

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

April 3, 2018

Present:

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

The meeting commenced at 7:00 p.m. at Town Hall. The next Zoning Board of Appeals meeting will be held on May 1, 2018 and a site visit is scheduled for April 7, 2018.

Previous distribution to the Board of the regular meeting minutes of March 6, 2018 was executed and all members present acknowledged receipt of those minutes.

WHEREFORE a motion was made by Member Palen and seconded by Member Ciaccio to accept the March 6, 2018 minutes as corrected. The Board having been polled resulted in unanimous affirmation of said motion.

<u>Record of Vote</u>			
Chair	Denise Rhoads	Present	[Yes]
Vice Chair	Jim Condon	Present	[Yes]
Member	David Palen	Present	[Yes]
Member	Kris Kiefer	Present	[Yes]
Member	Michael Ciaccio	Present	[Yes]

Initial Review

Applicant: James & Kimberly Tracy
2833 Shamrock Road
Skaneateles, NY 13152
Tax Map #036.-02-02.0

Present: James Tracy Applicant

The 12.8 acre mixed use lot includes a single family dwelling and the applicant's construction business. Proposed is a two-car attached garage with breezeway connected to the existing dwelling that will be 14 feet to the south property line and 94.8 feet to the west property line. The required setback for the side and rear setbacks is 100 feet since the property is a mixed use property and as such, under the dimensional requirements shown on Dimensional Table 2. The garage will have two overhead doors facing north, and a pedestrian door and window facing south.

The neighborhood consists of farm fields and some residential dwellings. There are no watercourses located on the property; however, there is a pond at the north of the property that has been designated as a wetland, located more than 100 feet from the proposed addition. Member Palen suggested that the applicant obtain letters of approval from the neighbors. Member Kiefer requested that page three and four of the submitted application be corrected to reflect the agricultural properties in the area and wetlands on the property. A site visit will be conducted on Saturday, April 7, 2018 beginning at 9 a.m.

Z.B.A.04.03.2018

WHEREFORE, a motion was made by Member Palen and seconded by Member Kiefer to schedule a public hearing on **Tuesday, May 1, 2018 at 7:05 p.m.** The Board having been polled resulted in the unanimous affirmation of said motion.

Discussion

Counsel Molnar summarized the nine lot subdivision proposed by the applicant and owner, Donald Spear/ Emerald Estates Properties, L.P., and the Planning Board’s request to be lead agency for SEQRA review on the application. The Zoning Board of Appeals adopted the following resolution regarding the proposed Planning Board Lead Agency request for SEQRA Review-Hidden Estates Lot 3 Re-Subdivision:

WHEREFORE, a motion was made by Member Palen and seconded by Member Kiefer to endorse the designation of the Planning Board of the Town of Skaneateles as lead agency for SEQRA determination. The Board having been polled resulted in the unanimous affirmation of said motion.

<u>Record of Vote</u>				
Chair	Denise Rhoads	Present		[Yes]
Vice Chair	Jim Condon	Present		[Yes]
Member	David Palen	Present		[Yes]
Member	Kris Kiefer	Present		[Yes]
Member	Michael Ciaccio	Present		[Yes]

Attorney Advice Session

WHEREFORE a motion was made by Member Ciaccio and seconded by Member Kiefer to enter an attorney advice session. The Board having been polled resulted in favor of said motion.

WHEREFORE a motion was made by Member Palen and seconded by Vice Chair Condon to return from the attorney advice session. The Board having been polled resulted in favor of said motion.

The Board returned at 8:10 pm.

Discussion

Vice Chair Condon recommended that the Zoning Board of Appeals Standard Conditions be updated to reflect the additional conditions that have been added frequently on the Zoning Board of Appeals resolutions. He continued suggesting that “Planning Board approval if applicable” be added as a standard condition. Counsel Molnar suggested the addition of two conditions. They are:

- That the Applicant shall obtain all necessary permits and approvals from the Planning Board and any agency or authority having jurisdiction over the Property or Application.
- That the applicant provide an as-built survey of the completed project before a certificate of occupancy/certificate of compliance is issued. A survey of the footers /foundation be provided to the town prior to the continuation of construction if the variance granted was a side yard, lake yard or watercourse setback.

The board will continue the discussion at the next Zoning Board of Appeals meeting in May.

Discussion

Counsel Molnar noted that the Town of Huntington has all building permits and violations available on their website for public access to review.

There being no further business, a motion was made by Vice Chair Condon and seconded by Member Ciaccio to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 8:18 p.m.

Respectfully Submitted,
Karen Barkdull