

**TOWN OF SKANEATELES  
ZONING BOARD OF APPEALS  
MEETING MINUTES OF  
March 5, 2024**

**Present:**

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

**Absent:**

Sherill Ketchum

Chair Rhoads opened the meeting at 7:04 pm.

**Minutes**

Previous distribution to the Board of the regular meeting minutes of February 6, 2024, 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 February 6, 2024, 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	Absent [ X ]

**Initial Review**

Applicant:	Robert & Diana Logan 3 Fennell Street Apt 3 Skaneateles, NY 13152	Property:	2010 West Lake Road (Formerly 1892) Skaneateles, NY 13152 <b>Tax Map # 058.-01-22.0</b>
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Present: Bob Eggleston, Eggleston & Krenzer Architects

This application is for the proposed renovation of an existing dwelling and the construction of an accessory building on a nonconforming lot. The applicants, Robert and Diana Logan were represented by architect

Bob Eggleston. Mr. Eggleston stated that the address to the property was incorrect and had since been changed by the Onondaga County 911 coordinator. Counsel Molnar had advised the Board to re-advertise the Public Hearing under the new, corrected address. The concern over stormwater management on the property was addressed. It was noted that the points of concern addressed by neighbors were issues that have since been addressed by DOT and State DPW, in regard to culvert/ditch improvements. The Planning Board had requested that the applicant provide topography to help clarify some drainage questions. Revised plans with the correct address would be submitted as well. Mr. Eggleston added that He and his client would, conclusively, be able to show that by doing this project and by the Board granting these variances, many factors outlined in the narrative would be mitigated. The applicant’s other option is to renovate the house as planned with no variances, in which case there would be no stormwater management necessary or required. Mr. Eggleston confirmed Board Members had access to John Camp’s comments, which show he seems satisfied with the stormwater management plan in place. All Members did. While not a direct concern of the ZBA, he saw it as a mitigating factor that should be considered in approving the variances that will help manage stormwater on the property. Next month, the applicant will be providing grading plans showing topography and planting plans for the Planning Board, in addition to the corrected plans. Overall, more factors would be supported in improving the situation of the small lot and adjacent neighbors. It was clarified to the Board that the only change remains the elimination of the requested variance for total lot coverage. There were no further questions. Mr. Eggleston offered the Board another site visit if they felt they needed one. All Members agreed that another site visit wasn’t necessary.

Chair Rhoads stated for the record that the ZBA would not be opening the Public Hearing until next month’s meeting, on April 2, 2024, as the property address needs to be updated and the Public Hearing notice published with the correct address.

At this time, Chair Rhoads asked for a motion to schedule the public hearing for April 2, 2024, at 7:02 pm.

**WHEREFORE**, a motion was made by Vice Chair Palen and seconded by Member Lee to schedule a public hearing for April 2, 2024, at 7:02 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	Absent [ X ]

**Initial Review**

Applicant:	Kevin & Kathy LaGrow LaGrow Wave Way Trust PO Box 528 Skaneateles, NY 13152	Property:	2510 Wave Way Skaneateles, NY 13152 <b>Tax Map # 054.-04-03.0</b>
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Present: Bob Eggleston, Eggleston & Krenzer Architects

This application was heard as an initial review of a previously denied application that has been revised and is to be reviewed as a new application. It is for a variance for the proposed construction of a roof over an existing deck to make it a covered porch. The applicants, Kevin & Kathy LaGrow were represented by Architect Bob Eggleston. Mr. Eggleston noted that LaGrow’s previous application was not approved. The Board had concerns over building footprint and impermeable surface coverage. The LaGrow’s felt that they could sacrifice enlarging the bedroom as they would prefer having complete first floor accessibility with the addition of a roof over the existing impermeable deck, making it a porch. These changes from the original plan eliminated one variance- building footprint. Since the proposed porch would be constructed over an existing, impermeable deck, there would be no change to the building footprint. They are now only requesting a variance for building floorspace, which is currently at 14.3% with a proposed increase to 15.2% where 10% is allowed. Impermeable surface coverage on the property would not change and Mr. Eggleston noted that they would still fall below the 17.9% that was granted years ago. Mr. Eggleston clarified with the Board that they were now only asking for one variance and that the revised application would be reviewed as entirely new. Clarification was also sought over Member Lee’s previous recusal from the application and whether he planned to remain recused. Member Lee stated that he would remain recused unless the Counsel advised otherwise. Counsel Molnar stated that given the circumstances of Member Lee’s proximity to the applicant, he saw no issue with him using his discretion to decide either way. Member Lee’s decision to recuse himself stands. The Board had no questions regarding the revisions presented as a new application and a second site visit will not be conducted. At this time, Chair Rhoads asked for a motion to schedule the public hearing for April 2, 2024, at 7:10 pm.

**WHEREFORE**, a motion was made by Member Kiefer and seconded by Vice Chair Palen to schedule a public hearing for **this substantially changed application** for April 2, 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 [ x ] R
Member	Sherill Ketchum	Absent [ x ]

\*Member Lee- Recusal

**Initial Review**

Applicant:	Francis & Lauren Kaduc 14 Indian Spring Lane Rochester, NY 14618	Property:	1250 Greenfield Lane Skaneateles, NY 13152 <b>Tax Map # 053.-01-09.0</b>
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Present: Bob Eggleston, Eggleston & Krenzer Architects, Frank & Lauren Kaduc, Applicants

This application is for the proposed construction of shoreline structures including shoreline stairs, a permanent dock, and a boathouse. Applicants, Francis & Lauren Kaduc were in attendance and represented by Architect Bob Eggleston. The property is in the RF LWOD has an existing 2-bedroom dwelling with 651 square feet of floorspace and a 752 square foot building footprint, including a small shed. The property only has about 18,491 square feet of land, and is 56.88 feet wide, with 150.3 feet of shoreline. Current Zoning law would require most redevelopment to obtain an area variance given the lot is less than 20,000 square feet with a nonconforming structure. The only variance needed for the proposed project is for lot size. Specifically, redevelopment on a lot less than 20,000 square feet as the proposed plan shows an additional 107 square feet of total onshore improvements for a total of lakefront structures of 518 square feet. The proposed dock, boathouse, and stairs all conform with Zoning law as they have less than 800 square feet of dock structure over water, and the boathouse has a 20% footprint on land where only 10% is required. The proposed boathouse will be 10x16 feet and will have a roof peak at 16 feet above high water. The proposed steel pile dock will be 8 feet wide, 774 square feet, and extend 68 feet from the lake line. A new set of stairs will connect the timber steps with the dock. A deck, adjacent to the proposed dock, is 33 square feet onshore. The perimeter envelope is less than 4,000 square feet, measuring 3,943 square feet. The level of the dock will be at 100-year flood level (867.0 feet) and the boathouse floor slightly above that at 867.5 feet in consideration to flooding periods where wave action would allow water into the boathouse. The design of the boathouse would allow for safe storage of boats/kayaks and give direct access to both the dock and water for getting kayaks in and out of the water. A loft for dry storage will most likely be incorporated into the design. ISC will increase by 0.2% to 6.6% where 10% is allowed. Total coverage will increase by 0.5% to 9.7% where 20% is allowed. It was asked if there was currently a boathouse on the property. Mr. Eggleston clarified that there is not. Only timber and gravel stairs to the beach. The beach only exists with low water. He also noted that historically, a variance was granted for a nonconforming structure when the owner planned to tear down and rebuild the cottage. They elected not to go through with that project and the variance expired. The Board had no further questions.

Board Members will conduct a site visit on March 12, 2024, at 5:15 pm.

At this time, Chair Rhoads asked for a motion to schedule a Public Hearing for April 2, 2024, at 7:20 pm.

**WHEREFORE**, a motion was made by Vice Chair Palen and seconded by Member Kiefer to schedule a public hearing for April 2, 2024, at 7:20 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	Absent [ X ]

**Initial Review**

Applicant:	Jim & Kimberly Tracy 2833 Shamrock Road Skaneateles, NY 13152	Property:	2833 Shamrock Road Skaneateles, NY 13152 <b>Tax Map # 036.-02-02.1</b>
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Present: Bob Eggleston, Eggleston & Krenzer Architects

This application is for the proposed construction of a horse barn and addition to an existing service building. Additionally, a lot line relocation will add 2 acres from an adjacent lot to the existing lot. Applicants Jim and Kim Tracy were represented by architect Bob Eggleston. Mr. Eggleston explained that his client would like to construct a 20x150 foot addition to the side of an existing pole barn which they had received variances to construct. The purpose of this addition is to store the business tractor trailer inside. This is a mixed-use property. Zoning law originally allowed 6,000 square feet of commercial buildings in the RF District until it was raised to 8,000 square feet, 10,000 square feet with animals on site. At the time this building was constructed, a variance was needed. The current limit is 12,000 square feet. The proposed addition will increase the total building footprint from 15,106 square feet to 18,110 square feet. A variance is therefore being requested for building footprint of business-use buildings on the property. Mr. Eggleston explained that instead of spreading their business buildings over different lots, the applicant opted for a lot line relocation, adding 2 acres to their lot, and making it 17.8 acres. This will maintain keeping the ISC below 10%. By adding 2 acres, the total lot coverage will decrease by 0.2%, putting it at 10.7% where 20% is allowed. It was also noted that the Tracy's keep a nice clean site. Their lot is large and is comparable to that of Brillo's, who also run a construction/excavation business. Plan 2/5 created by Mr. Eggleston is color coded to show residential vs. business commercial use. All business commercial use is coded in yellow. The house, donkey barn, and proposed horse barn/paddock are considered residential use. He believes that the proposed plan is, by comparison, a small addition even though over the allowed square footage.

Vice Chair Palen noted that the last time the Board made a site visit to Tracy's, there was concern over the Federal Wetland on the property. Mr. Eggleston added that they would utilize that wetland by directing treated water from the bioswale. Member Lee sought clarification over whether the Site Plan was indicating a new entrance. The existing entrance will remain, including the cut at the road. There will however be a portion of impermeable driveway added in front of the addition to house the tractor trailer. This is to allow for the truck to be backed into the building. This will be offset by gravel in the back that is no longer utilized.

There were no further questions.

Board Members will conduct a site visit on March 12, 2024, immediately following the 5:15 pm site visit of the Kaduc property.

At this time, Chair Rhoads asked for a motion to schedule a Public Hearing for April 2, 2024, at 7:30 pm

**WHEREFORE**, a motion was made by Member Kiefer and seconded by Member Lee to schedule a public hearing for April 2, 2024, at 7:30 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	Absent [ X ]

**Initial Review**

Applicant: Joe & Marcia Zappia  
2629 East Lake Road  
Skaneateles, NY 13152

Property: 2629 East Lake Road  
Skaneateles, NY 13152  
**Tax Map # 037.-01-16.0**

Present: Bill Murphy Jr., SPACE Architectural Studio

This application is for a proposed second-story addition to an existing one-story garage, including a second story access staircase with a small deck. The property is in the RF District & LWOD. Applicants Joe & Marcia Zappia were represented by Architect Bill Murphy Jr.

Mr. Murphy explained that a recent windstorm caused a tree to fall on the garage roof, causing damage to several roof framing members and creating the need for an entirely new roof. Since the roof needs to be replaced and there is minimal storage on the property, the Zappia’s are hoping to take this opportunity to create storage space by means of a second-story addition to the garage. The 2-acre lot is deep and has a lot of slope to it. Due to the amount of slope, the existing basement has several steps and some low foundation, restricting storage space. The proposed exterior staircase and deck are intended to allow access to the second story, enabling the Zappia’s means of moving larger items to the second floor.

The applicant is requesting variances for building floorspace and building footprint. The existing floorspace on this nonconforming lot is 10.03%, with a proposed to 11.72% where 10% is allowed. The existing building footprint is currently nonconforming at 10.26% where 6% is allowed. Clerk Barkdull explained that where the variance for floorspace occurred was with ceiling height, which predicated it as living space regardless of intended use as being primarily storage. There will be no change to ISC and although total lot coverage will increase slightly, it will remain below the allowed 27.89%.

Member Lee questioned the proposed use of the addition as “storage space” on account of it is defined in the plans as storage, office, and exercise. Mr. Murphy explained that although the main intent was to create storage space, the owners will also utilize the area to make phone calls while working from home during the summer as well as for exercise. There will be no plumbing or septic tie in. Electricity already exists in the garage. They will add a ductless split to condition the space. If the applicants attempted to turn the addition into a living space by say, adding plumbing, review by Codes and the Health Department would be triggered. Clerk Barkdull added that Rich Abbott, from the City of Syracuse Water Department stated that if there were ever any change, the owners would need to go through the Onondaga County Department of Health. Mr. Murphy informed the Board that initially, living space was discussed with the Zappia’s but they ultimately chose not to go this route as it would cause too much disturbance to the property due to the location of the septic system. They just weren’t looking to get into adding plumbing. There would be no sleeping, no inhabiting. It is only meant to be a day space and a storage space. There were no further questions from the Board.

Board Members will conduct a site visit on March 12, 2024, at 6:00 pm.

At this time, Chair Rhoads asked for a motion to schedule a Public Hearing for April 2, 2024, at 7:40 pm.

**WHEREFORE**, a motion was made by Vice Chair Palen and seconded by Member Kiefer to schedule a public hearing for April 2, 2024, at 7:40 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	Absent [ X ]

**Discussion**

The next ZBA Meeting will be held on April 2, 2024, at 7:00 pm.

Clerk Case went over registration for the Planning Symposium on March 13, 2024. Early bird registration is closed but Members could individually register by contacting Robin Coon.

There being no further Board business, a motion was made by Member Lee and seconded by Vice Chair Palen to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 7:52 pm.

Respectfully Submitted,

Aimie Case  
ZBA Clerk

Meeting Attendees:

Bob Eggleston, Eggleston & Krenzer Architects  
Bill Murphy Jr., SPACE Architectural Studio  
Frank Kaduc  
Lauren Kaduc

Meeting Attendees Via Zoom:

Don Kasper  
Steven Leverich  
Councilor Mark Tucker