

Village of Skaneateles  
Zoning Board of Appeals Public Hearing  
May 27, 2014

---

In the matter of the application of Leanne Willard to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, left, Both side yards combined, Percentage of structure width/lot width and Percentage of open area; and section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to enclose an existing porch on the south side of the property addressed as 36 East Elizabeth Street in the Village of Skaneateles.

---

Present:        Craig Phinney, Chairman  
                  David Badami, Member  
                  Mike Balestra, Member  
                  Larry Pardee, Member

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

                  Eric Mau, Architect, on behalf of the Applicant

                  Robert C. Abbott, Jr., Syracuse  
                  Robert D. Gray, Skaneateles

Absent:         Curt Coville, Member

Chairman Phinney opened the meeting at 7:30 pm introducing the Public Hearing in the application of Leanne Willard for 36 East Elizabeth Street. Mr. Mau introduced himself and presented, "In a nutshell, we are looking at an existing covered porch on the south side of the house, and the Willards would like to convert that to living space – essentially creating a mudroom and a back entry off the driveway. All of the variances are all pre-existing non-conforming and we are not making any of them any worse. The only thing that we changed is the existing roof pitch; we changed a little bit because we had to stay below the second floor windows and we wanted to put 2-by-12s up there for insulation purposes. So we changed the roof pitch very slightly, but other than that all we are doing is enclosing that porch."

The members indicated that they had no questions so Chairman Phinney said, "I will open the public comment portion of the hearing. Is there anyone to speak on behalf of the project?" Hearing no one he asked, "Anyone against?" Hearing no one, Chairman Phinney said, "I move we close the Public Hearing." Member Pardee seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the Public Hearing was closed.

With no further comments from the Board, **Member Pardee said, "I move we approve the variance requests for side yard set-back left, both side yards combined, percentage of structure width/lot width and percentage of open area; and Section 225-69D non-**

**conforming buildings, structures and uses, extension or expansion to enclose an existing porch on the south side of the property at 36 East Elizabeth Street in the Village of Skaneateles. Further, the Board notes that this is a Type 2 transaction under SEQRA and that the approval is based on 2 pages of drawings dated April 17, 2014. Applicant shall have one year to complete this project.” Member Badami seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried.**

Mr. Mau thanked the Board.

Respectfully submitted,

Dennis Dundon  
Clerk to the Boards