

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

**April 2, 2013**

**Present:**

Dave Graham  
Denise Rhoads  
Jim Condon (excused)  
Steven Tucker  
Eric Williams (resigned)  
Debbie Williams, Codes Enforcement Officer  
Scott Molnar, Attorney  
Karen Barkdull, Secretary

Also present:                Robert Eggleston        Jay Seiler

The meeting commenced at 7:00 p.m. at Town Hall. The next regularly scheduled Zoning Board of Appeals meeting will be held on May 7, 2013. The Zoning Board of Appeals site visits are scheduled for April 20, 2013. Previous distribution to the Board of the regular meeting minutes of March 5, 2013 were executed and all members present acknowledged receipt of those minutes.

**WHEREFORE** a motion was made by Vice Chair Rhoads and seconded by Member Tucker to accept the March 5, 2013 minutes as submitted. The Board having been polled resulted in favor of said motion. Member Tucker abstained from the vote.

**Discussion**

Applicant:        Jason Seiler  
                      W. Genesee Street  
                      Skaneateles, New York

Property:  
                      720 Sheldon Rd  
                      Skaneateles, NY 13152  
                      **Tax Map #036.-01-19.2**

Present: Jason Seiler, Applicant; Robert Eggleston, Architect

Jason Seiler has a contract to purchase the former short line building for his commercial construction company. The proposal is to raise the roof of the existing building 3' to accommodate a second floor for the office area. The roof height will be 21' at the office area and 17' over the storage area. This will allow building materials and construction vehicles to be stored in the building. The building will also be expanded to extend 50' in width to accommodate the equipment used. The addition will be 26'x 60' in the back of the building and a 24'x 24' area will be maintained. The 12'x15' shed will be removed. The impermeable surface coverage of 44.4% will be reduced to 31%. There is a pre-existing right-of-way the Town uses for access for the Town property surrounding the applicants. The 24' easement is in the process of being formalized on the deed prior to the finalization of the sale of the property.

There are three employees and one person in the workshop that will work in the building on a daily basis with the remaining employees working at the various project sites. All equipment moving is done by Mr. Seiler who is licensed to operate the equipment.

The proposed impermeable surface coverage is 31% whereas 15% is allowed for the pre-existing nonconforming lot located outside of the Skaneateles Lake watershed and in the RR district. The Town easement comprises of 15.8% impermeable surface coverage. Based on footnote six of dimensional table II, the Planning Board has the authority to waive the impermeable surface coverage restriction of the lot.

Three variances are required for the proposal. The existing corner of the building is located 55' from the watercourse making the building nonconforming; the proposed 67% expansion exceeds the 25% allowed for a nonconforming lot. The proposed addition is located 90' from the watercourse, although the increase in footprint is farther from the watercourse than the existing building. The side yard setback is 32.1' from the property line whereas 37' is required based on 20% of the lot width of 185' with the width measured at the front of the building. A site visit will be conducted on April 20, 2013 at 9 am. Counsel Molnar recommended that the project be considered an Unlisted Action for the ZBA SEQR review to be conducted next month as part of the application process.

**WHEREFORE** a motion was made by Vice Chair Rhoads and seconded by Chairman Graham to schedule a Public Hearing on *May 7, 2013 at 7:10 pm*. The board being polled voted in favor of said motion.

#### **Discussion**

The draft Open Space documents have been distributed and any comments should be submitted to Chairman Graham for inclusion in the ZBA response to the Town.

#### **Discussion**

The recent Onondaga County Planning Symposium has the training available through a link on the web. The updated SEQR forms release date has been postponed until October of 2013.

#### **Discussion**

The Skaneateles Country Club has submitted a variance and a special permit application to the Board for dock expansion.

There being no further business a motion was made by Vice Chair Rhoads and seconded by Member Tucker to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Karen Barkdull