

Village of Skaneateles
Zoning Board of Appeals Meeting
Wednesday, September 25, 2019

Agenda

7:30 pm Continuation of the Public Hearing in the matter of the application by **R. David Gregg** to appeal the Code Enforcement Officer's determinations of the Zoning Code made April 25, 2019 and May 16, 2019 (to be able to advertise availability of 4 bedrooms - to now include the Attic/Loft Suite – and to be permitted to rent 2 out of 4 bedrooms rather than the previous 3 advertised bedrooms) in the matter of the continued operation of a grandfathered Bed & Breakfast Homestay at the property addressed as **2 West Lake Street** in the Village of Skaneateles.

7:32 pm Public Hearing in the matter of the Area Variance application of **Jordan Road Town Homes, LLC (Christopher Graham)** to demolish existing 12 by 24 foot wing, and 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; Minimum lot width; Minimum lot dimension; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to construct a 30 by 20 foot two-story addition, construct a 12 by 12 foot patio and modify driveway and sidewalks at the property addressed as **149 East Genesee Street** in the Village of Skaneateles.

7:35 pm Public Hearing in the matter of the Area Variance application of **Maureen Soderberg** to demolish existing single family dwelling and demolish existing 1-car detached garage, and to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area; Minimum lot width; Minimum lot dimension; and Section 225-70 Existing undersized lots to construct a new 1,654 SF single family dwelling with attached garage at the property addressed as **40 East Elizabeth Street** in the Village of Skaneateles.

7:37 pm Continuation of the Public Hearing in the matter of the Special Use Permit application (permanent dock) and Area Variance application of **Adam Weitsman** to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back, Side yard set-back, right, Rear yard set-back, and Minimum open area; Section 225-10B(3) Flood Fringe Overzone; Section 225-14C(2)(c) for front yard

driveway/parking; Section 225-14C(3) Fences and Walls; Section 225-14C(5)(d) Accessory Buildings and Uses; Section 225-15A(2) for multiple dwelling units; Section 225-19.1B Watershed Overzone Boundaries; Section 225-19.1C(1,2)&D(4)&E for Lake Watershed Overzone development; and Section 225-20C Lakeshore Development Regulations; Section 225-20 D for development within 50 feet of Skaneateles Lake; 225-58B(8)(a) and (b) for front yard driveway/parking; to merge two lots, demolish an existing single-family residential dwelling unit and to construct a swimming pool, 2,376 SF pool house with cabana, 1,575 SF pool patio plus appurtenances (temple w/ roof, trellis and fence), driveways, walkways and retaining walls at the properties addressed as **61 West Lake Street and 45 West Lake Street** in the Village of Skaneateles. *The applicant has requested that this matter be adjourned and continued to the Board's October meeting.*

7:40 pm Continuation of the Public Hearing in the matter of the Special Use Permit applications (permanent dock and lakeshore pavilion), Floodway permit application (lakeshore pavilion) and Area Variance application of **Dena Weber** 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; Rear yard set-back and Minimum open area; and Section 225-14C(2),(3) and (5) (front yard parking/driveway; walls in excess of 3 feet; rear set-back for accessory uses); 225-19.1 A through E (various watershed overzone regulations); 225-20 (various lakeshore development regulations); Section 225-58B (parking on front yard and in front of principal structure); and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to replace and expand the existing driveway with an additional entrance; replace and expand pedestrian stone pathways; remove and replace front gate, pillars and fence; replace and expand wood decks; replace outdoor kitchen; replace wood-burning fireplace with natural gas fueled fire pit; replace outdoor dining patio; install *bocce* court; remove existing wood pergola replacing it with lakeshore pavilion with gas fireplace; replace existing railing on seawall; replace existing seawall in same footprint, replace existing temporary dock with a permanent multi-slip dock attached to an existing 50 foot shoreline pier, and enhance landscaping at the property addressed as **3 West Lake Street** in the Village of Skaneateles.

7:45 pm Such other business as may be before the Board.

Note: The next regularly scheduled meeting of the Zoning Board of Appeals is October 23, 2019 at 7:30 pm.