

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

December 2, 2014

Present:

Denise Rhoads
Jim Condon
Steven Tucker
Sherill Ketchum
David Palen
Scott Molnar, Attorney
Karen Barkdull, Clerk
Dennis Dundon, Zoning Officer

The meeting commenced at 7:00 p.m. at Town Hall. The next Zoning Board of Appeals meeting will be held on Tuesday, January 6, 2015. Previous distribution to the Board of the regular meeting minutes of November 3, 2014 were executed and all members present acknowledged receipt of those minutes.

WHEREFORE a motion was made by Member Ketchum and seconded by Member Palen to accept the November 3, 2014 minutes as submitted. The Board having been polled resulted in favor of said motion.

Record of Vote

Chair	Denise Rhoads	Present	[Yes]
Vice Chair	Jim Condon	Present	[Yes]
Member	Sherill Ketchum	Present	[Yes]
Member	Steven Tucker	Present	[Yes]
Member	David Palen	Present	[Yes]

Initial Review

Applicant: Barbara Delmonico
2432 Wave Way
Skaneateles, NY 13152
Tax Map #056.-02-41.1; 056.-02-40.2; & 056.-02-47.0

Present: Robert Eggleston, Architect

The applicant has three properties on Winding Way. The first is a 19,887SF lot with the primary dwelling located on it. In 1996 the existing 5 bedroom dwelling was removed and replaced with a 3 bedroom dwelling, with the septic system for the dwelling located 50FT from the lake. The second property consists of a 10' x 315' strip that runs to the lake. The third property is located behind the existing dwelling and contains a 2957SF dwelling with a 668SF garage.

The applicant would like to merge all three properties and demolish the dwelling and garage on the former Kitt property. A 12'x 14' addition is proposed for the remaining dwelling taking it from 3 to 4 bedrooms. The new addition on the front of the house will not increase the nonconformity of the dwelling. A new septic system designed for four bedrooms will be placed over 100' from the lake line. A detached 600SF 2 story garage with non-habitable basement storage and a second story studio with bathroom will be added at the back of the property, with storage for a boat and truck located on the main floor. An alternative to the detached garage is to not tear down the nonconforming Kitt garage and use it for storage.

The variances requested are for an 18.7FT north side yard setback whereas 20' is required; the proposed living space is 14.1% whereas 10% of the lot area is the maximum allowed; the proposed foot print is 8.4% whereas 6% of the lot area is the maximum allowed; and the proposed open space is 77% whereas 80% is the minimum required.

The Planning Board will be reviewing the application for the proposed merger, site plan review for work within 200' of the lake line; and a special permit for impermeable surface coverage over 10%.

Member Tucker inquired if the dock will be reduced in size as the chart indicates the 621SF existing dock will be reduced to 351SF and there was no mention of the dock in the narrative. Mr. Eggleston stated that the existing dock will not be reduced in size; however, there appears to be a typo and he will correct the calculations and revise the site plan.

Member Condon inquired if the garage will be heated year round. Mr. Eggleston stated that the intention is to have it heated as the applicant will be using the studio on the second floor for her painting. Member Ketchum inquired why there needs to be a shower. Member Tucker stated that the studio has a kitchen sink and three piece bathroom which could convert the studio to an apartment and need an expanded septic system to five bedroom and a special permit for the accessory apartment.

Member Tucker inquired on the size of the old garage that is proposed to be demolished. Mr. Eggleston stated that it is 630SF. The proposed garage will be designed to be harmonious with the dwelling design. Member Tucker inquired is the shed on the south west end of the property is on the property line. Mr. Eggleston stated that he will verify that the corner of the neighbor's shed is included in the total shed square footage. The applicant has two sheds on the property with a shed by the water and the shed behind the dwelling that will be removed. Member Condon inquired if the dwelling is a year round dwelling. Mr. Eggleston stated that the applicant has owned the dwelling since 1996 as a year round dwelling, and the Kitt house was a year round dwelling. A site visit will be conducted on December 6, 2014.

Member Condon inquired if the garage bathroom is tied into the same septic system as the dwelling. Mr. Eggleston acknowledged that it would be tied into the same system.

WHEREFORE, a motion was made by Member Tucker and seconded by Member Condon to schedule a public hearing on *Tuesday, January 6, 2015 at 7:10 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Discussion

The Zoning Board reviewed the proposed Local Law 2014-B, A Local Law Amending the Town Code of the Town of Skaneateles for Revisions to §148-33 Signs. The Zoning Board of Appeals reviewed the Planning Board suggested modifications and endorses the suggested changes.

WHEREFORE a motion was made by Member Steven Tucker and seconded by Member Dave Palen, that the Town of Skaneateles Zoning Board of Appeals, it was **RESOLVED** to recommend adoption of Local Law 2014-B, A Local Law Amending the Town Code of the Town of Skaneateles for Revisions to §148-33 Signs, with suggested modifications from the Planning Board incorporated, copy attached. The Board having been polled resulted in the unanimous affirmance of said motion.

Discussion

Upcoming Events:

The comprehensive plan public information meeting is Monday, December 8, 2014 from 7-9 pm at the school district offices.

There is a Cornell Cooperative Extension Municipal Stakeholders meeting on Wednesday, December 10, 2014 at the Methodist Church.

The P&Z Staff meeting will be held on Monday, December 15, 2014 at 9 am

The Town Holiday Luncheon is Friday, December 19, 2014 starting at 1 pm.

There being no further business a motion was made by Member Palen and seconded by Member Ketchum to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Karen Barkdull
Karen Barkdull