

**Village of Skaneateles  
Zoning Board of Appeals Meeting  
November 29, 2017**

**Agenda**

**7:30 pm** Continuation of 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; Section 225-15A(9) for height of accessory building; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 33 by 24 foot 2-car detached garage with attic storage and rec room in the basement; 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 to amend the previously-granted area variances for **Arthur R. Halbritter/ARH, LLC** to vary the strict application of Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct an 8 by 18 foot deck above the new side porch at the property addressed as **40 West Genesee Street** in the Village of Skaneateles. *Mr. Halbritter was granted area variances for Front yard and Side yard set-backs, Minimum lot area, Percentage of open area and Expansion of a nonconforming structure by the Zoning Board of Appeals on May 4, 2017.*

**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** Such other business as may be before the Board.

***Note: The next regularly scheduled meeting of the Board is January 3, 2018***