

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

August 5, 2014

Present:

Denise Rhoads
Jim Condon
Steven Tucker
Sherill Ketchum
David Palen
Scott Molnar, Attorney
Karen Barkdull, Secretary
Dennis Dundon, Zoning Officer

The meeting commenced at 7:00 p.m. at Town Hall. Site visits are scheduled this month on August 16, 2014 beginning at 9 am. to review the new applications. Previous distribution to the Board of the regular meeting minutes of July 1, 2014 were executed and all members present acknowledged receipt of those minutes.

WHEREFORE a motion was made by Member Condon and seconded by Member Ketchum to accept the July 1, 2014 minutes as submitted. The Board having been polled resulted in favor of said motion. Member Tucker abstained from the vote as he was absent at the July 1, 2014 meeting.

<u>Record of Vote</u>				
Chair	Denise Rhoads	Present		[Yes]
Vice Chair	Jim Condon	Present		[Yes]
Member	Sherill Ketchum	Present		[Yes]
Member	Steven Tucker	Present		[Abstain]
Member	David Palen	Present		[Yes]

Initial Review

Applicant: Carl Byrne
887 West Elizabeth St
Skaneateles, NY 13152
Tax Map #047.-02-02.0

Present: Carl Byrne, Applicant; Robert Eggleston, Architect

The prior owners, the Howards, received a variance in 2010 for an addition and deck located 27' from the watercourse, and the removal of the existing barn. The lot is 2.48 acres in the RR district with a watercourse along the eastern side of the property connecting with a ditch running east to west approximately 100' from the rear property line at its closest point.

The applicant would like to relocate the two existing sheds 50' from the rear property line. The existing storage shed will continue to be used for storage as there is no attic on the existing dwelling. Proposed is a 1229SF 3 car carriage barn with a 780SF apartment and 212SF of storage on the second floor. A 268SF second story deck would be located off the apartment. There is an existing 18" diameter tree that the applicant would like to keep, causing the proposed carriage barn to be located 80' from the watercourse whereas 100' is required. The proposed barn is further away from the watercourse than the existing dwelling located 16' from the watercourse.

The driveway will be reduced with a turnaround by the existing deck at the back of the dwelling located 45' from the watercourse being removed, increasing the driveway setback from the watercourse to 57' and 82' from the rear watercourse/ditch.

Member Tucker inquired on the size of one of the relocated storage sheds and asked if it could accommodate a vehicle. Mr. Eggleston stated that the size is 12'x21' and would only accommodate the smallest of vehicles. The impervious surface calculation could include a grass drive to the shed although the proposed three car garage will be used for vehicle storage. The shed is intended to store out of season lawn care and toys. A site visit will be conducted on August 16, 2014 beginning at 9 am.

WHEREFORE a motion was made by Chair Rhoads and seconded by Member Condon to schedule a Public Hearing on *September 2, 2014 at 7:10 pm*. The Board being polled voted in favor of said motion.

Initial Review

Applicant: Westside Podiatry
Jim Farrell
24 Fennell St
Skaneateles, NY

Property:
1713 Lee Mulroy Road
Skaneateles, NY 13152
**Tax Map #032.-03-13.0; 032.-03-14.0;
& 032.-03-12.0**

Present: Jim Farrell, Applicant; Robert Eggleston, Architect

The applicant is under contract to purchase the single family dwelling on three parcels totaling 77,206SF, on the condition of receiving approval to convert the single family dwelling to a medical office for his business, Westside Podiatry. The property is located on the corner of Lee Mulroy Road and Fisher Road. The three parcels will be merged into one parcel as the existing dwelling with deck, and septic system encroaches on the property line setbacks on all three parcels. There is a watercourse that runs along the western side of the parcels, with the natural drainage pattern of the property draining to this watercourse.

Proposed is the removal of the existing deck and driveway access off Lee Mulroy Road. The dwelling will have a porch with entrance ramp with a traditional porch railing; interior renovations and the deck will be replaced with a permeable patio. Parking will be expanded to

15 parking spots to support the two doctors with anticipation of a third doctor to be added to the practice at a later date. The existing parking area is located 76' from Lee Mulroy Road and 110' from Fisher Road with the proposed parking area 70' from the Lee Mulroy Road right of way and 60' from Fisher Road right of way. The driveway off Fisher Road will be widened to 18', and the driveway off Lee Mulroy Road will be removed.

The existing arborvitae will be reduced in height to four feet and a four foot hedge proposed to screen the parking in front of the building. The mature trees will remain on the property. An area variance is required for the parking located in front and to the side of the building whereas off-street parking should be located behind or to the side of the principal building.

OCDOH will verify that the septic condition for the change in use. The neighbor to the north, Michael Drake, has a landscaping business as a home occupation and intends to plant evergreen trees on the south side of his property line to screen the parking area from his property. Submitted was a letter of approval dated August 4, 2014 and signed by five of the neighbors from three of the nearby parcels. Member Condon inquired on whether the commercial use of the driveway was approved by Town DOT. Mr. Eggleston stated that he will verify with the highway department on the use of the driveway for the office business. The impermeable surface coverage for the combined lots is 7.1% and will be increased to 12%, below the 15% maximum impermeable surface coverage allowed for this nonconforming lot outside of the Skaneateles lake watershed. A site visit will be conducted on August 16, 2014.

WHEREFORE a motion was made by Member Ketchum and seconded by Member Tucker to schedule a Public Hearing on *September 2, 2014 at 7:20 pm*. The Board being polled voted in favor of said motion.

Vice Chair Condon recused himself as he is an adjoining property owner.

Initial Review

Applicant: Chad Sgroi
3809 Highland Avenue
Skaneateles, NY 13152
Tax Map #044.-02-25.0

Present: Chad & Nicole Sgroi, Applicants; Edwin Harrington III, Architect

The applicants acquired the 23± acre property in January of this year. There is a stream to the south of the property that feeds into the federal wetlands at the rear of the property. The existing 996SF dwelling is located 14.7' from the north property line and 37.5' from the watercourse top of bank to the south. The proposal is for the expansion of the three bedroom dwelling by adding two wings to the rear of the house. The northern wing will be located 17.5' from the north property line and the southern wing will be located 37.88' from the southern watercourse top of bank. There will be a pavers patio and grass area between the two wings.

The dwelling was constructed in the 1960s and has not been improved. Member Ketchum inquired why the applicant is not adding a second story instead of the proposed wings. Mr. Harrington stated that the existing dwelling construction is not conducive to supporting a second story. Impermeable surface coverage will increase from .03% to .04% with open space being reduced from 99.6% to 99.5%. The existing shed on the property will remain. A new septic system will be installed for the proposed four bedroom dwelling.

There are French drains around the existing structure that flows to the existing watercourse to the south then further to the drainage ditch across the street. A site visit will be conducted on August 16, 2014.

WHEREFORE a motion was made by Member Tucker and seconded by Member Palen to schedule a Public Hearing on *September 2, 2014 at 7:30 pm*. The Board being polled voted in favor of said motion.

Vice Chair Condon returned to the Board.

Discussion

The draft definition modifications will be forwarded to the Town Board. The Zoning Board of Appeals will review the definitions when the Town Board has referred the draft to the Board for comment.

Discussion

The Planning Board is still reviewing the draft 2014 Comprehensive Plan. It has not been determined when the Zoning Board of Appeals will be reviewing the draft.

There being no further business a motion was made by Member Ketchum and seconded by Member Condon to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 7:55 p.m.

Respectfully Submitted,
Karen Barkdull

Karen Barkdull