

**TOWN OF SKANEATELES
ZONING BOARD OF APPEALS
MEETING MINUTES OF
July 11, 2023**

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 7:02 pm.

Minutes

Previous distribution to the Board of the regular meeting minutes of June 6, 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 Ketchum to accept the June 6, 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:	John & Sharon McCabe 12 DiCarlo Road Hopkinton, MA 01748	Property:	859 Milford Drive Skaneateles, NY 13152 Tax Map #047.-02-06.0
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Present: Rich Krenzer, Eggleston & Krenzer Architects
Sharon McCabe, Applicant
John McCabe, Applicant (Via Zoom)

The applicants purchased the split-level dwelling last year as an affordable retirement home close to the Village that would allow for one floor living as they age in place. The existing structure is located on a 10,474 square foot lot falling under 2 acres, is in the RR district, and outside the Lake Watershed. The plans include constructing a 16 ft x 28.5 ft addition on the west side of the existing dwelling, allowing for

a first-floor master bedroom suite, as well as a 5 ft x 12.5 ft extension of the kitchen to replace an existing sunroom on the 1,272 square foot dwelling that currently yields 1,194 square feet of living space. This will conform with a 20.6 foot side yard. It will also be less nonconforming than the rear and front yard setbacks. The existing deck will be reduced in size, while maintaining the existing patio. The building height will remain at 21 feet, as the intention of the applicant is to ensure a one-floor living space that includes a bathroom. The septic is located in the northeast corner of the lot and both the tank and field will be marked and protected from damage during construction. A silt fence will be placed on the east side of the garage construction area to minimize any potential runoff during construction.

Variances are required for nonconforming Total Lot Coverage over the maximum 20% allowed from 20.3% to 23.8%, and increasing the nonconforming Impermeable Surface Coverage from 17.0% to 20.6% where 15 % is allowed. The changes will allow more reasonable and comfortable living for McCabe's as they age.

Mr. Krenzer noted that the neighborhood already has other Impermeable Surface Coverages like that of this application. The lots in the Milford Drive neighborhood are small with no means of enlarging them. In the past, other neighbors have reached out to neighbors to the north and northeast with lots greater than 2 acres, in hopes of acquiring land through a lot line relocation. These requests were respectfully declined. The lots on Milford Drive, in ways, resemble some Village lots. If the McCabe's lot and proposed plans were in the Village, more variances would likely be required in addition to being reviewed by multiple Boards. It was noted that similar variances have been granted to the two adjacent neighbors to the south. A no objection letter, signed by four neighbors, was received, and shared with the Board.

Member Ketchum asked if there are any water or drainage issues on the property. There are none. Mr. Krenzer added that the house currently has gutters which drain to daylight. Member Kiefer inquired about the kitchen addition. The existing sunroom, which already counts against Impermeable Surface Coverage and Total Surface Coverage, is in poor condition and will be removed. The kitchen extension will be constructed in largely the same area. Member Ketchum asked if any trees on the property will need to be removed to accommodate construction. The applicant and their design professionals do not anticipate having to remove any existing trees. New siding and windows will be installed, as well as decorative stone for curb appeal. Member Lee asked if they planned to remove any square footage from the driveway. Mr. Krenzer explained that the driveway and one-car garage will remain the same, but the existing paved front walkway will be replaced with a permeable one.

A site visit will be conducted on July 22, 2023, at 8:30 am.

WHEREFORE, a motion was made by Member Ketchum and seconded by Member Lee to schedule a public hearing for August 1, 2023, at 7:02 pm. The Board having been polled resulted in unanimous affirmation of said motion.

Discussion

The next ZBA Meeting will be held on August 1, 2023, at 7:00 pm.

Clerk Barkdull updated the Board on the Town Board's progress with Shoreline Structure. The Town Board is looking everything over and may need to make some modifications before reintroducing it to their meetings and referring it to the ZBA.

Town Clerk Stenger has acquired the funding for the ZBA Member tablets and is ready to order them. Meetings should be set to run off the tablets sometime around this September.

Clerk Barkdull gave a brief update on the progress made by the Town Board introducing plans for renovating the Town Hall. A survey has been conducted and the planning process will continue.

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 7:22 pm.

Respectfully Submitted,

Aimie Case
ZBA Clerk

Additional Meeting Attendees: Rich Krenzer, Eggleston & Krenzer Architects
Sharon McCabe, Applicant

Additional Meeting Attendees (Zoom): John McCabe, Applicant
Matt Major
Galaxy S23+