

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

Variance recommendation in the matter of the application of Kathleen Farsaci to vary the strict application of Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to construct a 16 by 18 foot roof over an existing deck at the property addressed as 50 East Lake 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

 Kathy Farsaci, Applicant

 Frank Sheehan, Skaneateles
 Nanette Rodormer, Skaneateles

Absent: William Eberhardt, Member
 Douglas Sutherland, Member

Chairman Kenan opened this portion of the meeting at 7:43 pm, announcing the application of Kathleen Farsaci for 50 East Lake Street, noting that this was a previously approved construction to which the applicant desires to add a roof. Mrs. Farsaci introduced herself and presented, "We want to add a roof over a portion of it. We are already approved for 40 feet across the back, but then as a n afterthought, we are dealing with the sun in the afternoon, because our home faces west. So it would really be nice if we could put like a portion of it – 18 feet – over the middle part. I brought a picture. You can see what it looks like now. This section right here; this middle section out to these posts. The posts are there in anticipation of your approving this and the Zoning Board approving it." Chairman Kenan asked, "So how far is this railing from the house?" rs. Farsaci, "The railing is 16 feet from the house. The old deck used to be 20 by 10, so now it goes out to 16. This is the old deck."

Chairman Kenan, "Somewhere in here, not quite as wide as the old deck, is going to be an 18 foot wide roof going out 16 feet?" Mrs. Farsaci, "Correct. You can't believe how bad the afternoon sun is. As the guy was building it I thought it would be nice to shade just a portion of it so we could put a table under there." The Board clarified the location of the posts on the photograph. Member Roney, "So is the roof going to go adjacent to this balcony?" Mrs. Farsaci, "It's going to go; this balcony over here – this is a porch that's up on the second floor. It's going to go between there and the chimney. From below the windows and out to these posts

– this post and that post. 18 feet wide and 16 feet deep.” Chairman Kenan, “Is it going to be a flat roof or a sloped roof?” Mrs. Farsaci, “It’s going to be a sloped roof.” Chairman Kenan, “And do you have enough vertical rise to get the slope in? And not have snow come in your window when it piles up in the winter?” Mrs. Farsaci, “According to the guy who is going to put it in, there is plenty of room and plenty of pitch. My husband was a roofing contractor for 32 years and he says it will be fine.”

Chairman Kenan said, “These are not what you would call a really good drawing. I would suggest that you get a really good drawing from the builder before he builds it. You don’t want him to put that roof in and not have a pitch and discover that the window sill is right at the roof and the snow piles up against the window. I would make sure that was clear before he starts building.” Mrs. Farsaci, “I appreciate that. We will. We’ll make sure. Thank you.”

Chairman Kenan, “Wait a second. We haven’t acted. Those are just questions. Now we have to decide what to do. Does anyone have any more questions?” Member Stokes-Cawley asked, “Have you thought about those cloth canopies?” Mrs. Farsaci, “We have, but unfortunately they really don’t go out 16 feet. We want this to go out to the edge of the railing.” Chairman Kenan, “Going back to those posts; those posts look very high which is why we questioned the pitch of the roof.” Mrs. Farsaci, “I think he just put the posts up as high as they go and he is going to cut them down to where they need to be.”

With no further questions, Member Stokes-Cawley said, “I move that we recommend to the ZBA that it approve the Farsaci plans as submitted.” Member Roney seconded the motion. Upon the unanimous vote of the members present in favor of the motion, Chairman Kenan declared it passed and said, “You probably ought to get some better drawings before you go to the Zoning Board, and I think that will help you to get something that you will be happy with when it’s done.” Mrs. Farsaci thanked the Board. This matter was concluded at 7:52 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards