

**Village of Skaneateles
Zoning Board of Appeals Public Hearing
March 25, 2014**

In the matter of the application of Ted Kinder for Special Use Permit and to vary the strict application of Section 225-A5 Density Control Schedule for Rear yard set-back, Percentage of structure width/lot width and minimum lot dimension; and section 225-58 Parking; to construct a new 3-story, wood frame, multi-family residential and commercial mixed-use building containing office tenants on Level 1 and 10 residential apartment units on Levels 1, 2 and 3 at the property addressed as 21 Fennell Street in the Village of Skaneateles.

Present: Larry Pardee, Acting Chairman
 David Badami, Member
 Mike Balestra, Member
 Curt Coville, Member

 Riccardo Galbato, Attorney for the ZBA
 Dennis Dundon, Clerk to the ZBA

 Chad Rogers, Architect, on behalf of the Applicant
 Jim Messenger, Attorney for Robert Hood
 Ted Kinder, Applicant
 Cathy Kinder, on behalf of the Applicant

Absent: Craig Phinney, Chairman

Chairman Pardee opened the meeting at 7:30 pm introducing the Continuation of the Public Hearing in the application of Ted Kinder for 21 Fennell Street. Mr. Rogers introduced himself and presented, "Since we were here last month, we went back with the team for many discussions, taking the suggestion that was made for changing the traffic flow from clockwise to counterclockwise. It seemed to, for all sides, be a better solution so we have revised the site plan to show that. We think it will provide, as was suggested, a little less queuing as we come in through Kinney from Fennell. There won't be our cars going up and queuing up and potentially causing problems on the Kinney site. We think it works well for us for this site as well. Also it relieves some congestion from cars exiting opposite the post office which is, as we all know, pretty busy. That's the main change – reversing the traffic flow. In doing that we had to change the orientation of these parking spaces along the northern edge of the property. The geometry there made it such that we lost one spot in that row of cars. We had 9 + 6; we now have 8 + 6 on that end. There is no change to the 4 spaces to the south. Those would be reverse back-in spaces at the same orientation."

Mr. Rogers continued, "We also show a tractor-trailer at the loading dock to show that we do have room between the transformer and there to sneak a car in if there is a truck there. That's in a nutshell, a summary of the changes. We have the same variance requests that were in last time.

We went over those last time so I don't think you need me to go over those again." Attorney Galbato, "What's the date of those drawings?" Mr. Rogers, "This is the site plan dated February 26, 2014." Mr. Kinder, "That's what got submitted to the Planning Board for the second go-around." Mr. Rogers, "There are two; one that's titled Master Plan and the other is titled Site Plan; it's just a larger version."

Chairman Pardee said, "We are still open for public comment. Does anyone have any comments for or against? Anyone from the Board, any comments?" Hearing none, Chairman Pardee said, "I move we close the Public Hearing." Member Balestra seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the Public Hearing was closed. With no further comments from the Board, **Chairman Pardee said, "I move we approve the variance requests for the front yard coverage, the rear yard set-back, minimum lot dimension less than 30,000 SF, and the size of the parking spaces at 18 feet in length. I move also that we grant the Special Use Permit for the use of this property as multi-family plus commercial office, based on the revised site plans dated February 26, 2014. These approvals are conditional: (1) that all easements for parking including the Eberhardt property and the Hood property, and (2) the access ingress and egress easements over the Feldmann and Hood properties and (3) the creek walk easement to the Village of Skaneateles are to be submitted to and approved by Special Counsel Galbato and Village Attorney Michael Byrne, that (4) the Village Board of Trustees approve the Critical Impact Permit, and that (5) all such easements are to be approved and filed prior to the issuance of a building permit. Further, the Board notes that the Applicant has stated his intention to require a 12 month lease term for the apartments."** Member Badami seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried.

Attorney Galbato indicated that Village Attorney Byrne would specify the form of the required easements be they metes and bounds or based on an accompanying drawing.

There being no further business before the Board, the meeting was adjourned by acclamation at 7:40 pm.

Respectfully submitted,

Dennis Dundon
Clerk to the Boards