

**TOWN OF SKANEATELES
ZONING BOARD OF APPEALS
MEETING MINUTES OF
August 4, 2020**

Present:

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

The meeting commenced at 7:00 p.m. at Town Hall via Zoom. The next Zoning Board of Appeals meeting will be held on September 1, 2020 at 7:00 p.m. Previous distribution to the Board of the regular meeting minutes of July 7, 2020 was executed and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Palen and seconded by Member Kiefer to accept the July 7, 2020 minutes as presented. The Board having been polled resulted in unanimous affirmation of said motion.

Record of Vote

Chair Denise Rhoads	Present [Yes]
Vice Chair Jim Condon	Present [Abstain]
Member David Palen	Present [Yes]
Member Kris Kiefer	Present [Yes]
Member Michael Ciaccio	Present [Yes]

Member hours for the present Board members were requested and submitted for the month of July 2020 via email.

Initial Review

Applicant: MaryAnn Mead
3847 East St.
Skaneateles, NY 13152
Tax Map #044.-01-10.0

Present: Bob Eggleston, Architect

Chair Rhoads described the proposal is for the construction of a 14'x20', detached one car garage, requiring a variance for a side yard setback. Bob Eggleston, Architect, explained Ms. Mead is a retiree who was able to find a ranch located on East Street after relocating to be near family. The house does not have any garage; therefore Ms. Mead is looking at various options to build one on the property. The first option would be to install a driveway and build off the double doors that serve as an entrance to the walk-out basement. With this option the ISC would exceed the allowable 15% and it would not accomplish an easy to live in retirement home by having the garage in the basement, therefore Ms. Mead vetoed this option. Mr. Eggleston stated, the most affordable way to construct a garage would be to build a detached garage on a floating slab, instead of requiring a dug foundation.

Mr. Eggleston reviewed two options included on page 2A of the Site Plan, dated July 21, 2020, as these options would not require variances. Option A, is not optimal as it would block the existing windows in the bathroom and dining room, and since the area of the space would be larger than the proposed detached garage as well as require a full foundation it would cost twice as much to build. Option B, allows for a detached garage complying with the 14.6ft. setback, however the garage would only be 6ft. from the house as the septic obstructs the construction from being further back to allow more space between the garage and house. In order for Option B to remain compliant the garage would only be 12ft. x 20ft. allowing for minimal space to open the door of Ms. Mead's mid-size SUV. For these reasons Option B does not seem ideal for Ms. Mead. Mr. Eggleston explained the proposed 14ft. x 20ft. detached garage with a 10ft. distance to the house allows ample space for Ms. Mead to enter/exit her vehicle when it is parked inside the garage, it also allows for walking space between the existing deck and proposed garage with an 8.6ft. side yard setback to the property line .

Mr. Eggleston informed the Board there has been communication with the Kopley's, who live north adjacent to Ms. Mead as they would be most effected by the garage construction. The Kopley's have a tree existing in their side yard, because the garage will be on a floating slab the tree roots will not be disturbed by the construction but a couple of limbs on the crown of the tree will require trimming. The Kopley's agreed the proposal is the most acceptable solution to install a garage on this property.

Mr. Eggleston explained the garage location and elevations for the Board, reviewing page 2 of the Site Plan, dated July 21, 2020. This solution seemed most feasible for affordability and to meet Ms. Mead's future accessibility needs further into retirement.

Chair Rhoads inquired about the existing tree and asked why the garage is not pushed further into the macadam of the parking area. Mr. Eggleston explained the window that is being saved in the dining room would look directly into the side of the garage, by pushing the garage back Ms. Mead is able to view the front and side yards of the Kopley's rather than the broad side of her garage and it allows for more space between the garage and existing deck. Chair Rhoads asked how much of the tree would require trimming. Mr. Eggleston answered, one limb, referring to the property photos provided to the Board.

Member Palen asked if there was a walkway being planned between the house and the garage. Mr. Eggleston explained there will likely be a permeable walkway between the back door on the proposed garage which aligns with the existing back stairs on the side of the house. Member Kiefer inquired about the allowable ISC for this non-conforming lot. Clerk Barkdull confirmed the allowable ISC is 15% for this specific lot.

Chair Rhoads asked for a description of the interior layout of the house, inquiring if it would be feasible to place the garage on the front of the home. Mr. Eggleston explained the kitchen is on the front north corner, in the center is the entry door, with the living room on the south front corner. In addition to the deck on the north corner there is a casement window, entry door and a bay window along the front of the home.

A site visit was scheduled for *Saturday, August 8, 2020 at 8:00am*. Mr. Eggleston agreed to have the site staked for review.

WHEREFORE, a motion was made by Member Ciaccio and seconded by Vice Chair Condon to schedule a public hearing on *Tuesday, September 1, 2020 at 7:02 pm*. The Board having been polled resulted in unanimous affirmation of said motion.

Other Board Business

Member Palen inquired how credit is given for attending webinar trainings if there are no certificates to submit at the end of the training. Clerk Barkdull explained most webinars will present the attendee with a certificate, however if that does not happen, we allow for submission using the “honor system”. Chair Rhoads confirmed this is acceptable as training hours are recorded by Clerk Benda.

Member Kiefer inquired about the July 28, 2020 P&Z meeting, asking if there was any further discussion resulting from the Texeira application. Clerk Barkdull gave a summary of the July 28, 2020 P&Z meeting and discussed the draft changes to the Zoning Code.

There being no further Board 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 7:24 pm.

Respectfully Submitted,
Kim Benda