

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

**February 5, 2019**

Present:

Denise Rhoads - Absent  
Jim Condon  
David Palen  
Kris Kiefer  
Michael Ciaccio - Absent  
Scott Molnar, Attorney  
Karen Barkdull, P&Z Clerk  
Kim Benda, Zoning Secretary

The meeting commenced at 7:00 p.m. at Town Hall. The next Zoning Board of Appeals meeting will be held on March 5, 2019 at 7:00 p.m. Previous distribution to the Board of the regular meeting minutes of January 8, 2019 was executed and all members present acknowledged receipt of those minutes.

**WHEREFORE** a motion was made by Vice Chair Condon and seconded by Member Kiefer to accept the January 8, 2019 minutes as submitted. The Board having been polled resulted in unanimous affirmation of said motion.

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

Initial Review

Applicant: Patricia Woodcock  
3833 East Street  
Skaneateles, NY 13152  
**Tax Map #044.-01-13.0**

Present: Jeff Davis, Attorney  
Scott Gasparini, Contractor

The proposal is for an existing fence to be allowed to remain in place with various set-backs to the lot line that are less than 12 inches. The original Building Permit was approved by CEO Hermann on 10/11/2018 with the minimum 6 inch set-back from the property line. Contractor Gasparini mentioned, the property was surveyed and staked on the property line prior to the fence installation for accuracy. CEO Hermann notified Ms. Woodcock the fence was encroaching on the property line and violated Town of Skaneateles Code, Section 148-11 Paragraph G, on 12/26/2018. The installed fence is in compliance with the Building Permit that was approved on 10/11/2018, it is a 4 foot vinyl white picket fence with 3 inch spacing.

Member Palen asked if there has been any concern from the neighbors. There have not been any comments from the neighbors to date and Attorney Molnar suggested the neighbors send a letter of No Objection to support the record and context of Ms. Woodcock's application. There was a second survey done post installation to confirm the lot line and placement of the fence. Contractor Gasparini informed the Board it would be expensive for the homeowner to move the fence to be in compliance with the 1 foot

minimum set-back. Vice Chair Condon asked if the Board required a site visit, the Board was in agreement that was not necessary and the survey was sufficient. Vice Chair Condon asked Ms. Woodcock's neighbors be notified of the public hearing and suggested they submit a letter to the board, although it is not required by the neighbors to submit them. Vice Chair Condon asked how long Ms. Woodcock has occupied the residence, Contractor Gaspirini responded "she has owned it since 2006".

**WHEREFORE**, a motion was made by Vice Chair Condon and seconded by Member Kiefer to schedule a public hearing on *Tuesday, March 5, 2019 at 7:05 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

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

**WHEREFORE** a motion was made by Member Kiefer and seconded by Vice Chair Condon to return from executive session. The Board having been polled resulted in favor of said motion.

The Board returned at 7:18pm.

### **Discussion**

P&Z Clerk Barkdull informed the board of the Planning and Zoning Staff meeting February 12, 2019 at 7pm. She also mentioned the agenda is currently available. The Skaneateles Fire Chief is not available to attend the meeting therefore the continuation of the driveway discussion is no longer on the agenda as the Chief will not be in attendance.

### **Discussion**

Vice Chair Condon asked if there was any new information on The Bird's Nest hotel. P&Z Clerk Barkdull updated the Town is waiting on The Village to do water improvements, so there has been no further progress.

There being no further business, a motion was made by Member Palen and seconded by Member Kiefer to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 7:22 p.m.

Respectfully Submitted,  
Kim Benda