

Village of Skaneateles Zoning Board of Appeals Meeting September 23, 2014

In the matter of the application of Marty Hubbard to extend the variances previously granted on June 25, 2014, to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area, Side yard set-back left, Side yard set-back right, Both side yards combined, Rear yard set-back and Percentage of structure width/lot width; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to construct a new front porch and a roof over entry stoop at the property addressed as 52 Jordan Street in the Village of Skaneateles.

Present: Craig Phinney, Chairman
Michael Balestra, Member
Curt Coville, Member

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

Bob Eggleston, architect, on behalf of the applicants

Carol Stokes-Cawley, Village Trustee

Absent: David Badami, Member
Larry Pardee, Member

Chairman Phinney opened the meeting at 7:30 pm announcing the application of Marty Hubbard for 52 Jordan Street. Mr. Eggleston introduced himself and said, "Marty has, over the years, carefully been taking his time doing appropriate treatments to the house at the corner of Jordan and Academy Streets. It is a cute little house. We did get approval for putting the cupola on, for putting on the carport – the carport has been built, the cupola has been built. The last thing that just hasn't been able to get done – he's kind of waiting for contractors – was this front stoop area. His contractor quick got pulled over across that street to Bob Gray's Funeral Home porch, and kind of had to get that done quickly. Now he does have Kevin Rich ready to go and they want to get started on it this next month, October. Basically there's the stoop is there, there is no porch roof on it. All we are doing is adding a porch roof. It is an expansion of a nonconforming structure. We are not really changing any of the set backs for it. But the variance did expire and he would like to have an extension. While 6 months would be more than enough, a year would be appropriate."

Chairman Phinney asked, "Questions? I'll open the floor for anyone to speak in favor of the extension." Hearing no one, "Anyone against?" Again hearing no one, he said, "I move we

close the open discussion. Member Balestra seconded the motion. Upon the unanimous vote of the members present in favor of the motion the open discussion was closed.

Member Coville said, “I move that we approve the application of Marty Hubbard to extend the variances previously granted on June 25, 2014, to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area, Side yard set-back left, Side yard set-back right, Both side yards combined, Rear yard set-back and Percentage of structure width/lot width; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to construct a new front porch and a roof over entry stoop at the property addressed as 52 Jordan Street in the Village of Skaneateles as submitted. This approval is based on 3 pages of drawings dated 5/28/2013, is a Type 2 action under SEQRA, and will be an extension of the variances for one year from this date to complete the work.” Member Balestra seconded the motion. Upon the unanimous vote of the members present in favor of the motion the extension was granted.

Mr. Eggleston thanked the Board. Member Coville asked, “Is that a functioning cupola or is it decorative?” Mr. Eggleston, “It is decorative. Functioning – you can go into the attic. Originally they were trying to get light into the master bedroom, but then there were issues with the neighbor, so we just made it part of the attic.”

Trustee Stokes-Cawley explained that she is the Trustee liaison to the Zoning Board of Appeals and that the members should rely on her for communication with the Trustees. She was welcomed by the Board.

On motion of Chairman Phinney, seconded by Member Balestra, the meeting was adjourned by acclamation at 7:36 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards