

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

April 4, 2017

Present:

Denise Rhoads
Jim Condon
Sherill Ketchum
David Palen-absent
Mark Tucker
Scott Molnar, Attorney
Karen Barkdull, P&Z Clerk

The meeting commenced at 7:00 p.m. at Town Hall. The next Zoning Board of Appeals meeting will be held on May 2, 2017 and a site visit is scheduled for April 22, 2017.

Previous distribution to the Board of the regular meeting minutes of February 7, 2017 was executed and all members present acknowledged receipt of those minutes.

WHEREFORE a motion was made by Member Tucker and seconded by Member Condon to accept the February 7, 2017 minutes as submitted. The Board having been polled resulted in unanimous affirmation of said motion. Members Ketchum abstained from the vote.

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

Previous distribution to the Board of the regular meeting minutes of March 7, 2017 was executed and all members present acknowledged receipt of those minutes.

WHEREFORE a motion was made by Member Tucker and seconded by Member Ketchum to accept the March 7, 2017 minutes as corrected. The Board having been polled resulted in unanimous affirmation of said motion. Member Condon abstained from the vote.

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

Initial Review

Applicant: Brian & Christine Davis
3867 Highland Ave
Skaneateles, NY 13152
Tax Map #044.-02-15.0

Present: Brian & Christine Davis, Applicants

The applicants have a nonconforming lot of 1.1 acres with nonconforming road frontage of 125 feet. The improvements to the property include a single family dwelling with basement, a deck, and two sheds and parking area. The proposal is for a carport to be located to the north side of the property over existing paved driveway. The minimum required side yard setback for the lot is 25 feet and the 20'x26' attached carport would be located 10 feet from the north property line. An alternative to locate the garage behind the existing dwelling is not feasible due to the location of the deck access stairs to the yard, no direct access to the dwelling from the carport, and the cost associated with the alternative location. The applicant shared photos of the style of carport they are interested in constructing. Mrs. Davis commented that they may be the only house on Highland Avenue that does not have a garage or shelter for the cars. They would like to use the carport to protect their cars during the winter season.

Member Ketchum inquired if the applicants have contacted their neighbors regarding the project. Mrs. Davis commented that they have talked with their neighbors, and the neighbor to the north was in support of the proposal. There is also a row of trees that shield the parking area from view of the neighbors to the north. Member Tucker commented that he would like to have a more recent survey for the applicant than what was provided. Chair Rhoads inquired if the applicants had considered a garage instead of a carport. Mr. Davis stated that they have room in the dwelling and basement for storage that also has a workshop, and as there are only two of them in the house, did not feel they needed a garage for storage. Member Condon commented that a garage would require a foundation and there would more expense than constructing the carport.

Member Tucker inquired if the dwelling has a walkway across the front of the property. Mrs. Davis confirmed that it has a walkway, and that is another project that they will be re-doing in the future. A site visit will be conducted on April 22, 2017 at 9:10 am.

WHEREFORE, a motion was made by Member Tucker and seconded by Member Condon to schedule a public hearing on ***Tuesday, May 2, 2017 at 7:02 p.m.*** The Board having been polled resulted in the unanimous affirmation of said motion.

Discussion

Chair Rhoads announced that the ZBA secretary position has been filled by Michelle Jackson who will be starting the position on April 17, 2017. Member Tucker inquired who will be supervising Michelle and assigning her duties. Michelle will report to Chair Rhoads for all direction and work product and will be working up to 7-10 hours a week to start, increasing up to 15 hours a week when the Board is busier.

Discussion

The Randall Arendt visits regarding the Eastern Gateway are scheduled for Monday and Tuesday of next week, with the Planning and Zoning Board session scheduled for Monday, April 10, 2017 at 4 pm. A full schedule will be sent to the Board tomorrow. There may be the possibility of adding sidewalks and bike paths based on a recent discussion with NYSDOT. Member Tucker inquired if the Town is looking at the water pressure in the area. Mr. Lanning commented that the Village will have improvements completed this year on East Lake Street that will improve the fire flow in the area.

Discussion

Joel Russell is working on the updated comprehensive plan and associated zoning that will be provided to the Town shortly.

There being no further business, a motion was made by Member Tucker and seconded by Member Ketchum to adjourn the meeting. The Zoning Board of Appeals meeting adjourned at 7:27 p.m.

Respectfully Submitted,
Karen Barkdull