

**Village of Skaneateles
Zoning Board of Appeals Public Hearing
August 26, 2014**

Public Hearing in the matter of the application of Gerald Morrissey for Special Use Permit to create a supplemental apartment and to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back and Percentage of open area; and section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to convert an existing dwelling unit to a guest-house accessory structure greater than 800 SF and to construct a new 4,020 SF single-family dwelling at the property addressed as 42 East Street in the Village of Skaneateles.

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

 Riccardo Galbato, Attorney for the ZBA
 Dennis Dundon, Clerk to the ZBA
 John Crompton, Village CEO

 Bill Murphy, Architect, on behalf of the Applicant
 Jerry Morrissey, Applicant

 Susan Schriever, 89 State Street
 Marvin Caldwell, Marcellus
 Betsy Su, 37 East Street

Chairman Phinney opened this hearing at 7:34 pm introducing the application of Gerald Morrissey for 42 East Street. Mr. Murphy introduced himself and presented, "I think everybody is fairly familiar with the plan. We have spent some time over the past 60 days or so, since our previous meeting that we weren't quite ready for in July. We have reduced the amount of pavement on the site by about 20%. We still would like to address the curb cut issue. A lot happens where the current curb cut is – being mailboxes from across the street, the way grade comes down. When you stand at the end of that driveway and actually look both ways, the way the road is that you are actually out on the farthest point of an arc, almost like a crown. So you actually look behind you in either direction; whereas you move further to the north, the road tends to belly back in. When you stand on the curb line and take some photographs, it starts to become evident; some of the conditions that happen. You can kind of see how it curves there. So it's an improved situation by pulling it further away from the heavy intersection with the school drive and also not dealing with the two driveways across the street backing out onto the road; as well as traffic going in both directions during school morning drop-off and afternoon pick-up."

Mr. Murphy continued, "Those are the big changes with the site plan that we have made. I can take you through it in more depth or move right to your questions, however you would prefer me to take it." Member Pardee, "One of the points I raised back in your first presentation on the 24th of June, is the fact that the Zoning requirement says that the width of the house should be no more than 2.5 times the height. The height is listed at 24.9 feet which would make it a little over 62 feet. You are at 76 feet." Mr. Murphy, "I believe that requirement is for the Downtown D District. I don't believe it is in relation to our Zoning district. I believe there is an asterisk 3 in the bottom of the..." Mr. Murphy, "If you look at most of the homes and think about how that works out; it depends on orientation, but the majority of the homes in the Village would not meet that. If you just proceed further down East Street and all the ranches and small ranches that are developed on the east side of East Street further to the south of the Morrissey's parcel, all of them are wider. The reason they don't want it that way in the Downtown D District is they don't want big wide low buildings in that District. They want taller structures more in keeping with the urban character of the center of the Village."

Chairman Phinney, "I was not here for the previous meeting I was out of town and just from having been up and down, I think the new location or the only location of the new setup certainly makes much more sense; you are sort of in a neutral zone there. Again, we are all hoping that Hidden Pond is going to work... If that does not, is there any accommodation that you are going to have to be able to have some sort of access to that front house – because now that proposed driveway is certainly coming off of the Hidden Pond right of way." Mr. Murphy, "A lot hinges on that." Chairman Phinney, "Would the alternative be to have the tarvia remain here? Where you are suggesting taking the tarvia away from next to the back of the original house here? So that here you were volunteering to take out that tarvia with the idea of that access road coming up in through here, an access driveway. If this doesn't come into fruition does it make sense to maintain that? You are certainly reducing the amount of coverage either way by doing that. And that way the person here is going to have an accommodation versus having to park over on the side. Does that make any sense?" Mr. Murphy, "I think it does, but I don't think that we want to try to put our approval in any way hinged upon Hidden Pond. This is a proposed site plan we would like to see put in place, provided that happens. If it doesn't happen we may have to get into a revision but we would certainly like to be able to move forward before that all gets resolved."

Chairman Phinney, "Fair enough. And I also noticed too in the percentage you were speaking of you have included the pool and patio with the idea being that down the road that theoretically that would be a good spot to do it. As a matter of fact this is the time to do it, versus some other thing. And if you didn't have it you are still only 1.7 over and with it you are 4.15. But I think it's a good idea to include it in that particular spot ahead of time. They'll let you know how they would like to have in protected and covered and all that kind of stuff. I have no more questions."

Chairman Phinney opened the public comment portion of the Hearing. There was no one desiring to be heard. Member Pardee, "I will move to close the Public Hearing." Member Coville seconded the motion. Upon the unanimous vote of the members in favor of the motion, the Public Hearing was closed. **Member Balestra said, "I move that we accept the application by Gerald Morrissey for a Special Use Permit to create a supplemental**

apartment and to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back and Percentage of open area; and section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to convert an existing dwelling unit to a guest-house accessory structure greater than 800 SF and to construct a new 4,020 SF single-family dwelling at the property addressed as 42 East Street in the Village of Skaneateles per plans submitted for this evening's meeting and dated 13th of August 2014. This is a Type 2 action under SEQRA and Applicant will have 2 years to complete. Chairman Phinney seconded the motion. Members Badami, Balestra, Coville and Chairman Phinney voted 'Yes' and Member Pardee voted 'No'. Upon the 4 - 1 vote of the members in favor of the motion, the Special Use Permit and Variances were granted. This portion of the meeting was concluded at 7:43 pm.

Respectfully submitted,

Dennis Dundon
Clerk to the Boards

Village of Skaneateles
Zoning Board of Appeals Public Hearing
August 26, 2014

Public Hearing in the matter of the application of Susan Schriever to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, left; Side yard set-back, right; and Percentage of lot width; and section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to remove an existing deck and construct a screen porch within the existing footprint at the property addressed as 84 State Street in the Village of Skaneateles.

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

 Riccardo Galbato, Attorney for the ZBA
 Dennis Dundon, Clerk to the ZBA
 John Crompton, Village CEO

 Marvin Caldwell, Builder, on behalf of the Applicant
 Susan Schriever, Applicant

Chairman Phinney opened this hearing at 7:44 pm introducing the application of Susan Schriever for 84 State Street. Mr. Caldwell introduced himself and presented, “We presented the plans and everything last time. There is already a deck there. We are going to take that one down and rebuild another one that’s actually going to be a foot smaller. We are going to put a roof on it and screen it in.”

Chairman Phinney, “Any questions here from the Board?” There were no questions. Chairman Phinney opened the public comment portion of the Hearing. There was no one desiring to be heard. Chairman Phinney, “I will move to close the Public Hearing.” The motion was seconded by Member Pardee. Upon the unanimous vote of the members in favor of the motion, the Public Hearing was closed.

Member Pardee said, “I move that the application of Susan Schriever to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, left; Side yard set-back, right; and Percentage of lot width; and section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to remove an existing deck and construct a screen porch within the existing footprint at the property addressed as 84 State Street in the Village of Skaneateles be approved. The approval is based on 3 pages of drawings dated 7/3/14. This is a Type 2 action under SEQRA and the Applicant will have 2

years to complete.” Member Badami seconded the motion. Upon the unanimous vote of the members in favor of the motion, the Variances were granted.

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
August 26, 2014

Public Hearing in the matter of the application of Holbrook Heating to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, left; Side yard set-back, right; Both side yards combined and Percentage of open area; and section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to place air conditioning and generator equipment pads in the side yard at the property addressed as 17 Griffin Street in the Village of Skaneateles.

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

 Riccardo Galbato, Attorney for the ZBA
 Dennis Dundon, Clerk to the ZBA
 John Crompton, Village CEO

 Meg Keady, 16 Griffin Street

Chairman Phinney opened this hearing at 7:49 pm introducing the application of Holbrook Heating for 17 Griffin Street. CEO Crompton said that no one would be representing the Applicant. Chairman Phinney opened the public comment portion of the Hearing. Ms. Keady, "I am here in favor. I am the directly-across-the-street neighbor and I have no issues with it. I think it's a nice addition what they are trying to do. The existing systems have been there for many years." CEO Crompton, "That was what the Planning Board felt. The Planning Board wanted you to see that there are already 2 structures on the property and this one is just being put right next to it. You can see how far away it is from the neighbors. So we are just kind of cleaning up; we are putting all of these projects into one, because the existing air conditioner pad, the existing generator did not go to building permit. So we are cleaning all three of them up." Chairman Phinney, "And they are all going to be protected from the neighbors." Chairman Phinney, "Is there anyone to speak against this project?" Hearing no one, Chairman Phinney said, "I will move to close the Public Hearing." The motion was seconded by Member Coville. Upon the unanimous vote of the members in favor of the motion, the Public Hearing was closed.

Chairman Phinney said, "I'll make a motion that we accept the application of Holbrook Heating to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, left; Side yard set-back, right; Both side yards combined and Percentage of open area; and section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to place air conditioning and generator equipment pads in the side yard at

the property addressed as 17 Griffin Street in the Village of Skaneateles. The Applicant will have 1 year to complete. This is a Type 2 action under SEQRA and is based on plans dated 8/26/2014.” Member Pardee seconded the motion. Upon the unanimous vote of the members in favor of the motion, the Variances were granted.

The meeting was adjourned by acclamation at 7:53 pm.

Respectfully submitted,

Dennis Dundon
Clerk to the Boards