

Village of Skaneateles  
Zoning Board of Appeals Public Hearing  
June 25, 2013

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In the matter of the application of Marty Hubbard to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area, Side yard set-back left, Side yard set-back right, Both side yards combined, Rear yard set-back and Percentage of structure width/lot width; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to construct a new front porch and a roof over entry stoop at the property addressed as 52 Jordan Street in the Village of Skaneateles.

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Present: Lisa Banuski, Chairman  
Craig Phinney, Member  
Larry Pardee, Member  
Stephen Hartnett, Member

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

Bob Eggleston, architect, on behalf of the applicants

Robert Greene, Skaneateles

Absent: John Crompton, Member

Chairman Banuski opened the Public Hearing at 7:40 pm announcing the application of Marty Hubbard for 52 Jordan Street. Mr. Eggleston introduced himself and said, "As the last phase of his project – one thing that has bothered him is the front entrance. All there is there is just a flat stoop with rails; slightly disproportionate to the entrance going up to it. There has been the approval and the renewal of the carport, which I believe is underway or soon to be underway. What he would like to do is just expand the stoop to make it 7 foot wide, 4 foot deep. Right now it is only 5 feet wide. And put in a traditional Italianate post and hip roof to match the styling of the house, and give a little protection to the front door. This property, being a small corner lot, has everything non-conforming about it, and this will decrease the open space by 2 tenths of one percent. Any of the other variances are no more non-conforming. They are all existing non-conforming. The only increase in the variance is .2% coverage. Are there any questions relative to this application?"

Chairman Banuski said, "No. I think it's a good idea to have a covered entry way. [Pause] There being no further questions from the Board, is there anyone here who would like to speak in favor of this application? I have a letter that came in today from Tiedemanns. 'To members of the Zoning Board of Appeals: We received the notice of the Public Hearing on Friday June 21<sup>st</sup>. As a result of the short notice we are unable to attend the meeting due to previously planned out-

of-town work obligations. We have no objection to the proposal as presented by the Hubbards for modification to their front porch. We are anxious for all of the construction projects to be completed. Please let the minutes reflect that we have always given our support to the projects of the Hubbards. We wish this to be the only characterization of us included in the record. Sincerely, Douglas and Margaret Tiedemann””

Chairman Banuski continued, “Is there anyone here who would like to speak in opposition? [Pause] That being said, I move that we close the public hearing.” Member Pardee seconded the motion. Upon the unanimous vote of the members present in favor of the motion, Chairman Banuski declared, “I’ll take a motion.”

**Member Phinney said, “I move that we approve the application of Marty Hubbard to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area, Side yard set-back left, Side yard set-back right, Both side yards combined, Rear yard set-back and Percentage of structure width/lot width; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to construct a new front porch and a roof over entry stoop at the property addressed as 52 Jordan Street in the Village of Skaneateles, as submitted. This approval is based on three pages of drawings dated May 28th 2013. This is noted to be a Type 2 action under SEQRA and the Applicant will have until the previous granted extension date, July 25, 2014, to complete the work.” Member Pardee seconded the motion.**

Upon the unanimous vote of the members present in favor of this motion, Chairman Banuski declared, “The motion is passed.” Mr. Eggleston thanked the Board. This matter was concluded at 7:45 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards