

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

**October 2, 2012**

Present:

Dave Graham  
Denise Rhoads-absent  
Jim Condon  
James Lanning  
Debbie Williams, Codes Enforcement Officer  
Scott Molnar, Attorney

Also Present:	John Priest	Bob Eggleston
	Lynn Boles	Alison Conley

The meeting commenced at 7:00 p.m. The next regularly scheduled Zoning Board of Appeals meeting will be held on November 13 2012. Site visits will be conducted on October 20, 2012 by the Zoning Board of Appeals beginning at 9 a.m. Previous distribution to the Board of the regular meeting minutes of September 4, 2012 were executed and all members present acknowledged receipt of those minutes.

**WHEREFORE** a motion was made by Member Lanning and seconded by Chairman Graham to accept the September 4, 2012 minutes with minor corrections. The Board having been polled resulted in favor of said motion.

**Initial Review**

Applicant: Richard & Alison Conley  
4234 Browsing Lane  
Marcellus, New York

Property:  
1719 Russells Landing  
Skaneateles, New York  
**Tax Map # 063.-02-06.0**

Present: Alison Conley, Applicant; Robert Eggleston, Architect

The applicant has recently purchased the cottage on Russells Landing and the waterfront is in dire need of repair as the piers for the dock have been compromised by the April 2011 storms. They would like to enlarge the dock with a 12'x 12' section added to the dock and shed near the shoreline in addition to repairing the structure. The repairs would include repairing the access stairs and retaining wall as well as the dock.

Also proposed are replacement steps to the waterfront and to add a permeable path to the parking area from the dwelling. The lot is 17,856SF and requires a variance for a lot under 20,000SF. The application is also requesting a special permit for redevelopment from the Planning Board as the existing impermeable surface coverage is 16.2% with a proposed impermeable surface coverage of 16.1%.

Chairman Graham inquired on whether the existing dock will be repaired or replaced. Mr. Eggleston stated that the dock will be replaced down to the piers with the height of the dock reduced to the flood plain level, placing it two feet above the water rather than the existing four feet above the water. The pipes along the bank are for the water system that is removed from Skaneateles Lake seasonally.

The City of Syracuse has deferred their comments until the DEC permit has been issued. A Zoning Board of Appeals site visit will be conducted on October 20, 2012.

**WHEREFORE** a motion was made by Chairman Graham and seconded by Member Condon to schedule a Public Hearing on ***November 13, 2012 at 7:10 pm***. The Board having been polled resulted in the unanimous affirmance of said motion.

**Public Hearing Continuance**

Applicant: Michael & Carol Parker  
3406 West Lake St  
Skaneateles, New York  
**Tax Map # 049.-02-04.1**

Present: Robert Eggleston, Architect

Mr. Eggleston presented a revised plan dated September 28, 2012 modified based on comments from the Board made at last month's meeting. The revised plan reflects placement of the stairs on the east side of the building and away from the west side of the building. The only area of the deck that extends into the setback is a portion of the deck off the living room that varies in width from 4' to 6'. The redesign has not been thoroughly vetted by the applicants and may be modified beyond the thirty foot setback.

The variance requested has been reduced from 494SF to 65SF of deck that impinges on the property setback of 30'. The 20' setback approved in a prior variance request was specifically for the dwelling proposed and built. Any new changes to the dwelling would need to comply with the 30' setback unless relief is granted by the Zoning Board of Appeals. The revised site plan reflects the proposed deck will be further back from the property line. Mr. Ruston has viewed the revised plans when he was in the Town Hall offices. Mr. Ruston intendeds to plant over 120 30' trees on his property on his property, some of which will block the view of the proposed deck for Mr. Ruston as well as the lake view for the Parkers.

**WHEREFORE** a motion was made by Chairman Graham and seconded by Member Lanning to close the Public Hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

Member Lanning requested that the five criteria and decision be postponed to the next regularly scheduled meeting as the revised site plan was distributed tonight and he would like to have more time to review the plan.

**WHEREFORE** a motion was made by Chairman Graham and seconded by Member Condon to continue the Request for Variance on **November 13, 2012 at 7:20 pm**. The Board having been polled resulted in the unanimous affirmance of said motion.

**Initial Review**

Applicant: John Priest  
3790 Ashworth Drive  
Cincinnati, OH

Property:  
1787 Russells Landing  
Skaneateles, New York  
**Tax Map # 063.-03-07.0**

Present: Robert Eggleston, Architect

The applicants own a 22,000SF lot that is 75' wide on Russells Landing. It is a ranch style home with walkout basement that is located on the edge of the bank. The lot is nonconforming as it is located in the LWOD and less than 40,000SF, and proposed construction within 1000' of the lake line. The total footprint and floor space of all principal and accessory buildings shall not exceed 6% and 10% of the lot area respectively, whereas the site plan shows the proposed 576SF garage to increase the existing footprint of 8.3% to 10.5%, and the existing floor space of 14.4% to 17%.

They are proposing a detached two-car garage as there is no viable way to incorporate the garage with the dwelling. The proposed garage is placed within the existing driveway; no increase in impermeable surface coverage will be incurred. Existing impermeable surface coverage is 21.4% with a proposed 19.9% impermeable surface coverage. Reductions in the size of the driveway with the removal of the turnaround, removing a shed and slate patio, and replacing the impermeable steps to the lake with permeable steps are proposed to reduce the impermeable surface coverage. The minimum side yard setback of this nonconforming lot is 15' whereas the applicant is requesting to place the proposed garage 5' from the south property line. The neighbor to the south does not have their dwelling or garage within close proximity to the proposed detached garage.

The City of Syracuse has no comments in regards to the proposal in their correspondence dated September 28, 2012. The Onondaga County Planning Board correspondence dated October 3, 2012 recommends any DEC and/or City of Syracuse approvals to be obtained. A Zoning Board of Appeals site visit will be conducted on October 20, 2012.

**WHEREFORE** a motion was made by Member Condon and seconded by Member Lanning to schedule a Public Hearing on **November 13, 2012 at 7:30 pm**. The Board having been polled resulted in the unanimous affirmance of said motion.

**Initial Review**

Applicant: Larry & Lynne Meeske  
3610 74<sup>th</sup> Street  
Moline, IL

Property:  
2332 Thornton Grove South  
Skaneateles, New York  
**Tax Map # 056.-03-13.0**

Z.B.A.10.02.2012

Present: Robert Eggleston, Architect

The property is 12,944SF with 50' width on Thornton Grove with a small 854SF dwelling. The original cottage was modified in the 1970's with a small addition built slab on grade. The two bedrooms are very small and the applicant would like to modify the existing two bedrooms into one bedroom on the first floor and an additional 414SF second story for the location of the second bedroom and loft. The septic system is being reviewed to comply with current requirements including an alarm for the pump chamber. The front part of the 1930s cottage is 6.5' in height and the applicant would like to raise and replace the roof reversing the gable.

The existing shoreline structures of 113SF with 400SF allowed, and the applicant would like to add a permeable patio and concrete steps within 50' of the lake. The existing dwelling is 33' from the lake and the proposed addition is 56' from the lake line and requires a variance. The height of the building within 50' of the lake requires a variance. The footprint will remain the same with the living space increasing from the existing 854SF to 1268SF where 1294SF is allowed.

Impermeable surface coverage will be reduced from 25.3% to 20.2% and the applicant is obtaining Planning Board approval for a special permit for redevelopment. Open space is increasing from the existing 74.3% to 76.6%; however under the minimum 80% allowed. . A Zoning Board of Appeals site visit will be conducted on October 20, 2012.

**WHEREFORE** a motion was made by Member Lanning and seconded by Chairman Graham to schedule a Public Hearing on ***November 13, 2012 at 7:40 pm***. The Board having been polled resulted in the unanimous affirmance of said motion.

**Public Hearing Continuance**

Applicant: Matthew & Mary Ellen Salanger  
805 River Road  
Binghamton, NY 13901

Property:  
1824 Tamarack Trail  
Skaneateles, New York  
**Tax Map # 062.-01-12.0**

The applicant has received the final certificate of occupancy with the Planning Board accepting the as-built site plan dated September 15, 2012 and an amendment to the special permit resolution dated September 18, 2012, Mr. Salanger submitted a request dated September 17, 2012 for withdrawal of his application for a variance as the recent acquisition of land removed the requirement for the variance.

**WHEREFORE** a motion was made by Chairman Graham and seconded by Member Condon to accept the applicant's request to withdraw his variance application as the property is conforming to the zoning code. The Board having been polled resulted in the unanimous affirmance of said motion.

**Public Hearing Continuance**

Applicant: John Cherundolo

Property:

Z.B.A.10.02.2012

4443 Dolomite Drive  
Syracuse, New York 13215

West Lake Road, Route 41A  
Skaneateles, New York  
**Tax Map # 061.-01-12.1**

The applicant is revising his proposal and is not ready to present his revised proposal to the Zoning Board of Appeals this month.

**Discussion**

Applicant: Victory Sports Medicine  
791 East Genesee St  
Skaneateles, New York

Property:  
Cherry Valley Turnpike  
Skaneateles, New York  
**Tax Map # 042.-01-13.1**

Chairman Graham stated that the applicant is requesting that the Zoning Board of Appeals schedule a public hearing for their application. Chairman Graham read the Planning Board letter of support to the Zoning Board of Appeals dated October 16, 2012 for the lighting variance. Member Lanning stated that some of the Sachem Drive neighbors expressed a concern of the noise from the western fields. There are no noise regulations in the Town code, however, a major special permit approval has among the characteristics to be reviewed by the Planning Board, the creation of noise or other nuisances from the proposed project. Chairman Graham stated that a public hearing could be tentative scheduled based on the Planning Board completing their SEQR review prior to the public hearing. Chairman Graham recommended that Board members visit the various installation sites of the proposed lighting. Chairman Graham stated that variance for the height of the poles is the only area under the Zoning Board of Appeals purview regarding this application.

**WHEREFORE** a motion was made by Chairman Graham and seconded by Member Condon to schedule a Special Public Hearing on ***October 23, 2012 at 7:00 pm*** contingent on completion of the SEQR by the Planning Board as lead agency. The Board having been polled resulted in the unanimous affirmance of said motion.

There being no further business a motion was made by Member Lanning and seconded by Chairman Graham to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 8:09 p.m.

Edited Transcription,

Karen Barkdull