

**TOWN OF SKANEATELES  
ZONING BOARD OF APPEALS  
AGENDA  
August 5, 2025**

**Join Zoom Meeting**

<https://us02web.zoom.us/join/edl?muid=163561b3-5931-492e-8b56-45e45a0dcbd6>

**Meeting ID: 875 4650 3591**

**Passcode: 240472**

One tap mobile

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Welcome to the Town of Skaneateles Zoning Board of Appeals Meeting and Public Hearings.  
To acquaint you with the Board Members, Legal Counsel, and PB/ZBA Clerk, we are seated as follows:

**Sherill Ketchum**  
*Member*

**David Palen**  
*Vice Chair*

**Denise Rhoads**  
*Chair*

**Kris Kiefer**  
*Member*

**Jim Condon**  
*Member*

**F. Scott Molnar**  
*Legal Counsel*

**Aimie Case**  
*ZBA Clerk*

**Karen Barkdull**  
*PB/ZBA Clerk*

- |                |   |
|----------------|---|
| <b>7:00 pm</b> | <b>Approval of Minutes from July 1, 2025</b>  |
| <b>7:02 pm</b> | <b>Public Hearing Continuance- James &amp; Emily Johnson- 1781 Russell's Landing</b><br>Request for variances necessary to make shoreline staircase compliant.  |
| <b>7:15 pm</b> | <b>Public Hearing- Greg &amp; Kaitlin Parker- 1021 The Lane</b><br>Proposed garage addition exceeding footprint and floorspace calculations for this nonconforming lot.   |
| <b>7:25 pm</b> | <b>Public Hearing Cont.- Stauffer Mgmt. Co LLC/SUNN1017 LLC- Jordan Road</b><br>Proposed Solar redevelopment project to span across two contiguous remedial lots. Former site of the Stauffer Chemical Company. |
| <b>7:40 pm</b> | <b>Public Hearing- Richard Hourigan- 1690 Amerman Road</b><br>Proposed permanent dock and boathouse on a nonconforming lot.   |
| <b>7:50 pm</b> | <b>Public Hearing- Penny Gray- 2654 West Lake Road</b><br>Proposed redevelopment of a nonconforming lot including dwelling, shoreline improvements, and permanent dock.   |
| <b>8:00 pm</b> | <b>Initial Review- Troy Green- 1190 Greenfield Lane</b><br>Proposed fence to enclose three contiguous lots.   |
| <b>8:10 pm</b> | <b>Initial Review- Chris &amp; Laura Kinder- 3249-C East Lake Road</b><br>Proposed second story addition on a nonconforming lot.  |
| <b>8:20 pm</b> | <b>Other Board Business</b> <ul style="list-style-type: none"><li>- The next ZBA Meeting will be held on September 9, 2025, at 7:00 pm.</li><li>- Northern Hamlets Master Plan: Final Draft</li></ul>           |

**Regular Board Meeting** - The public has the right to attend and listen to the board deliberations. The public may participate upon the invitation of the board.

**Public Hearing** - The public is invited to speak. The board is not obligated to answer questions or render a decision.

**Public Information Meeting** - A presentation is given to the public in order for the public to gain information on a specific project or topic. Following the presentation, the public is given the opportunity to ask questions. The Presenter may discuss follow-up actions.