

**Planning Board Meeting  
Village Hall**

**26 Fennell Street**

**Village of Skaneateles  
Thursday, May 2, 2024  
7:00 pm**

## **AGENDA**

**7:00 pm** Public Hearing for Site Plan Review (demolition) in the matter of the application of **Ian & Abby Carroll** to demolish the existing two story home and detached garage and to construct a 3400 SF house with attached garage at the property addressed as **79 East Lake Street** in the Village of Skaneateles. The barn on the property is to remain.

**7:05 pm** Consideration of the 2024 Outdoor Dining/Sidewalk Café License applications by: Clover’s Cafe, 22 Jordan St.; Lakehouse Pub, 6 W. Genesee St.; Vermont Green Mountain, 50 E. Genesee St.

**7:10 pm** Area Variance recommendation in the matter of the application of **James & April Dale** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, right; Minimum lot area; Minimum lot width; and Minimum open area; to construct a freestanding gazebo in the rear yard at the property addressed as **62 East Elizabeth Street** in the Village of Skaneateles.

**7:15 pm** Site plan review and Area Variance recommendation in the matter of the application of **Kathleen & Kevin Blake** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, left; Both side yards combined; and Minimum open area; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to convert a two car garage to a rec room, construct a 24 by 25 foot addition above, to construct a 14 by 16 foot porch while extending the existing porch by 1.2 feet, to construct a 12 by 16 foot patio and reduce the paved driveway area at the property addressed as **24 Lakeview Circle** in the Village Skaneateles.

**7:20 pm** Area Variance recommendation in the matter of the application of **Linda Gaskill** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; to demolish the existing deck and construct a new deck and sunroom; and to regrade the site to create a berm at the rear at the property addressed as **102 Orchard Road** in the Village of Skaneateles.

**7:25 pm** Area Variance recommendation in the matter of the application of **Geysson & Catherine Armijo** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, right; and Minimum open area; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion to construct a cellar bulkhead access door on east side and construct a 10 by 12 foot deck on the north side at the property addressed as **38 West Elizabeth Street** in the Village of Skaneateles.

**7:30 pm** Area Variance recommendation in the matter of the application of **Houston Morris** to vary the strict application of Section 225-A5 Density Control Schedule for Front yard setback; Side yard setback, left; Side yard setback, right; Rear yard setback; Both side yards combined; Minimum lot width; Minimum open area; and Minimum lot area; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion to construct 30 by 32 foot attached garage over existing parking area and to construct a 12 by 8 foot deck at the property addressed as **146 East Genesee Street** in the Village of Skaneateles.

**7:35 pm** Site Plan Review, Design Standards Review and Area Variance recommendation in the matter of the application of **Tom & Molly Elliott** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to construct a 16 by 26 foot one story addition, construct a 10 by 18 foot second story addition and to construct a dormer on garage at the property addressed as **125 Orchard Road** in the Village of Skaneateles.

**7:40 pm** Site Plan Review, Design Standards Review and Area Variance recommendation in the matter of the application of **Jeff & Lisa White** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; to construct a 3,040 SF house with attached garage, patio, front and rear porches and swimming pool at the property addressed as **108 Packwood Place** in the Village of Skaneateles.

**7:45 pm** Preliminary and non-binding information presentation in the matter of the application by **Carl Gerst** regarding plans to develop the 4 lot Christine Lane subdivision on the parcel bearing tax map number 008.-01-37.1 adjacent to **115 East Genesee Street** and 11 Onondaga Street in the Village of Skaneateles. This is informational for the Planning Board. The application has been submitted but not formally reviewed. The Code Enforcement Office has made no determinations.

**7:50 pm** Consideration of possible recommendations to the Board of Trustees in connection with suggested changes to the calculation of open space.

**7:55 pm** Such other matters as may be before the Board.

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**NB** *The following matters are pending before the Board and are continued, but are not on tonight's agenda as the Board is awaiting further information before action may be taken:*

- *Site plan review and Area Variance recommendation in the matter of the application of **Albert Crawford** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; to construct a new patio, walkway and steps, remove two existing patios, walkway and gravel parking area, and extend the sand play area at the property addressed as **7 Tallcott Lane** in the Village of Skaneateles.*
- *Site Plan Review, Design Standards Review and Area Variance recommendation in the matter of the application of **Anthony Ruvo** to construct a 24 by 26 foot addition over the existing garage, and enclose a 6 by 8 foot portion of the existing porch at the property addressed as **117 Orchard Road** in the Village of Skaneateles.*
- *Site Plan Review, Design Standards Review and Area Variance recommendation in the matter of the application of **Syracuse Lightscapes on behalf of David Brown** to construct an inground pool and concrete*

surround and to construct a paver patio at the property addressed as **116 Orchard Road** in the Village of Skaneateles.

- *Design Standards Review [Section 225-17] and Area Variance recommendation in the matter of the application of **Kristy & Jason Boyles** to vary the strict application of Section 225-A5 Density Control Schedule for Rear yard setback and Minimum open area; to construct a new 4,916 SF single family dwelling with porches and attached 3-car garage on a vacant lot at the property addressed as **108 Sinclair Street** in the Village of Skaneateles.*
- *Area Variance recommendation in the matter of the application of **Guy Donahoe on behalf of Laurie Haefele** to vary the strict application of Section 225-A5 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; Section 225-14(c)(1) projection into required side yard; Section 225-58B(8)(a) parking in front yard; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 376 SF deck with pergola, above an existing side porch. The new deck is to be accessed from existing second-floor bedrooms at the property addressed as **40 State Street** in the Village of Skaneateles.*

*Note: Limited electronic presentation support may be available. All times listed after 7:00 pm are approximate. Any matters tabled and continued by the Board tonight will be heard by the Planning Board at its meeting scheduled for June 6, 2024 at 7:00 pm. Any variance recommendations made by the Board tonight will be heard by the Zoning Board of Appeals at its next meeting scheduled for May 24, 2024 at 7:00 pm. Submission of an application prior to the cut-off date in any particular month does not necessarily ensure that the matter will appear on the agenda for the next scheduled meeting.*

## CRITERIA FOR VARIANCES

Specific findings. No variance in the strict application of any provision of this chapter shall be granted by the Zoning Board of Appeals unless it shall find the evidence required under the following Subsection **B(4)** and **(5)**.

### **B(4) Use variances.**

(a) The Zoning Board of Appeals, on appeal from the decision or determination of the Code Enforcement Officer, shall have the power to grant use variances, authorizing a use of the land which otherwise would not be allowed or would be prohibited by the terms of this chapter.

(b) No such use variance shall be granted by the Zoning Board of Appeals without a showing by the applicant and a finding by the Zoning Board of Appeals that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the Zoning Board of Appeals that for each and every permitted use under this chapter for the particular district where the property is located:

[1] The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

[2] The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood;

[3] The requested use variance, if granted, will not alter the essential character of the neighborhood; and

[4] The alleged hardship has not been self-created.

(c) The Zoning Board of Appeals, in the granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proved by the applicant and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

**B(5) Area variances.**

(a) The Zoning Board of Appeals shall have the power, upon an appeal from a decision or determination of the Code Enforcement Officer, to grant area variances from the area or dimensional requirements of this chapter.

(b) In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Board shall also consider and determine:

[1] Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

[2] Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

[3] Whether the requested area variance is substantial;

[4] Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

[5] Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals but shall not necessarily preclude the granting of the area variance.

(c) The Zoning Board of Appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.