

**Village of Skaneateles
Zoning Board of Appeals Public Hearing
March 26, 2013**

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.

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

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

Robert Eggleston, Architect, on behalf of the applicant
Gabby Scuderi, Student
Joanna Dean, Student
Kristen Chalupnicki, Student
Cassy Thompson, Student

Absent: Stephen Hartnett, Member

Chairman Banuski opened the Public Hearing at 7:30 pm announcing the application of Alan Pcsolyar for 5 Tallcot Lane.

Mr. Eggleston introduced himself and presented, "Mr. Pcsolyar recently purchased the Oliver house from, I believe, the original owner of the subdivision over here with ranch-style homes from the 70s. He wanted to spruce up and bring up to date but yet keep it relatively close to what it is. One of the things is it has these flat ceilings that are only 8 foot high, so we are adding a dormer to vault up the ceiling inside and add some extra light. We are changing the deck. The view used to be straight across, but with the Russell-Dove-Kenan house and the trees growing up, there is very little view to see straight across. The view is now across Roosevelt Hall's lawn, so that's why we have positioned the larger deck – pushed it out, angled it – for that view. They also wanted a small, 4 by 10 balcony off the bedroom, which again captures that view towards the Village. The existing property is non-confirming in that it is 87.6% open area where 90% is required. We will be changing that by a very small amount since we are keeping the patio that was underneath this deck, so we are increasing by ½ of 1 percent difference. And we are actually creating a rear yard setback. Where it was a conforming 37 feet, it now will be 33.8 feet. So it is a 1.2 foot difference. We have made it just a 4 foot deck; all they are looking for is

a place to put a couple of chairs – to be able to go out and enjoy the view from the bedroom. The Variances really are not that significant; it is the rear yard. We are actually correcting a side yard variance that's 24.3 feet and supposed to be 25 feet. It will now be 29 feet and 25 feet on the remaining portions of that patio. We will be working with the existing cedar siding – maintaining that and enhancing it with the details. Are there any questions that you have relative to this proposal?"

Chairman Banuski said, "Not really. Girls would you like to see the drawings and pictures of what it looks like now and what it is going to look like?" Mr. Eggleston took the drawings and repeated some of the explanations for the benefit of the students.

Chairman Banuski said, "I really didn't have any questions. It looked like a pretty straightforward application." The other members indicated their lack of questions. No written comments have been received.

Chairman Banuski opened the meeting for public comment 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?" Hearing no one, Chairman Banuski said, "Then I move that we close the Public Hearing." Member Pardee seconded the motion. Upon the unanimous vote of the members present in favor, the Chairman declared the Public Hearing closed.

Member Crompt said, "I move that we accept and approve 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 of the property addressed as 5 Tallcot Lane in the Village of Skaneateles. We note that this is a Type 2 transaction under SEQRA. This approval is based on 3 pages of plans dated 2/18/13. The applicant will have one year to complete construction." Member Phinney seconded the motion.

Upon the unanimous vote of the members present in favor of the motion, Chairman Banuski declared the motion passed. Mr. Eggleston thanked the Board. The meeting was adjourned by acclamation at 7:40 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards