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

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In the matter of the application of Robert & Morgan Greene 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 and Rear yard set-back; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to enlarge a deck and front entry at the property addressed as 16 Lakeview Circle 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, Applicant

Absent: John Cromp, Member

Chairman Banuski opened the Public Hearing at 7:30 pm announcing the application of Robert & Morgan Greene for 16 Lakeview Circle. Mr. Eggleston introduced himself and said, "One of the challenges with this house is that it is placed sideways on the lot. So the side-load garage faces the front street and the front entrance is on the side. So really you have to get down the street to see the front of the colonial that was originally built there. So what we'd like to do is change the 4 foot wide, very narrow, non-functional porch to 8 feet wide; making half of it an entrance with a door facing the street and then have the other half be an actual functional, usable porch. They'd also like to have a small little patio, they can have a few chairs set out front. They actually decided that they're not going to put the fence up; they are just going to keep the fence back by the living room. So now they actually get a street facade with a presence of entrance that helps to draw one to the front door. So that's the first piece of what they would like to do."

Mr. Eggleston continued, "The second piece is that there is a 10 foot by 20-something foot deck; a little narrow and also steps down, so you actually fall down some stairs to come out onto this deck across the back. What they would like to do is raise the first portion of the deck up to the sliding door, and then have a couple of steps down to – at the same level as the existing deck -- where they can fit a table and chairs and a couple of lounges for enjoying the back yard. So that will push the deck out so that they have a little better area for sitting around to make it a little more functional. The house is existing non-conforming in open area, left side, right side,

combined side and rear yard as it is now. We actually will be making the rear yard more non-conforming from 30 feet to 24 feet – so we're actually pushing this out about 6 feet in the back. The side yard set-back is less non-conforming. It is 19.3 where the existing is 17.9. The deck is 21 feet where the existing garage is 15.6. So those set-backs are less non-conforming that the existing. The open space will be reduced down to 75.1% which is not uncommon in the Lakeview Circle area where we have lot sizes under 10,000 SF. One of the unique characteristics of the subdivision is that there is a 10 foot utility strip that the Village actually owns, so in essence you do have another 10 feet or 34.5 feet to the back before you get to the May's property line. There is a fence on the property line -- the Mays maintain that space though it is owned by the Village. Are there any questions that you have relative to this application?"

. Chairman Banuski said, "Not really. The only question I had is the patio in the front. It seems; there's beautiful space in the back and it's going to be even nicer – it's private – and it just seems odd that you would put table and chairs next to your garage in your front yard." Member Pardee said, "I have a real objection to that." Chairman Banuski, "It's not even an objection that I have, its…" Mr. Eggleston, "It seems odd." Chairman Banuski, "It's a lot of coverage for something that doesn't seem particularly practical." Member Pardee, "That's right. I object to that." Chairman Banuski, "I can't think of any place I go in the Village that has a patio in their front yard. Actually I can – there's that one on West Lake Street that Mary Lou Falcone lives in." Mr. Eggleston, "Robert, do you have comments to that?" Mr. Greene, "I think we had talked to you just after the drawings were complete that we really do not plan to put the fence up front. We want to basically have a front door facing the front and have a porch." Mr. Eggleston, "What they are referring to is having this 12 by 12 patio in the front." Member Pardee, "That's additional coverage too that's an issue." Mr. Greene, "That's not something, honestly, that we are wed to. That's not high priority for us." Chairman Banuski, "It doesn't seem that it fits in with the neighborhood." Mr. Greene, "Interestingly enough, right next door, they do have chairs out front. They use their front yard the way a lot of people use a patio. That's not our intention."

Chairman Banuski, "This looks like it's going to be a really nice, usable, lovely space in the back. It is fenced, it is private." Mr. Greene, "And we're more kind of private people. We're not probably going to sit out front. I don't know how much we're going to use the porch. It's really just trying to make the house more welcoming from the street, because right now it's the garage that faces out." Chairman Banuski, "A 4 foot porch is essentially decorative; not very useful. So that makes sense to widen it so you can actually use the porch. I like the entryway that faces the street. I think that's a great idea. I just think the patio is…" Mr. Greene, "We did get the signature of the …"

Chairman Banuski said, "We don't have much of the public here, but I will open it up for public comment. Is there anyone here who would like to speak in favor of the application?" Mr. Eggleston said, "We do have signatures from some of the neighbors." Member Phinney read the letter, "This is regarding Robert & Morgan Greene's expansion. 'We the undersigned are aware that Robert & Morgan Greene are proposing to rebuild and enlarge the deck, enlarge the front porch with a vestibule to their property at 16 Lakeview Circle. We are aware that this requires an area variance. We have reviewed the drawings of Robert O. Eggleston, architect, dated May 23rd, 2013 and have no objection to this application.' It signed by the residents at 17, 17, 15, 3

and 2 Lakeview Circle." Chairman Banuski said, "Those are the neighbors to either side and across the street. Is there anyone here who would like to speak in opposition?" Hearing no one she continued, "There being no further comment, I move that we close the Public Hearing." The motion was seconded by Member Pardee. Upon the unanimous vote of the members present in favor of the motion, Chairman Banuski declared, "I'll take a motion."

Member Pardee asked, "Can you live without the patio? I am really against this patio to be honest with you." Mr. Greene, "Like I said, that's not our intention. We are fine without the front patio." Chairman Banuski said, "Then move to do it with the exception; and actually that is not mentioned either, in the letter from the neighbors."

**Member Pardee said, "I move that we accept the variance application of Robert & Morgan Greene 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 and Rear yard set-back; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to enlarge a deck and front entry at the property addressed as 16 Lakeview Circle in the Village of Skaneateles, as submitted with the exception that the 12 by 12 patio near the garage is excluded from approval as part of the Variance. This approval is based on two pages of drawings dated May 23rd 2013. This is noted to be a Type 2 action under SEQRA and the Applicant will have two years to complete the work." Member Phinney 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 7:39 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards