

**TOWN OF SKANEATELES
ZONING BOARD OF APPEALS
AGENDA
December 2, 2025**

Join Zoom Meeting

<https://us02web.zoom.us/j/86131715802?pwd=x1lX8tUhSuA4bLdARnfisPwdHp1R2t.1>

Meeting ID: 861 3171 5802

Passcode: 310777

One tap mobile

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Welcome to the Town of Skaneateles Zoning Board of Appeals Meeting and Public Hearings.
To acquaint you with the Board Members, Legal Counsel, and PB/ZBA Clerk, we are seated as follows:

Sherill Ketchum <i>Member</i>	David Palen <i>Vice Chair</i>	Denise Rhoads <i>Chair</i>	Kris Kiefer <i>Member</i>	Jim Condon <i>Member</i>
	F. Scott Molnar <i>Legal Counsel</i>	Aimie Case <i>ZBA Clerk</i>	Karen Barkdull <i>Town Planner</i>	

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| 7:00 pm | Approval of Minutes from November 4, 2025. |
| 7:02 pm | Public Hearing- Christina Ma- 2847 East Lake Road
Proposed Shoreline improvements. |
| 7:10 pm | Public Hearing- Christopher Graham/Jordan Road Town Homes, LLC-
County Line Road & Fox Run Crossing
Request to allow two-family dwellings to be built on six separate approved
0.50+ acre lots. |
| 7:20 pm | Public Hearing Continuance- James & Emily Johnson- 1781 Russell's Landing
Request for variances necessary to make shoreline staircase compliant. |
| 7:30 pm | Initial Review- Heidi Ragusa & Matthew Paddock- 4352 & 4360 Vinegar Hill Road
Request for setback variance necessary for an existing pole barn which would
become nonconforming as a result of a proposed lot line relocation. |
| 7:40 pm | Other Board Business
- The next ZBA Meeting will be held on January 6, 2026, at 7:00 pm.
- The next P&Z Staff Meeting will be held on December 18, 2025, at 6:30 pm. |

Regular Board Meeting - The public has the right to attend and listen to the board deliberations. The public may participate upon the invitation of the board.
Public Hearing - The public is invited to speak. The board is not obligated to answer questions or render a decision.
Public Information Meeting - A presentation is given to the public in order for the public to gain information on a specific project or topic. Following the presentation, the public is given the opportunity to ask questions. The Presenter may discuss follow-up actions.