

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

November 10, 2015

Present:

Denise Rhoads
Jim Condon
Sherill Ketchum
David Palen
Scott Molnar, Attorney
Karen Barkdull, Zoning Clerk
Michele Norstad, ZBA Secretary

The meeting commenced at 7:00 p.m. at Town Hall. The next Zoning Board of Appeals meeting will be held on Tuesday, December 1, 2015. Member hours were turned in for October. Previous distribution to the Board of the regular meeting minutes of October 13, 2015 were executed and all members present acknowledged receipt of those minutes.

WHEREFORE a motion was made by Member Ketchum and seconded by Vice Chair Condon to accept the October 13, 2015 minutes. 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	David Palen	Present	[Yes]

Initial Review

Applicant: Emily S. Porter
3171 East Lake Road
Skaneateles, NY 13152
Tax Map #040.-01-22.0

Present: Andy Ramsgard, Architect

Chair Rhoads explained the applicant's request for variance to install a new permeable patio off of the lake side deck and then asked Mr. Ramsgard to review the proposal. Mr. Ramsgard conveyed that Ms. Porter would like to have patio space. Ms. Porter is allowed to have shoreline structures within the first fifty feet of the lake line and because the previous owners (Hoyers) had constructed an addition post 1994, it is required that they have a one-time addition of 500 square feet or 5000 cubic feet of volume, per Mr. Ramsgard. All was previously used up except for 14 square feet, so what is being proposed is an attached patio rather than a freestanding patio. In reviewing the plans, the green area is the 600 square feet that Ms. Porter is allowed to build for shoreline structures and the applicant would like to take that shape and slide it back and attach it onto the existing structure, so that the area of green and yellow on the site map is the total of that same 600 square feet; just repositioned and slid back rather than utilize the space out on the lake

yard. “That is the long and short of it for this simple and straight forward request”, said Mr. Ramsgard. This project is unusual and unique in the fact that the applicant’s request is not to utilize a shoreline structure (which currently there are none) yet, only make reasonable use of the property by attaching to the existing house and not expand further out into the lake yard. The existing deck on the home will be extended from and lined up with. Member Ketchum asked if there were any other lake shore structures planned by the applicant. Mr. Ramsgard answered “no”, but if the applicant were to consider doing so, they would be limited to 289 square feet left of the 600 square feet allowable. Member Palen asked what the patio construction would be. Mr. Ramsgard stated that brick pavers were to be used as well as wood for the attached deck, all of which would be permeable.

A Zoning Board of Appeals site visit is scheduled for November 11th, 2015 at 9:10a.m.

WHEREFORE, a motion was made by Member Palen and seconded by Member Ketchum to schedule the public hearing on *Tuesday, December 1, 2015 at 7:10 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Other Board Business:

The Kerrin Hopkins application has been postponed and approved to appear on the January 2016 schedule per Chair Rhoads.

The Town Board is meeting with Matt Ingalls on Thursday, November 12th, 2015 from 6:00p.m. to 7:00p.m. Both the Planning Board members and the Zoning Board of Appeals members have been invited to attend. Matt Ingalls had prepared an RFQ to review zoning code and the Town Board will request him to review specific parts of the current zoning code. Howard Brodsky will provide detailed analysis and side by side comparison of the current zoning code verses The Comprehensive Plan. Counsel Molnar stated that this information was presented by Town Supervisor Sennett at the last Planning and Zoning staff meeting. The Planning Board and Zoning Board of Appeals had previously met and submitted a revised Request For Qualifications to the Town Board for consideration. No formal written response (letter or e-mail) was sent in response. The Town Board felt that in order to advance it on a timelier basis, they would like to engage Howard Brodsky due to the fact that he is the current town planner and knows the code inside and out and is exceptionally capable to run an analysis of the code as it exists, the Comprehensive Plan and its priorities and to reconcile the two by finding holes, redundancies and modify it or amend it to reflect the Comprehensive Plan, per Counsel Molnar. Simultaneously, the Town Board would like to meet with Matt Ingalls and re-task the Ingalls group with tasks relating to consensus over the hard issues such as; the farming community and view shed protection, per Counsel Molnar. The purpose of Thursday’s meeting is to re-set the Ingalls group to very specific tasks and look at the areas where the focus can be significantly narrowed. This is all in an effort to limit the Ingalls proposal to three specific areas where the Town wants them to participate along with identifying a cost for the project. Afterward, the Town’s inclination is to retain the Ingalls group because of what they offer and their reputation and have Howard Brodsky already working on the reconciliation of the code and inconsistencies within the code as it currently exists, per Counsel Molnar. There were concerns over the lack of response by the Town Board to the Planning Board and Zoning Board of Appeals and their jointly composed formal letter.

WHEREFORE a motion was made by Vice Chair Condon and seconded by Member Ketchum that the Zoning Board of Appeals request a formal written response by the Town Board of Skaneateles to the memorandum dated September 29, 2015 regarding “RFQ Process Post-Comprehensive Plan / P&Z Meeting of September 22, 2015 – Attorney Advice Session”. The Board having been polled resulted in the unanimous affirmance of said motion.

The Draft Climate Action Plan Presentation will be November 19th at 7:00p.m. at the Town Board Meeting by the CNY Regional Planning and Development Board to explain the plan and how it was created.

The most recent NYPF-2015-November Planning E-News on-line New York Planning Federation publication dated 11.09.15 contains an article link regarding short-term rentals per Chair Rhoads that should be read by all. Also, the following publications were ordered: “Guide to Promoting Healthy Communities through Planning & Zoning”, “A Guide to Procedures Governing Public Meetings” and “A Guide to Transfer of Development Rights”.

Applications are currently being accepted until November 20, 2015 for the open board position of Zoning Board of Appeals Member. The contact point is Janet Aaron, Town Clerk. Interviews and an interview team will be arranged.

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

Respectfully Submitted,

Michele Norstad