

**Village of Skaneateles  
Planning Board Meeting  
March 7, 2013**

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In the matter of the application submitted by Alan Pcsolyar to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area and rear yard set-back, and Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion to rebuild east deck, construct a north deck and to add dormers to the roof at the property addressed as 5 Tallcot Lane in the Village of Skaneateles.

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Present:        Bruce Kenan, Chairman  
                  Megan Keady, Member  
                  Mark Roney, Member  
                  Douglas Sutherland, Member

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

                  Robert Eggleston, Architect, representing the Applicant

Absent:        William Eberhardt, Member

Chairman Kenan opened the meeting at 7:30 pm announcing the application of Alan Pcsolyar for the property at 5 Tallcot Lane. Mr. Eggleston introduced himself and presented, “They recently purchased the property; it is a 1970s ranch, which is fairly ordinary. They like the layout and just want to make a few upgrades to make it appropriate for their living and the site. Originally the house was oriented toward the east, because that’s where the lake is. Since then trees have grown up and actually they don’t have a good view out to the east, but they have an awesome view to the northeast right to the Village. So what they would like to do is to reconfigure the deck; they had a 6 foot deck on the original house and then it was built out 12 by 12 over here on the southeast corner, which really doesn’t take advantage of the views. So we have reoriented and put an angular deck to focus on the view, and take away that deck.”

Mr. Eggleston continued, “There is a patio underneath; they are going to leave the patio, which really accounts for the change in open space. Plus, they wanted a small 10 by 4 deck off the living room. They have a conforming 37 foot setback that will actually reduce to 33.8 – so that’s a 1.2 foot rear yard variance. The open space originally was 87.6%, where 90% is required. That will be 87.1%, so we are changing that by half a percent. The other exterior alteration is that we are putting a clerestory in the roof, so we are going to cathedral the 8 foot flat ceiling to give them a little bit of height, to give them some extra light. So that is the other volumetric change that we are doing to the house. We’ll be keeping pretty much the character of the house – the wood shingles and all of that, and just blending in the addition to the existing house. Not that it matters for the Variance, but we are increasing some window sizes, again to take

advantage of the views and open up the house. Are there any questions that you have relative to the Variances that we are asking for?"

Chairman Kenan asked, "Any questions?" Members Sutherland and Keady said no. Chairman Kenan said, "And I don't either. One suggestion I have is that for presentation to the Zoning Board of Appeals it would be helpful to show the nearby adjoining structures on the plan, with distances. If there are no questions, is there a motion?" **Member Keady said, "I move that we recommend to the Zoning Board of Appeals that they approve the Variances requested, based on the drawings of 18<sup>th</sup> February 2013 for the property at 5 Tallcot Lane."** **Member Roney seconded the motion.**

Upon the unanimous vote of the members present in favor of the motion, Chairman Kenan declared, "The motion is passed." Mr. Eggleston thanked the Board.

On motion of Member Sutherland, seconded by Member Roney, the meeting was adjourned at 7:34 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards