

Village of Skaneateles
Zoning Board of Appeals Meeting
January 10, 2024
Village Hall

Public Hearing in the matter of the application of **Jenna & Diarmid Quinlan** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, left; Side yard setback, right; Both side yards combined; Rear yard setback; Minimum open area; and Percentage of Structure width/lot width and Section 225-14C(5)(a) and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to replace an 8 by 8 foot shed with a 16 by 10 foot shed at the property addressed as **9 Academy Street** in the Village of Skaneateles.

Present: Michael Stanczyk, Chairman
Michael Balestra, Member
Joshua Kemp, Member
Walter Nyzio, Member

Riccardo Galbato, Special Counsel
John Crompt, Code Enforcement Officer
Ian Carroll, Municipal Planning and Development Coordinator
Dennis Dundon, Clerk to the Boards

Bob Lotkowitz, on behalf of the applicants

Tyde Richards, Village Trustee
Eileen Nelson, 40 West Genesee St
Safoora Usmani, 36 E Genesee St
Adrienne Drumm, 61 E Genesee St

Excused: Jean Miles, Member

At 7:08 pm Chairman Stanczyk then opened the public hearing for the Quinlan matter at 9 Academy Street.

Mr. Lotkowitz represented that the applicants are proposing to remove a failing 8 by 8 foot shed and to replace it with a 16 by 10 foot premanufactured shed. They have no garage and a shared driveway and need a place with enough room to store yard equipment. The new shed will be placed the same distance from the rear lot line as the existing shed and will extend farther to the east. The applicants have informed their neighbor behind them on Elizabeth Street and also their immediate neighbors on Academy Street of their plans. They have talked with the neighbors.

Member Nyzio said that there is an existing fence on the back property line? Mr. Lotkowicz said that is the neighbor's fence. Member Nyzio asked how high? Mr. Lotkowicz said standard stockade fence. Member Nyzio wondered about maintenance? Mr. Lotkowicz said the neighbor maintains it.

There were no further questions from the Board and no one from the public desired to comment on this application. **Chairman Stanczyk, "I move to close the public hearing." Member Balestra seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.**

Chairman Stanczyk, "I move that the Board approves the area variance application of Jenna & Diarmid Quinlan to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, left; Side yard setback, right; Both side yards combined; Rear yard setback; Minimum open area; and Percentage of Structure width/lot width and Section 225-14C(5)(a) and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to replace an 8 by 8 foot shed with a 16 by 10 foot shed at the property addressed as 9 Academy Street in the Village of Skaneateles pursuant to the application dated 09.05.2023 and the survey dated 12.07.2023. This is a Type 2 action under SEQRA and as a condition of approval, the applicant shall have one year from today's date to complete." Member Balestra seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.

This matter was concluded at 7:14 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards