

**Village of Skaneateles
Zoning Board of Appeals Public Hearing
July 23, 2013**

In the matter of the application of Michael Malda to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area, Side yard set-back left, Both side yards combined and Percentage of structure width/lot width; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to expand the existing breakfast area, adding 107SF to the living space at the property addressed as 108 East Genesee Street in the Village of Skaneateles.

Present: Lisa Banuski, Chairman
John Crompton, Member
Craig Phinney, Member
Larry Pardee, Member

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

Michael Malda, architect, on behalf of the owners

Robert Schoeneck, Skaneateles
Kathy O'Sullivan, Skaneateles
Bill Hanbury, Skaneateles
Valerie Hanbury, Skaneateles
Kathy Farsaci, Skaneateles
Dave, Farsaci, Skaneateles
Robert Kleckner, Skaneateles
Cathy Kleckner, Skaneateles
George Kocsis, Skaneateles
Dawn Kocsis, Skaneateles
Barbara Stack, Skaneateles
Jane Teffar, Skaneateles
Tom Smallman, Skaneateles
Diane Weaver, Skaneateles
Alvin Poppen, Skaneateles
Carol Poppen, Skaneateles
Bob Eggleston, Skaneateles

Absent: Stephen Hartnett, Member

Chairman Banuski opened the Public Hearing at 7:30 pm announcing the application of Michael Malda for 108 East Genesee Street. Mr. Malda introduced himself and said, "As stated on here

for the two variance requests. The first is for the non-conforming set-backs. This is for an existing structure and the proposed addition will maintain the existing set-backs. We will not be encroaching on that or making it worse. The second is for the lot coverage. We are currently at 86.1% covered and the 107 SF addition will increase this to 86.8%; a total increase of 0.7%. It is a modest 9 foot by 12 foot addition, 107 SF. We are simply filling in a square of the house that's currently a patio area. The new exterior walls will simply align with other existing walls."

Chairman Banuski said, "The question I have about this is that oftentimes when people build over and enclose some of their existing outdoor living space, they then come back in 2 years looking for some additional outdoor living space, because they regret having lost that. Is there plenty of; since this is a breakfast room I'm thinking that the patio is a nice place to step outside with a cup of coffee." Mr. Malda, "Yes, their existing patio is actually larger than what they want, and this expansion will just give them a little more added living space for entertaining." Chairman Banuski, "Inside. But there is plenty." Mr. Malda, "They have plenty of patio. They have a very beautiful landscaped patio with no intention of enlarging it."

Member Phinney said, "I have no questions." Chairman Banuski said, "I don't either. And we don't often get a house that falls within the Historic District, so you had to go through the Landmarks Preservation Commission as well." Mr. Malda, "Yes, we presented last week and it was accepted."

Chairman Banuski opened the public comment portion of the hearing asking, "Is there anyone here who would like to speak in favor of this application?" Hearing no one she asked, "Is there anyone here who would like to speak in opposition?" Again hearing no one Chairman Banuski said, "I move that we close the Public Hearing." Member Crompt 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 Crompt said, "I'll make a motion that we accept the variance application of Michael Malda to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area, Side yard set-back left, Both side yards combined and Percentage of structure width/lot width; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to expand the existing breakfast area, adding 107 SF to the living area at the property addressed as 108 East Genesee Street in the Village of Skaneateles, as submitted. This approval is based on four pages of drawings dated May 29, 2013. This is noted to be a Type 2 action under SEQRA and the Applicant will have one year 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. Malda thanked the Board. This matter was concluded at 7:34 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards