

**TOWN OF SKANEATELES
ZONING BOARD OF APPEALS
MEETING MINUTES OF
January 2, 2024**

Present:

Denise Rhoads, Chair
David Palen
Kris Kiefer
Dave Lee
Sherill Ketchum
Scott Molnar, Attorney
Karen Barkdull, P&Z Clerk
Aimie Case, ZBA Clerk

Chair Rhoads opened the meeting at 7:01 pm.

Minutes

Previous distribution to the Board of the regular meeting minutes of December 5, 2023, was executed, and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Vice Chair Palen and seconded by Member Kiefer to accept the December 5, 2023, minutes as submitted. The Board having been polled resulted in unanimous affirmation of said motion.

Record of Vote

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

Initial Review

Applicant:	Robert & Diana Logan 3 Fennell Street Apt. 3 Skaneateles, NY 13152	Property:	1892 West Lake Road Skaneateles, NY 13152 Tax Map # 058.-01-22.0
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Present: Bob Eggleston, Eggleston & Krenzer Architects
Robert Logan, Applicant

Chair Rhoads stated that this application is for proposed renovations to an existing dwelling and the new construction of an accessory building on a nonconforming lot. The property is located at 1892 West Lake Road, is an existing nonconforming lot in the RF zoning district as well as the Skaneateles Lake

Watershed. Applicants Robert and Diana Logan were represented by their Design Professional, Bob Eggleston. Mr. Logan was also present. Mr. Eggleston explained that the property is 21,105 square feet, 45 feet wide, and has 48.1 lineal feet of shoreline. The property has a 3-bedroom dwelling which was built in the 1960's, as well as a small shed and has 12.2% of the lot area as potential living space and as 7.9% building footprint. The dwelling is nonconforming in that it is 6.2 feet from the south property line and 6.5 feet from the north property line whereas 9 feet is required. The shed is 4.0 feet off the north property line and the north driveway is 3.0 feet off the side property line. There are no shoreline structures on the property. The ISC is 22.7% and the TSC is 23.6%.

This application is to enclose the existing porches as living space, add a 16' x 32' patio and 10' x 20' deck on the east side of the house, add a 10' x 15' patio by the lakefront, remove the existing shed and construct a 22' x 22' two car garage to the west of the existing dwelling. Modifications will be made to the walkways and driveway. Proposed improvements to the dwelling are conforming and the new patio will have a 146.7-foot lake yard setback. The proposed garage will be built on the existing driveway area, with a 5.0-foot north side yard setback whereas 9.0 feet is required. The total building footprint will increase to 10.0% whereas 6.0% is allowed and the potential living space to 14.5% whereas 10.0% is allowed. The 3-bedroom dwelling will be reduced to 2 bedrooms and a den. The existing septic system, which pumps to a septic field 280 feet from the lake will remain. The driveway will be narrowed, and the setback increased to 5.0 feet, lowering the ISC to 20.4%. The TSC will increase to 25.1%.

The applicant is requesting variances for developing on a lot with less than 75 feet of lake front, the 5.0-foot side yard setback for the proposed garage, a building footprint increase of 2.1% to 10.0%, an increase of the potential living space of 2.3% to 14.5%, and an increase in TSC of 1.5% to 25.1%. This application will require Site Plan Review as it will cause disturbance within 200 feet of the lake, as well as a Special Permit for redevelopment. Mr. Eggleston noted that the applicants intend for this to be a year-round home where they can age in place. The inclusion of the new garage is necessary due to New York winters and the need for the homeowners to have charging stations for their two Tesla's. The ISC will be reduced from 22.7% to 20.4%. It is necessary to maintain a small turnaround area in the driveway so as to avoid backing out into West Lake Road. A variance is necessary for increasing the TSC. However, the permeable structures are only 4.7% of the TSC. Mr. Eggleston pointed out the inclusion of a bio-swale system to compensate for the increased ISC. Its intent is to capture stormwater from the driveway, garage, and house, directing it to the bio-swale on the east side of the dwelling. Additionally, due to ISC, the applicant will be making a payment of \$23,909.15 to the Town's LDRA Fund. Vice Chair Palen noted that the main ISC reductions appeared to be with the driveway with a reduction of 1000 square feet. Mr. Eggleston confirmed this and added that they would also be pulling it away from the property line. Vice Chair Palen also inquired about whether any services other than electricity would be run to the proposed garage. Mr. Eggleston responded that only electricity would be run to this new accessory building for the purpose of charging the applicant's electric cars.

A site visit will be conducted on January 6, 2024, at 8:30 am.

There being no further questions, Chair Rhoads asked for a motion to bring the application to public hearing on February 6, 2024.

WHEREFORE, a motion was made by Member Kiefer and seconded by Member Ketchum to schedule a public hearing for February 6, 2024, at 7:02 pm. The Board having been polled resulted in unanimous affirmation of said motion.

Record of Vote

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

Initial Review

Applicant: Kevin & Kathy LaGrow
LaGrow Wave Way Trust
PO Box 528
Skaneateles, NY 13152

Property: 2510 Wave Way
Skaneateles, NY 13152
Tax Map # 054.-04-03.0

Present: Bob Eggleston, Eggleston & Krenzer Architects

Chair Rhoads stated that this application is for a proposed addition to a dwelling on a nonconforming lot. The property, located at 2510 Wave Way, is nonconforming and in the RF zoning district and the Skaneateles Lake Watershed. Applicants Kevin and Kathy LaGrow were represented by their Design Professional, Bob Eggleston. Mr. Eggleston explained that the applicants would like to construct a 12' x 8' addition to a first-floor bedroom and to add a roof over the existing first-floor deck, making it a covered porch. The proposed addition will be built over an existing patio, making that patio a covered porch by adding a single post. The dwelling is a year-round home that the applicants would like to set up to age in place. The existing first floor guest bedroom, with proposed addition, will be used as a primary bedroom. The only disturbance of the site will be the footing for the first-floor bedroom addition over the existing patio. Potential erosion will be mitigated with silt fencing below the work area. Mr. Eggleston explained that the property is 31,563 square feet, 100 feet wide, and has 105.2 lineal feet of shoreline. The existing 4-bedroom dwelling was built in 1999 and has an attached garage, pool, patio, decks, and an older boathouse. The house has 14.3% of the lot area as potential living space where 10% is allowed, and 7.9% of the building footprint where 6% is allowed. The proposed site plan reflects a proposed 8.2% building footprint, an increase of 0.3%, and 15.8% total living space area, an increase of 1.5%.

The applicants are requesting an area variance for building footprint and for floorspace. The proposed site plan reflects a 0.3% increase in building footprint from 7.9% to 8.2%, and a 1.5% increase in building floorspace from 14.3% to 15.8%. Mr. Eggleston noted that the property had received an area variance in 1999 allowing for 17.9% impermeable surface coverage. The proposed ISC is 16.8%. It is a 0.4% increase but still falls below the approved 17.9% from the 1999 variance. The proposed setbacks are conforming. Chair Rhoads asked Clerk Barkdull if she knew the history of how the ZBA came to a variance of 17.9% ISC in 1999. Clerk Barkdull explained that the variance was granted prior to 2007 when the Town developed the DRA Fund and that the variance stayed with the property. She added that there were about 40 properties in the Town with a locked in ISC.

A site visit will be conducted on January 6, 2024, immediately following the Logan site visit. There being no further questions, Chair Rhoads asked for a motion to bring the application to public hearing on February 6, 2024.

WHEREFORE, a motion was made by Member Ketchum and seconded by Vice Chair Palen to schedule a public hearing for February 6, 2024, at 7:10 pm. The Board having been polled resulted in unanimous affirmation of said motion.

<u>Record of Vote</u>		
Chair	Denise Rhoads	Present [Yes]
Vice Chair	David Palen	Present [Yes]
Member	Kris Kiefer	Present [Yes]
Member	Dave Lee	Present [Yes]
Member	Sherill Ketchum	Present [Yes]

Discussion

The next ZBA Meeting will be held on February 6, 2024, at 7:00 pm.

SEQR Notice of Lead Agency status and Coordinated Review for Village Meadows Subdivision- The applicant asked the Planning Board to act as Lead Agency under SEQR, to which the Planning Board accepted and circulated notice to potentially interested agencies, including the ZBA.

WHEREFORE, a motion was made by Vice Chair Palen and seconded by Member Ketchum to accept the letter drafted by Counsel Molnar. The Board having been polled resulted in unanimous affirmation of said motion.

Appointment of Scott Molnar as ZBA Attorney-

Chair Rhoads asked for a motion that the ZBA retain Scott Molnar for his services in 2024.

WHEREFORE, a motion was made by Member Kiefer and seconded by Member Lee to retain Scott Molnar for his services as ZBA Attorney in 2024. The Board having been polled resulted in unanimous affirmation of said motion.

Appointment of Vice Chair will be tabled until the next meeting on February 6, 2024.

At this time, Chair Rhoads asked if there were any questions or comments from the audience. Councilor Mark Tucker stated that the Town Board had an upcoming meeting where they would finalize dates for the upcoming year and that they planned to try and have more combined Board meetings with the ZBA and Planning Board.

There being no further Board business, a motion was made by Member Ketchum and seconded by Member Kiefer to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 7:28 pm.

Respectfully Submitted,

Aimie Case
ZBA Clerk

Meeting Attendees:

Bob Eggleston, Eggleston & Krenzer Architects
Bob Logan (Applicant)
Tom O'Toole
Colin O'Toole

Meeting Attendees Via Zoom:

Councilor Mark Tucker
Councilor Lori Milne