

**Village of Skaneateles
Planning Board Meeting
September 5, 2013**

Variance recommendation in the matter of the application of Ellie Komanecky to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area; to construct a 748 SF patio on a house currently under construction at the property addressed as 103 Sinclair Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 Mark Roney, Member
 Carol Stokes-Cawley, Member

 Riccardo Galbato, Attorney for the Planning Board
 Dennis Dundon, Clerk to the Planning Board

 Robert Eggleston, Architect, representing the Applicant
 Ellie Komanecky, Applicant

 Frank Sheehan, Skaneateles
 Kathy Farsaci, Skaneateles
 Nanette Rodormer, Skaneateles

Absent: William Eberhardt, Member
 Douglas Sutherland, Member

Chairman Kenan opened this portion of the meeting at 7:30 pm, announcing the application of Ellie Komanecky for 77 Jordan Street. Mr. Eggleston introduced himself and presented, “Paul and Ellie are constructing a house in Parkside; it is under construction. This is the front side; it does have a porch that wraps around the front. This was all reviewed by the architectural committee. This is the back of the house that has a porch coming out. We are looking to enlarge the patio on there. This is on the south side and it has a walk-out where we’d like to create a patio for the walk-out basement. The house has a 15 foot building line. This has some special rules because it is part of the E district. We did set it back 22 feet; we met all the required set-backs. We do have the City of Syracuse water line set-back in this side.”

Mr. Eggleston continued, “One of the special criteria for this house is that it has been designed as a total equal access house. As you see, Ellie relies on a wheelchair to get around. We wanted a house that she can have two kids’ bedrooms on the main floor, plus a master, plus enough room to comfortably live. We love the porch; we even have a ramp in here that’s hidden under the porch to not make it look like an add-on or afterthought. One of the other criteria is that she really needs hard surfaces outside for outdoor living. She can’t really do well all year long on

the lawn, so that's why we wanted to increase the amount of patio area, including the walk-out basement."

Mr. Eggleston continued, "There is an elevator in the house that allows her to get to the basement." Chairman Kenan asked, "How many floors are in the house?" Mr. Eggleston, "It has a finished basement and the second floor will have a guest room and loft area. The elevator serves all three levels. The idea is to make it that they really live on the first floor and then they have the extra rec room in the basement and then guests can be upstairs. It is really important to have access from the basement to get out; should she not be able to use the elevator she would have means to get out of the house. We have the small porch; we wanted to enlarge the patio area and bring the walkway around to the driveway."

Mr. Eggleston continued, "One of the reasons they chose to build in Parkside was they wanted to live in the Village. From Parkside she can get downtown easily. They did pick a large lot. The variance that we require is that we are required 85% of open space, although lots under 2200 SF are allowed reduced open areas. In designing the house, we did get to a point where it limited us with how much outdoor space. We are asking to have this additional square footage of patio so they can have some good outdoor living space. So we are asking for 82.5%, which is 2.5% under the required 85% open space." Chairman Kenan, "And what would be the lot coverage before adding these two patios?" Mr. Eggleston, "We were at 85%. We got things going and things got a little bit bigger than what we thought, so to get the building permit, we chopped it down to what is required. Without the variance it means that she has to have this stone area outside the basement, instead of a hard surface area." Member Roney, "Was there a patio in the original plan or is this all new?" Mr. Eggleston, "In the building permit plan we had a small patio and we have a large front porch, to help meet the architectural requirements that there be front porches. But we also had the ramp and a lot of other things that you normally don't need. And then we did have a back porch and a small patio. So what we are looking to do is increase the patio area." Chairman Kenan, "And it will be hard surface. What will it be, stone pavers?" Mr. Komanecky, "We really haven't decided yet." Mr. Eggleston, "But it won't necessarily be concrete. One of the significant things is that the open area doesn't differentiate between buildings and flat surfaces. It does exclude driveways and sidewalks. Another unique thing about this property is it does back up to the creek, so there is a lot of space behind them."

Member Roney asked, "You mentioned sidewalk, so that has been excluded?" Mr. Eggleston, "Yes. What we have is we have a patio here that we were able to maintain and keep. But we wanted to make this a little deeper, so it comes beyond the porch and also ties into the master bedroom. So this way she'll have access out of the master bedroom onto the patio. We want to bring the patio out further and also fill in this area here." Member Stokes-Cawley asked, "Would you consider some sort of permeable...?" Mr. Eggleston, "Like paver bricks? The Village doesn't define permeable or impermeable as the Town does. But you would consider a paver brick or something similar?" Mrs. Komanecky, "Yeah. We were considering maybe just like stamped concrete." Mr. Eggleston said, "What they are asking is would you consider not having concrete so there is a little more absorption into the ground." Mrs. Komanecky, "As long as it is flat enough." Chairman Kenan said "I think that's the consideration – so that it is navigable." Mr. Eggleston said, "It needs to be navigable. Basically the downtown sidewalks are paver bricks. They are tight. I guess one can argue all day whether it is permeable." Chairman Kenan,

“You wouldn’t call that a permeable pavement however.” Mr. Eggleston, “The key thing is it has to be navigable. Ellie is quite adept. She made it through the construction zone here.”

Chairman Kenan, “Any other questions? Anyone have a motion they would propose?”

Member Roney said, “I will move that we recommend to the ZBA to approve the Variance as requested.” Member Stokes-Cawley seconded the motion. Upon the unanimous vote of the members present in favor of the motion, Chairman Kenan declared it passed. Mrs. Komanecky and Mr. Eggleston thanked the Board. This matter was concluded at 7:42 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

