Village of Skaneateles
Zoning Board of Appeals Public Hearing
September 24, 2013

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: Lisa Banuski, Chairman
John Cromp, Member
Larry Pardee, Member
Craig Phinney, Member

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

Robert Eggleston, Architect, on behalf of the Applicant
Ellie Komanecky, Applicant

Absent: Stephen Hartnett, Member

Chairman Banuski opened the Public Hearing at 7:30 pm in the application of Ellie Komanecky for 103 Sinclair Street. Mr. Eggleston introduced himself and presented, "This is a house in Parkside under construction. Some of the requirements were that the house had to be totally accessible so that Ellie could maintain the whole household. It had a large footprint and we started with a large lot. By the time we were all set and done, we were over the 15% coverage. So we got a building permit with limited outdoor aptios to get the hiouse started. Now we are asking for some additional patio hard-surface areas so that she has the ability to use the outside. They do have a walk-out basement and they do have an elevator in the building so that she can access all the levels. We thought that it was imperative to have a basement walk-out so that if she were in the basement and needed to get out of the house she could come out and have a patio in this area which is to be stone. This is the back of the house. We have a porch that comes out in the back that has already been included in the coverage. We wanted to expand this area and also bring a sidewalk, which we are allowed to do, over to the driveway."

Mr. Eggleston continued, "This is the front of the house. There is a porch which wraps around that is an asset that the review committee for Parkside likes to have. They also have already incorporated a ramp to the front door under the porch, to minimize the visual effect. His is a unique situation where we needed to have more space than the average house. We originally designed the house to have 85% open space as required, but what we want to do is add this basement patio area, enlarge the patio beyond the approved porch (there's a small patio already approved). This will tie into the master bedroom so she can get out of the house from the master bedroom as well as the living spaces. We are allowed to have the sidewalk that will tie it into the

driveway. As a result, we are asking for 82.5% open space whereas 85% is required. All of the increases are low to the ground. Another mitigating factor is they are up against the creek and the City water line, so there will not be a house behind them. They are right next to the creek walk."

Member Cromp asked, "Bob, there was a question when I was talking with Ellie's husband and the builder. If they wanted to come off that deck on the side and wanted to have a path to the creek walk…" Mr. Eggleston, "Sidewalks have never been part of the structures counted against open space." Member Cromp, "But it would go across the right of way. Could it be concrete?" Mr. Eggleston said, "You could do easily removable structure across the right of way. Are there any questions relative to this application?"

Chairman Banuski said, "This is really the first variance we have seen in the development. It makes sense that we wouldn't see too many more. I don't have any questions or issues. I will open the public comment portion of the hearing for comment pro or con. There being no cooment I would move we close the public hearing." Member Phinney seconded the motion. Upon the unanimous vote of the Members in favor of the motion, it was declared passed.

Member Cromp said, "I move that we accept the variance requested 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 to a house currently under construction at the property addressed as 103 Sinclair Street in the Village of Skaneateles. We note that this is a type 2 transaction under SEQRA. Approval is based upon 1 pages of drawings dated 10/3/2013. Applicant shall have 1 year to complete." Member Pardee seconded the motion. Upon the unanimous vote of the Members in favor of the motion, it was declared passed.

Mr. Eggleston thanked the Board. This portion of the meeting was concluded at 7:42 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Zoning Board of Appeals Public Hearing
September 24, 2013

Request for modification of the Variance granted on August 27, 2013 in the matter of the application of Neil & Christine Strodel to construct a new 16 x 20 foot screen porch on the other side of the house addressed as 6 Teasel Lane in the Village of Skaneateles.

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

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

Robert Eggleston, Architect, on behalf of the Applicant

Absent: Stephen Hartnett, Member

Chairman Banuski opened this request for modification at 7:43 pm in the matter of Neil & Christine Strodel for 6 Teasel Lane. Mr. Eggleston introduced himself and presented, "We were here last month with a variance application to expand an existing non-conforming structure. Early on they had considered two locations; the location approved which is here or the location over here. After talking with contractors, they decided that this is a better location because this will darken the family room. They were going to add windows here to compensate but now they don't have to. They'd like to have this come off the mudroom which is as close or closer to the kitchen and won't darken the living room. So it will go over here on this back side of the house; on this side instead of over here. The neighbor affected is
Ward Vuillemot and he has written a letter explaining that he is aware of the change and has no objection."

Chairman Banuski read the letter for the record, "I understand that the Strodels intend to relocate their screen room from the south end of their back yard and closer to my property. Room will maintain the required 15 foot side yard. I understand that the Board will consider this request as a modification to the granted variance from September 24th. I have no objection to the Strodel's plan." Mr. Eggleston, "The new construction completely conforms, it is just that we are expanding the same non-conforming house. Instead of putting it on here, we will be putting it on here." The Board members expressed that they had no problem with considering this as a modification.

Chairman Banuski said, "I move that we approve this modification to the property at 6 Teasel Lane in the Village of Skaneateles, based on the revised drawings presented tonight

with work to be completed within one year." Member Phinney seconded the motion. Upon the unanimous vote of the Members in favor of the motion, it was declared passed.

Mr. Eggleston thanked the Board. This portion of the meeting was concluded at 7:47 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Zoning Board of Appeals Public Hearing
September 24, 2013

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: Lisa Banuski, Chairman
John Cromp, Member
Larry Pardee, Member
Craig Phinney, Member

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

Absent: Stephen Hartnett, Member

Chairman Banuski opened the Public Hearing at 7:48 pm in the application of Kathleen Farsaci for 50 East Lake Street, indicating that the Board would take up this matter even though the Applicant was not present nor represented. Chairman Banuski said, "We asked them to come back with another Variance, so they have gone through this process again to add the roof to a previously-approved and already-built deck overlooking their swimming pool. The neighbors were given notification as with any variance; no neighbors are present either in favor or in opposition to this. I don't have any questions about it. The drawings are here." Member Phinney said, "It makes sense to do this to make it more viable." Chairman Banuski said, "There being no neighbor requests, the Applicant doesn't need to be here for this. And we did have a unanimous recommendation for approval from the Planning Board."

Chairman banuski continued, "That being said I will open the public comment portion of the Hearing, for comments in favor or against. [Pause] There being no comments, I move that we close the Public Hearing." Member Cromp seconded the motion. Upon the unanimous vote of the Members in favor of the motion, it was declared passed.

Member Pardee said, "I move that we accept the variance requested in the matter of the application of Kathleen Farsaci to vary the strict application of Section 225-69D Non-conforming Buildings, Structures or 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. We note that this is a type 2 transaction under SEQRA. Approval is based upon 1 pages of drawings dated 9/24/2013. Applicant shall have 1 year to complete." Chairman Banuski seconded the motion. Upon the unanimous vote of the Members in favor of the motion, it was declared passed.

This meeting was adjourned by acclamation at 7:49 pm, with the Members thanking Mrs. Banuski for her Chairmanship of the Zoning Board of Appeals with a round of applause.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards