

**TOWN OF SKANEATELES  
ZONING BOARD OF APPEALS  
MEETING MINUTES OF  
September 6 2022**

**Present:**

Denise Rhoads, Chair  
David Palen (zoom)  
Kris Kiefer (zoom)  
Dave Lee  
Sherill Ketchum  
Scott Molnar, Attorney  
Karen Barkdull, P&Z Clerk (zoom)

Chair Rhoads opened the meeting at 7:04 pm.

**Minutes**

Previous distribution to the Board of the regular meeting minutes of August 2, 2022, was executed, and all members present acknowledged receipt of those minutes.

**WHEREFORE**, a motion was made by Vice Chair Palen and seconded by Member Ketchum to accept the August 2, 2022, minutes as presented. The Board having been polled resulted in unanimous affirmation of said motion. Member Kiefer abstained from the vote due to his absence at last month's meeting.

**Record of Vote**

Chair	Denise Rhoads	Present [Yes]
Vice Chair	David Palen	Present [Yes]
Member	Kris Kiefer	Present [Abstain]
Member	Dave Lee	Present [Yes]
Member	Sherill Ketchum	Present [Yes]

**Public Hearing Continuance**

Applicant: Griffith Oil Co., Inc. (Superior Plus Propane)  
1376 East Genesee Street  
Skaneateles, NY 13152  
**Tax Map #042.-01-07.0**

Present: Pat Bisesi, Plant Manager

The applicant is requesting a variance for a rear yard setback of 15 feet whereas 30 feet is required. Member Lee confirmed with the applicant that the shed will be placed slab on grade. The shed will be located 15 feet from the property line and approximately 10 feet from the fence line. Member Ketchum inquired if the empty tanks that are in the proposed shed location will be moved, and Mr. Bisesi said that they move constantly to various places on the property. Member Ketchum said that if the shed is in place and the tanks are around it there would be no room for emergency vehicles to access the building. Also, the driveway that is beyond the fence is muddy and not drivable. The area where there is some excavation and mud is an area that is having drainage issues repaired and will be remedied soon. Mr. Bisesi said that a lot of the work being done on the other side of their fence is on their property, but they are okay with it as it will solve an issue. Member Lee noted that the neighboring property's building is close to the property line. Chair Rhoads stated that the board is waiting to hear back from the fire chief on access to the property.

**WHEREFORE**, a motion was made by Vice Chair Palen and seconded by Member Kiefer to open the public hearing. The Board having been polled resulted in unanimous affirmation of said motion.

**WHEREFORE**, a motion was made by Vice Chair Palen and seconded by Member Lee to extend the hearing to the next meeting. The Board having been polled resulted in unanimous affirmation of said motion.

**WHEREFORE**, a motion was made by Member Ketchum and seconded by Member Lee to extend the hearing to the next meeting. The Board having been polled resulted in unanimous affirmation of said motion.

The board determined that the recent submission is adequate for the board's review.

**Initial Review**

Applicant: Kelly & Joseph O'Hara  
3824 East Street  
Skaneateles, NY 13152  
**Tax Map #044.-02-29.0**

Present: Kelly & Joe O'Hara, Applicants

The applicants are proposing a 200 square foot shed that would be located five feet seven inches from the north property line to replace the existing failing shed. The applicant provided photographs of the existing shed. The neighbor on the northside of this property is in support of the replaced shed and is happy it is being replaced. Chair Rhoads suggested that a letter of support be submitted to the board from the neighbor. A site visit will be conducted on September 10, 2022.

**WHEREFORE**, a motion was made by Member Ketchum and seconded by Member Lee to schedule a public hearing to October 11, 2022 at 7:05 p.m.. The Board having been polled resulted in unanimous affirmation of said motion.

**Initial Review**

Applicant: Brandon & Page Clifford  
863 Milford Drive  
Skaneateles, NY 13152  
**Tax Map #047.-02-05.0**

Present: Bill Murphy, Space Architectural Studio;

The applicants have recently purchased the dwelling and want to maximize the living space for the growing family. There is an existing split level home located on the lot that is under two acres in the RR district. The plans include reworking the entry to add a powder room, opening the kitchen up to the living room, add a den and bathroom in the basement, and a second level to the one story portion of the dwelling. Also proposed is a 440 square foot deck on the north and west side of the existing dwelling wrapping to the south side to the proposed 175 square foot porch.

Variances are required for the side and front yard setbacks, lot coverage over the maximum allowed to 26.2%, and increasing the nonconforming impermeable surface coverage from 16.6% to 18.4%. The changes will allow more reasonable and comfortable living for the family. Vice Chair Palen commented that the deck would be permeable, and Mr. Murphy stated that the spacing on the deck classifies it as

permeable with the porch roof over a portion of the deck making the porch area impermeable. Member Ketchum inquired about a potential stormwater system and Mr. Murphy replied that there is not a lot of room for one. Member Lee asked about how the drainage flows on the lot and Mr. Murphy said that the ridge of the property runs through the middle of the dwelling allowing the drainage to split with a portion running northwest and the rest flowing east then eventually to the watercourse to the east. The hot tub at the rear of the dwelling is set on a patio. There are no additional bedrooms proposed and the system was inspected and deemed appropriately sized. The septic field is directly located in the northeast portion of the lot. A site visit will be conducted on September 10, 2022.

**WHEREFORE**, a motion was made by Member Kiefer and seconded by Vice Chair Palen to schedule a public hearing for October 11, 2022 at 7:10 p.m.. The Board having been polled resulted in unanimous affirmation of said motion.

**Initial Review**

Applicant: Joseph Mollendorf  
274 Ruskin Rd  
Amherst, NY 14226

Property:  
1801 Russell Landing  
Skaneateles, NY 13152  
**Tax Map #063.-03-10.0**

Present: Bill Murphy, Space Architectural Studio;

The shoreline is very steep with a 27 foot drop after the fence and is composed of large rock, The property has been owned by the applicant for over 30 years and the intention is to have it remain in the family. The existing access to the water is a steel spiral staircase to the lake which is difficult to traverse when carrying objects. It is built into the bedrock and proposed is a new staircase that would encapsulate the existing stairs with a staircase that will have switchbacks to reach the proposed 240 square foot dock. At the top of the bank is a platform to reach the stairs and the existing deck has been modified. Total shoreline structures will increase from 531 square feet to 995 square feet, including the proposed dock. The deck and stairs will be constructed of steel piles filled with concrete.

The original deck was constructed of pea gravel and a deck that rested on the property line. The proposed deck removes the pea gravel and the seawall and replaces it with a more conforming deck that has been squared off. The rock has continuously sheered off into the lake with the water shallow at the lake line. The proposed dock is 6 feet wide and 40 feet long from the mean high water line due to the shallowness of the water at the bottom of the cliff. 40 feet in length will take it out to about three feet of water and the applicant will be utilizing temporary docks to reach depth of water for a boat. There is a small storage shed on the base of the stairs that will remain. A site visit will be conducted on September 10, 2022.

Chair Rhoads inquired on how the basement will be added to the dwelling, Mr. Murphy stated that the house will be jacked up and then they will excavate below to create the basement, with the dwelling set back down on the new basement foundation.

**WHEREFORE**, a motion was made by Member Ketchum and seconded by Vice Chair Palen to schedule a public hearing to October 11, 2022 at 7:20 p.m.. The Board having been polled resulted in unanimous affirmation of said motion.

**Lead Agency Request**

The Planning Board has declared that they will be designated as Lead Agency for the SEQR review of the Skaneateles Solar PV application for a community solar project.

**WHEREFORE**, a motion was made by Member Ketchum and seconded by Member Lee to accept the designation of the Skaneateles Planning Board as Lead Agency for the Skaneateles Solar PV Application. The Board having been polled resulted in unanimous affirmation of said motion.

**Other Board Business**

*November 2022 ZBA Meeting*

It was noted that the November ZBA meeting is scheduled for election day on November 8, 2022. The board changed the date of the meeting to November 1, 2022.

There being no further Board business, a motion was made by Vice Chair Palen and seconded by Member Kiefer to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 8:00 pm.

Respectfully Submitted,

Karen Barkdull  
P&Z Clerk

Additional Meeting Attendees(Zoom):

Pat Bisesi