINUTES OF
September 12, 2023**

Present:

Denise Rhoads, Chair
David Palen
Kris Kiefer
Dave Lee
Sherill Ketchum
Scott Molnar, Attorney
Karen Barkdull, P&Z Clerk
Aimie Case, ZBA Clerk

Chair Rhoads opened the meeting at 7:01 pm.

Minutes

Previous distribution to the Board of the regular meeting minutes of August 1, 2023, was executed, and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Ketchum and seconded by Member Kiefer to accept the August 1, 2023, minutes as submitted. The Board having been polled resulted in unanimous affirmation of said motion.

	<u>Record of Vote</u>	
Chair	Denise Rhoads	Present [Yes]
Vice Chair	David Palen	Present [Yes]
Member	Kris Kiefer	Present [Yes]
Member	Dave Lee	Present [Yes]
Member	Sherill Ketchum	Present [Yes]

Initial Review

Applicant:	Dennis & Tracey McCarthy 1 Sachem Drive Skaneateles, NY 13152	Property:	3241 East Lake Road Skaneateles, NY 13152 Tax Map # 040.-01-08.0
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Present: Andrew Ramsgard, Ramsgard Architectural Design
Dennis McCarthy, Applicant
Tracey McCarthy, Applicant

The applicant is seeking approval to renovate their existing single-family residence at 3241 East Lake Road and construct a detached garage. Architect, Andy Ramsgard represented applicants, Dennis and Tracey

McCarthy. All were all present. The existing dwelling is on a 0.6-acre lot in the RF District. This is an existing nonconforming lot as it does not comply with minimum side yard setbacks and lake frontage. The proposed renovations and new construction will comply with all dimensional requirements except for minimum lake frontage. The applicant is requesting a variance of ±7.30 feet regarding lake frontage. The existing lot has 67.7 feet of lake frontage whereas 75 feet is required.

The proposed new construction of a 24-foot by 20-foot detached garage will have a 30.0-foot setback from Fire Lane S and is set 190.7 feet away from the lake. Member Ketchum asked if the second floor of the garage would be finished. Mr. Ramsgard stated that it would be finished and likely be utilized as an art and recreation room.

Proposed renovations to the dwelling will keep within the existing footprint. The existing semi enclosed porch will be altered by the demolition of one wall and a patio will be added to the northwest side of the dwelling. A new septic will be installed.

A portion of the existing driveway will be demolished and a new 50-foot (818.50 sf) driveway will meet the east facing side of the garage. The proposed permeable patios off the garage and house, as well as the permeable walkway between the two structures will fall within the impermeable surface coverage requirements. Mr. Ramsgard noted that these surfaces will cause no disruption to the lakebed as they are 200 feet off the mean high-water elevation.

The McCarthy's presented a similar application to the ZBA about 10 years ago, where they proposed to demolish the current dwelling which they now plan to renovate instead. Two variances were proposed and granted but the project was not pursued at that time. One of these granted variances was for lake frontage. The property was recorded as being nonconforming prior to December 2005 and the McCarthy's ownership. The existing structure is a two-bedroom camp, originally built as a garage. City of Syracuse records show that said garage was converted to a dwelling around 1949.

A site visit will be conducted on September 23, 2023, at 8:30 am.

At this time, Chair Rhoades asked if there were any questions. There were none.

WHEREFORE, a motion was made by Chair Rhoades and seconded by Member Kiefer to schedule a public hearing for October 10, 2023, at 7:02 pm. The Board having been polled resulted in unanimous affirmation of said motion.

	<u>Record of Vote</u>	
Chair	Denise Rhoads	Present [Yes]
Vice Chair	David Palen	Present [Yes]
Member	Kris Kiefer	Present [Yes]
Member	Dave Lee	Present [Yes]
Member	Sherill Ketchum	Present [Yes]

Discussion

The next ZBA Meeting will be held on October 10, 2023, at 7:00 pm.

The Board discussed Local Law F-2023- Proposed Shoreline Development Amendments in preparation for a unanimous submittal of recommendations. Clerk Barkdull has worked extensively on the Shoreline Committee and with the involved Boards. She answered questions from Board Members and provided clarification on the proposed amendments. Topics discussed included skirting, moorings, secondary

perimeters, covered hoists, and defining want vs. need regarding allowable depth:length of permanent docks. The Board will reconvene on Shoreline Regulation Amendments at the next meeting on October 10, 2023. Members will pool comments and suggestions to be submitted collectively as a Board.

There being no further Board business, a motion was made by Member Lee and seconded by Vice Chair Palen to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 7:44 pm.

Respectfully Submitted,

Aimie Case
ZBA Clerk

Additional Meeting Attendees: Andrew Ramsgard, Ramsgard Architectural Design
Dennis McCarthy, Applicant
Tracey McCarthy, Applicant