

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

May 6, 2014

Present:

Denise Rhoads
Jim Condon
Steven Tucker
Sherill Ketchum
Scott Molnar, Attorney -absent
Karen Barkdull, Secretary
Dennis Dundon, Zoning Officer

The meeting commenced at 7:00 p.m. at Town Hall. Site Visits will be conducted on May 17, 2014 for all new applications. Previous distribution to the Board of the regular meeting minutes of April 8, 2014 were executed and all members present acknowledged receipt of those minutes.

WHEREFORE a motion was made by Member Ketchum and seconded by Member Condon to accept the April 8, 2014 minutes as submitted. The Board having been polled resulted in favor of said motion.

Initial Review

Applicant:	Five Fires LLC	Property:
	4584 Bamerick Lane.	3395 East Lake Road
	Jamesville, NY	Skaneateles, NY 13152
		Tax Map #041.-01-21.0

Present: Robert Eggleston, Architect

The two acre property was acquired last year with interior renovations completed last year. The hedgerow on the north side has been cleaned up and the property to the north, owned by the Bersanis, has a small cottage by the lake located 10' from the property line. On the applicant's property there is a small lakeside cottage located 5' from the property line and adjacent to the Bersani's cottage. The driveway to the cottage is perpendicular to the Congel residence and then follows right along the property line to the lake cottage. The applicant is proposing an 8' privacy fence to impede the light trespass on the Congel property. Within 100' of the lake the fence maximum height allowed is four feet with 50% visual penetration of the fence. The applicant would like to have an eight foot fence to run to the lake line. The Bersani family is in support of the project and a letter of support will be submitted.

Member Ketchum inquired why the 8' height was necessary as a conforming 6' tall fence would provide a shield against vehicle light trespass. Chairman Rhoads stated that light trespass was discussed on a prior application. Mr. Eggleston stated that most properties have driveways located away from a neighbors dwelling; however, the Bersani driveway is very close to the Congel dwelling and front yard. Member Condon inquired about the traffic on the Bersani

private driveway. Mr. Eggleston stated that there is a lot of traffic on the private drive. Member Condon stated that when he viewed the property and surrounding neighborhood, he did not see many fences on the properties but rather the use of natural hedgerows that can block the light and sound and is more in keeping with the comprehensive plan. He continued stating that the applicant acquired the property with the knowledge of the neighbor's driveway proximity to the dwelling and front yard. Member Ketchum clarified that the neighbor's driveway leads only to the cottage by the lake and inquired on the usage of the lake cottage. Mr. Eggleston stated that the Bersani's rent out the cottage on the lake or the extended family uses it. Member Condon stated that the screening could be accomplished with landscaping. Mr. Eggleston stated that the applicant intends to place plantings in front of the fence. He continued stating that there have been stakes placed along the property line reflecting 6' and 8' heights in anticipation of a site visit by the Board. Mr. Eggleston commented that the application is similar to the Filicia fence variance whereby they requested a privacy fence down to the lake. Member Condon stated that he does not remember the Filicia application given approval for a fence over 6' in height. Chairman Rhoads requested that the applicant attend the public hearing in June. Mr. Eggleston stated that he will also be in attendance at the site visit. A site visit will be conducted on May 17, 2014 at 9 am.

WHEREFORE, a motion was made by Chairman Rhoads and seconded by Member Ketchum to schedule a public hearing on *Tuesday, June 10, 2014 at 7:10 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Discussion

The Right to Know on-line training is due by May 23, 2014.

Discussion

Member Tucker updated the Board regarding the committee reviewing the definitions in our code and stated that the changes are being reviewed by Counsel Molnar prior to being submitted to the Town Board.

Discussion

Interviews for the open ZBA member position have been conducted and feedback will be provided to the Supervisor within a week.

Discussion

The Comprehensive Plan is in the final stages of preparation in anticipation of its reveal by the end of the month.

There being no further business a motion was made by Member Condon and seconded by Member Tucker to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 7:25 p.m.

Respectfully Submitted,
Karen Barkdull

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