

Village of Skaneateles  
Zoning Board of Appeals Meeting  
October 25, 2023  
Village Hall

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Continuation of Public Hearing in the matter of the application of **Jeff & Lisa White** to vary the strict application of Section 225-A5 Density Control Schedule for Rear yard setback; Percentage of open area; Minimum lot area; and Section 225-29 Site Plan Review to construct a single family residence with attached garage and swimming pool at the property addressed as **108 Packwood Place** in the Village of Skaneateles.

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Present: Gerald Carroll, Chairman  
Joshua Kemp, Member  
Jean Miles, Member  
Walter Nyzio, Member  
Michael Stanczyk, Member

Riccardo Galbato, Special Counsel  
John Crompton, Code Enforcement Officer  
Ian Carroll, Municipal Planning and Development Coordinator  
Beth O'Sullivan, Deputy Zoning Inspector  
Dennis Dundon, Clerk to the Boards

Bill Murphy, Architect, on behalf of the applicants  
Lisa & Jeff White, applicants

Tyde Richards, Village Trustee  
Peter Babbles, 2704 E Lake Rd

At 7:44 pm Chairman Carroll reopened the public hearing for the White matter at 108 Packwood Place.

Mr. Murphy told the Board that he had sent additional documentation on lots in this subdivision. The Iannuzzi and Romans' records did not capture all structures on all lots. For instance, Lot 44 has lots of stuff in the back yard, but the survey shows none of it. He argued that the proposed development on the White parcel is in line with most of the other lots. Chairman Carroll asked him to walk the Board through how he prepared the information?

Mr. Murphy said that after the Planning Board meeting, he had called Iannuzzi and Romans who shared the survey documents from which Mr. Murphy created his area diagram. The color coding shows enclosed structures in red, porches and other open structures in pink, and patios & other areas of coverage in light pink. Chairman Carroll said that the Board needs to be assured

that Mr. Murphy's numbers are reliable – for instance Mr. Murphy shows Lot 33 as having open area of 77.85%, whereas the site plan filed with the Village states that it is 80.1%. Mr. Murphy explained his use of aerial imagery from Google Earth and argued that his numbers are accurate. He continued saying that the White proposal has 80.1% of **3D open area**. The subdivision has a significant number of pools.

Member Miles asked if the numbers are the same as when the applicants were last before the Board? Mr. Murphy asserted that open area is 85.69% when enclosed building space is considered, 81.1% when porches and other structures that come out of the ground but are visually open are considered, and 76.36% when all coverage elements are considered. Mr. Murphy argued that the enclosed building space was what the open area statute was intending to consider.

Member Stanczyk asked about concrete around pool, expressing concern about it? Mr. Murphy said that the concrete apron stops at the steps. He continued asserting that the rain garden is a huge benefit to this lot and this development. Its location adjacent to the drainage easement will handle not only water from this lot but also from nearby lots. It can handle 15,000 SF.

Chairman Carroll stated that if everyone in the development was at his proposed numbers, Parkside would be extremely congested. What is the limiting principal? Mr. Murphy replied that the applicants are challenged by easements, both power and drainage, that dictate the placement of the house. The new routing created a little bigger driveway. Member Miles asked what color will it be? Mr. White said it is supposed to be white with black windows and trim. Chairman Carroll asked if anyone from the public wished to comment? Mr. Babbles said that corner lots are challenging. The rain garden is beneficial. In addition to this lot, he has sold the other corner lot too. When built, it finishes this development; a plus. He said he's all for it. Mr. White said they are not looking to put anything over, they just want to get it done. Ms. White said they get calls asking please get finished so the development will be done.

**Chairman Carroll, "I move to close the public hearing." Member Stanczyk seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion carried 5 – 0.**

Member Nyzio stated that 17 out of 50 lots are nonconforming. 74s, 76s, 75s a couple of 79s. Member Miles stated that 300 SF versus 189 SF... Member Miles asked why the size of parking spaces changed? Mr. Murphy asserted that it is because "the Village has a drainage problem." He suggested that the Village is even more restrictive than the Town. Mr. Dundon interrupted to point out that the treatment of parking spaces is pursuant to the Code.

Member Stanczyk stated that he saw this as right on the cusp. Chairman Carroll believes that a vacant lot has limitations. Member Stanczyk said that a vacant lot does not have any previous development limitations.

**Chairman Carroll, "I move that the Board approves the area variance application of Jeff & Lisa White to vary the strict application of Section 225-A5 Density Control Schedule for Rear yard setback; Percentage of open area; Minimum lot area; and**

**Section 225-29 Site Plan Review to construct a single family residence with attached garage and swimming pool at the property addressed as 108 Packwood Place in the Village of Skaneateles pursuant to plans dated 10.12.2023. This is a Type 2 action under SEQRA and as a condition of approval, the applicant shall have until 10.31.2025 to complete. As a further condition of approval, the applicant must receive a favorable final report from TDK on compliance with subdivision requirements. Any fees are to be paid by the applicants.” Member Kemp seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion carried 5 – 0.**

This matter was concluded at 8:03 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards