

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

December 3, 2013

Present:

Dave Graham
Denise Rhoads
Jim Condon-excused
Steven Tucker-excused
Sherill Ketchum
Adam DiAmico, Codes Enforcement Officer
Scott Molnar, Attorney
Karen Barkdull, Secretary

Also present: Alison Miller Brian Manthey

The meeting commenced at 7:15 p.m. at Town Hall. The next regularly scheduled Zoning Board of Appeals meeting will be held on January 7, 2014. There will be a site visit scheduled for the Zoning Board of Appeals on December 14, 2013. Previous distribution to the Board of the regular meeting minutes of November 19, 2013 were executed and all members present acknowledged receipt of those minutes.

WHEREFORE a motion was made by Vice Chair Rhoads and seconded by Member Ketchum to accept the November 19, 2013 minutes as submitted. The Board having been polled resulted in favor of said motion.

Initial Review

Applicant: Neal Houser
 403 NW Briarcliff
 Kansas City, MO 64114

Property:
2520 Wave Way
Skaneateles, NY 13152
Tax Map #054.-04-05.0 & 054.-05-08.2

Present: Robert Eggleston, Architect; Richard Lynch, Attorney

The Houser two lot property is 44,00SF divided by Wave Way that had an existing boat house structure with a deck on the roof with an unregulated metal framed canvas temporary roofing for summer shading. A year ago a permanent roof structure was constructed of wood and the structure is now classified as a gazebo. The gazebo structure is 24SF smaller than the metal frame, reducing shoreline structures from 1474SF to 1450SF. The height of the gazebo is 20'7.5" above high water, with the prior metal frame 19' 1.5", and requires a variance over the 12' maximum height allowed. Mr. Lynch stated that the applicant did not know there was a difference between a temporary versus permanent structure and inquired of the contractor whether a permit was required. The contractor had advised the applicant that a building/zoning permit was not required for the project. The project is classified as redevelopment for the impermeable surface coverage of 14.5%. A site visit will be conducted on December 14, 2013.

Chairman Graham inquired on whether the SEQR action independent of the Planning Board. Counsel Molnar stated that the application SEQR review can be done independent of the Planning Board.

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

Initial Review

Applicant: John Scott
605 Atwood Drive
Downington, PA 19335

Property:
1423 Thornton Heights Rd
Skaneateles, NY 13152
Tax Map #057.-01-28.0

Present: John Scott, Applicant; Robert Eggleston, Architect

The applicant recently acquired the seasonal two bedroom cottage on an 8644SF lot on Thornton Heights Road. The lot width is 50' and any development of the lot will require a variance for lot size and lake frontage under the minimum allowed in the lake watershed overlay district. The applicant is proposing removal of the two porches, reconfiguring the interior layout; the bathroom will be moved to the north in a nook area where the shed roof will be raised, and installation of a lakeside porch. The existing dwelling is located 69.4' from the lake line with the proposed porch located 61.8' with steps 59.8' from the lake line. The building footprint will increase from 13.6% to 13.65% of the lot area.

A new septic system will be installed and is under review from OCDOH, with the dwelling remaining as a two-bedroom cottage. Impermeable surface coverage will be reduced to 13.7% from 17.1%, requiring a special permit for redevelopment from the Planning Board. A site visit will be conducted on December 14, 2013.

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

Discussion

The new Town Website is up and running with new pages for the Codes Department and Planning & Development.

Discussion

Cornell Cooperative will be hosting a meeting on December 4, 2013 with Town Council Member Steve McGlynn discussing bio-energy and the practices implemented at Twin Birch Farms.

Discussion

The annual Town lunch will be on December 12, 2013 at noon at Town Hall.

Z.B.A.12.03.2013

Discussion

Town Board meeting on December 19, 2013 will honor retiring employees Debbie Williams and James Card.

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

Respectfully Submitted,

Karen Barkdull

Karen Barkdull