

Village of Skaneateles
Zoning Board of Appeals Meeting
October 25, 2017

Agenda

7:30 pm Public Hearing in the matter of the area variance application of **Morgan Moss on behalf of 63 W L Holdings LLC** to vary the strict application of Section 225-A5 Density Control Schedule for Rear yard set-back/boathouse; and minimum floor area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a retaining wall and driveway; install drainage, repair boathouse foundation increasing its height; and replace cottage patio at the north property addressed as **63 West Lake Street** in the Village of Skaneateles.

7:35 pm Public Hearing in the matter of the area variance application of **Gladstone B. Adams III** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, right; and Percentage of open area; and 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a deck addition at the property addressed as **18 Goodspeed Place** in the Village of Skaneateles.

7:37 pm Public Hearing in the matter of the area variance application of **Scott Sayles & Joanne Dusel** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, right; to construct a concrete pad at the property addressed as **151 East Genesee Street** in the Village of Skaneateles.

7:39 pm Public Hearing in the matter of the area variance application of **Sean O'Keefe** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, left; Side yard set-back, right; Both side yards combined; Rear yard set-back; and Percentage of open area; and Sections 225-20E(1); 225-20D(3) and 225-19.1; to construct a retaining wall or seawall at the property addressed as **13 Day Lane** in the Village of Skaneateles.

7:40 pm Consideration of the area variance application of **John Schram** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, left; Side yard set-back, right; Both side yards combined; Percentage of open area; and Percentage of structure width/lot width; and 225-15A(2) number

of dwelling units on a lot; to construct an 1243 SF addition to an existing carriage house at the property addressed as **51 East Lake Street** in the A-1 District of the Village of Skaneateles. In its meeting on October 5, the Planning Board expressed the sense of the board that the requested changes may be recommended by that board based on a detailed design which has not yet been completed. The Planning Board requested that the ZBA consider this application in a similar sense of the board manner, so that the applicant not be required to produce such a design if the ZBA concluded that it is likely to be opposed to the requested variances. Should both Boards be in conceptual agreement, the applicant will complete the remaining aspects of the application and required drawings and submit the complete application to the Planning Board for its recommendation prior to this Board's holding a public hearing on the matter.

7:45 pm Request that the Board consider an extension of time in the matter of **Timothy & Cynthia Lynn** to vary the strict application of section 225-A5 Density Control Schedule for Front yard set-back; Side yard set-back, right; Both side yards combined; Percentage of open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 24 by 16 foot two-story addition and relocate a 12 by 20 foot patio at the property addressed as **50 Academy Street** in the Village of Skaneateles. *The Board granted these variances at its meeting on November 30, 2016.*

7:50 pm Request that the Board consider an extension of time in the matter of **Dale & Stacy Drake** to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back, Side yard set-back, left; Side yard set-back, right; Both side yards combined; Percentage of structure width/lot width; and Percentage of open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to enlarge and replace an existing patio with one 16 by 14 feet, and to construct a 16 foot by 24 foot garage with storage above at the property addressed as **9 Orchard Road** in the Village of Skaneateles. *This Board granted the variances on December 23, 2014, and granted an extension of the time to complete which expired November 24, 2016, and a further extension of time which expires December 1, 2017.*

7:55 pm Such other business as may be before the Board. *Note: The next regularly scheduled meeting of the Board is November 22, 2017, the Wednesday before Thanksgiving. The Board should discuss its desire, if any, to revise that meeting date. The Board may also desire to consider the December meeting date.*