Village of Skaneateles
Planning Board Public Hearing
October 2, 2014

Public Hearing for subdivision approval in the matter of the application of Roben & Gary Shappell for a minor subdivision redrawing lot lines between their two lots at the property addressed as 38 & 40 West Elizabeth Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
Brian Carvalho, Member
William Eberhardt, Member
Douglas Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
John Cromp, Code Enforcement Officer
Dennis Dundon, Clerk to the Boards

Ronald Beavers, Skaneateles
Michael & Lindsay Kowalski, Skaneateles
Carlton Holmes, Syracuse
Kami Cheney, Syracuse
Paul Dunham, Camillus
David Lee, Skaneateles

Excused: Stephen Hartnett, Member

Chairman Kenan opened discussion of this matter at 7:30 pm. It was noted that Ms. Shappell had told the Board at the September meeting that she would not be able to be present for this hearing. Chairman Kenan opened the public comment portion of the Hearing saying, "Is there anyone here who has anything they want to say about that application? [Pause] Hearing none, is it the Board's pleasure that we close the Public Hearing?" **Member Sutherland said, "I move that we close the Public Hearing." Member Eberhardt seconded that motion.** Upon the unanimous vote of the members present in favor of the motion, Chairman Kenan called the Hearing closed and noted that the Board should address SEQRA. **Member Eberhardt said, "I move that we declare this project an unlisted action that will receive uncoordinated review. Further that we make a negative declaration based on no significant environmental impact from this project." Member Sutherland seconded the motion.** Upon the unanimous vote of the members present in favor of the motion, Chairman Kenan declared a negative declaration under SEQRA.

Member Sutherland said, "I move that we approve the subdivision that has been requested and authorize the chairman to sign the plat maps. Member Eberhardt seconded the motion. Upon the unanimous vote of the members present in favor of the motion, Chairman Kenan declared the subdivision approved

This matter was concluded at 7:32 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
October 2, 2014

Variance recommendation in the matter of the application by Bonnie Dries to vary the strict application of Section 225-A5 Density Control Schedule for Rear yard set-back; 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 construct a new attic truss system to gain headroom and to expand an existing detached garage to 24 feet by 24 feet at the property addressed as 10 Orchard Road in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
Brian Carvalho, Member
William Eberhardt, Member
Douglas Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
John Cromp, Code Enforcement Officer
Dennis Dundon, Clerk to the Boards

Ronald Beavers, Skaneateles
Michael & Lindsay Kowalski, Skaneateles
Carlton Holmes, Syracuse
Kami Cheney, Syracuse
Paul Dunham, Camillus
David Lee, Skaneateles

Excused: Stephen Hartnett, Member

Chairman Kenan opened discussion of this matter at 7:32 pm. There was no one present representing the Applicant. Mr. Cromp said, "Mr. Chairman, I do not see anyone here to speak to this project. What they are doing with that garage is just a normal two-car garage. There was one setback issue with this garage to the south property line. All they are going to do is to take down 3 of the sides, rebuild them in the new configuration, and then go up another half story with attic trusses." Chairman Kenan, "So they are going to keep one of the sides?" Mr. Cromp, "One of the four sides; the south side. The others are coming down." Chairman Kenan, "So the setback from the side property line remains 3 ½ feet?" Mr. Cromp, "Correct." Chairman Kenan said, "I can't figure out this survey. The application suggests that the building is now 21 ½ feet by 18 ½ feet and it's going to be expanded to 24 by 24. But the plan attached shows 24 crossed out and 21.5 written in its place…" Mr. Cromp, "Odd survey, I don't know how they got that on there but it is 21 ½ by 18 and it's going 24 by 24." Chairman Kenan, "So it's being expanded to the north away from the property line and toward the rear property line. So the rear setback decreases from 15.8 to 14.3 – a foot and a half."

Member Eberhardt, "John, what material are they using to resurface the garage?" Mr. Cromp, "I believe they are going back to vinyl. I was hoping that Bonnie would be here tonight. I think that's what the contractor told me." Member Sutherland, "Is the house wood?" Mr. Cromp, "I think it is wood." Member Sutherland, "What we would really like to do is to have the house and garage materials match." Mr. Cromp, "If you put that in your recommendation, I can pass that on to Bonnie and the contractor."

Chairman Kenan, "Any other comments? One suggestion I'd make is that any recommendation we make to the Zoning Board should be coupled with a requirement that they correct the plan. Because the plan itself conflicts with the application; so there is no question as to what is happening there." **Member Eberhardt, "I will make a motion that we recommend to the Zoning Board of Appeals approval of the variances as requested on the Dries application dated 9/2/14 with two conditions: (1) that we require that the exterior be wood siding to match the existing house, and (2) that the survey be adjusted to reflect the correct measurements." Member Carvalho seconded the motion.**

Upon the unanimous vote of the members present in favor of the motion, Chairman Kenan declared, "That motion is passed and is referred to the Zoning Board of Appeals for their October 28 meeting."

This matter was concluded at 7:37 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
October 2, 2014

Special Use Permit and Variance recommendation in the matter of the application by Michael Kowalski to create a supplemental apartment and to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, left; Percentage of open area; Minimum Lot Area; Minimum Lot Width; and Maximum Floor Area; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to convert the second floor of an existing carriage house into a supplemental apartment greater than 800 SF at the property addressed as 54 West Lake Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
Brian Carvalho, Member
William Eberhardt, Member
Douglas Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
John Cromp, Code Enforcement Officer
Dennis Dundon, Clerk to the Boards

Michael Kowalski, Applicant
Lindsay Kowalski, on behalf of the Applicant

Ronald Beavers, Skaneateles
Carlton Holmes, Syracuse
Kami Cheney, Syracuse
Paul Dunham, Camillus
David Lee, Skaneateles

Excused: Stephen Hartnett, Member

Chairman Kenan opened discussion of this matter at 7:37 pm. Mr. Kowalski introduced himself and his wife and presented, "The project is as you described. Lindsay's parents greatly enjoy the Village of Skaneateles and they were hoping to spend a little bit more time here. So with the carriage house on the property already, their hope was to possibly convert the second story of it from empty storage space to livable space. When they come to visit they have a comfortable space so they don't need to intrude into the house for excessive amounts of time and they have a spot to call their own."

Chairman Kenan, "That sounds good. It is the same footprint as the existing building?" Mr. Kowalski, "Correct – it is the exact same footprint." Chairman Kenan, "Any questions?" Member Eberhardt, "Will it be the same exterior?" Mr. Kowalski, "Correct, except for the one side that would be; the side that's 0.7 feet from the neighbors. We will be changing that to a

Hardy board for fire rating, but keeping all the existing wood on the other faces." Chairman Kenan, "So the issue would be the variance that comes from the existing conditions on the property and the special permit for the supplemental apartment. And I take it that if the apartment exceeds 800 SF that's a variance in itself."

Member Sutherland said, "I move that we make a recommendation to the ZBA that they approve the variance application and the special permit necessary for the supplemental apartment." Member Carvalho seconded the motion. Upon the unanimous vote of the members present in favor of the motion, Chairman Kenan declared, "That motion is passed and is referred to the Zoning Board of Appeals for their October 28 meeting."

This matter was concluded at 7:41 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
October 2, 2014

Informational presentation in the matter of the application of Ron Beavers and Karen Lewis to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, left; Both side yards combined; Building Height; and Percentage of open area; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion for alteration of the existing kitchen and garage and for construction of a new garage at the property addressed as 50 West Lake Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
Brian Carvalho, Member
William Eberhardt, Member
Douglas Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
John Cromp, Code Enforcement Officer
Dennis Dundon, Clerk to the Boards

Ron Beavers, Applicant
Carlton Holmes, Architect, on behalf of the Applicant
Kami Cheney, Architect, on behalf of the Applicant
Paul Dunham, Contractor, on behalf of the Applicant

Excused: Stephen Hartnett, Member

Chairman Kenan called the next application at 7:42 pm, announcing the matter of Ron Beavers and Karen Lewis for 50 West Lake Street. Mr. Holmes introduced himself and Ms. Cheney as being from Holmes, King and Kallquist Architects and presented, "We are back before you for the same project. Our client, Ron, is with us this evening and our contractor, Paul Dunham as well. We do have some visual aids. The original part of the house was built in 1827. The part that is known to the village is the Italianate structure and cupola and the cast iron filigree porch. That has gone through major reconstruction, but the part that we have been focusing on is the rear portion, which turns out to be a timber frame structure built in the 1890s. This is what you see from West Lake Street [showing photographs] and you can see from these pictures that it is quite a delightful structure that the Beavers/Lewises bought. These pictures are all taken in the back portion of the house. This is the exterior that you saw before we started dissecting and reconstructing. Then we are going to go into the structure that we found – you can see that there are remnants of timber frame and 2x4 balloon studs; they appear to be a balloon frame structure. There is no evidence of the timber in the house."

Mr. Holmes continued, "As we got into it we found some most unusual framing. Things like this where there once was a stairway – this joist used to go all the way over and somebody thought

that the little scab-on would probably do it. And it's a single member header. One of the most interesting things is that not only is it under-structured and the structure totally cobbed, but there is gypcrete on top of it. That really robs the strength; the live load strength down to just about zero. Then the electricians came along and bored through the knob and tube and it is right exactly the zipper line of shear. A lot of the joists have actually split. The bottom line is the structural timber frame has been so compromised and the structure is so under-designed and compromised that by the time we would get done sistering and stabilizing; we have already given up straightening because the side walls have dropped out and the ridge had bellied. More cobbed up framing everywhere we turned as we opened it up, was really well covered with fresh paint and gypcrete and DriVit on the outside. We just determined that it would be a terrible compromise when we were all done and it would have cost an awful lot of money to arrive at that compromise. For a little bit more money they could actually have a sound foundation and a nice clean solid structure that would not only have the stability, but also the live load capacities and egress windows where there are not any presently but there should be. We have provided you with drawings ten days ago that you could see what we were going to scroll through right now, so I don't think we need to belabor it particularly."

Mr. Holmes continued, "I want to go to the elevation page. The thing that we discovered as we took the DriVit off was that there was clapboard under there with a five inch weather. And we would like to ask the Board's permission to totally remove the structure and putting it back in its original proportions, but at the same time also put the clapboard back in. So we would have the mass and volume that we were talking about when you approved this project before, but now it will be straight and true and sound and it would have the original siding that was there in 1890." Chairman Kenan, "So what is the board?" Mr. Holmes, "It is 5 inch weather, it's about a 6 ½ inch board by 5/8 of an inch butt. It is a straight clap. It was put directly on the framing; there was no sheathing. We would put sheathing and watercourse board and barrier underneath it."

Chairman Kenan, "So with regard to the Planning Board's concerns, is there any change in footprint?" Mr. Holmes, "There is no change in footprint." Chairman Kenan, "Setbacks and site coverage all that remains the same?" Mr. Holmes, "We are not changing or violating any of that. All we want to do is put the same thing back but solidly." Member Eberhardt, "Are you going to use the original color?" Mr. Holmes, "The front house is painted yellow with white trim. We have not had a conversation with the owner about what color we would paint the back portion of it. But it was painted originally."

Chairman Kenan, "Any questions from the Board? No questions or suggestions? Anyone have a motion they would like to respond with?" CEO Cromp said, "Mr. Chairman, I did speak with Chairman Phinney from the Zoning Board to explain to him what exactly was going on with the project. Chairman Phinney said that if they are putting back as it was, he did not feel that the Zoning Board needed to see this project again. The contractor feels time is of the essence and they prefer not to wait 3 weeks for the Zoning Board."

Chairman Kenan, "So maybe from the Planning Board's point of view, a motion indicating that the revised plans submitted are consistent with the original plan submitted and approved by the Board, and the Board would reaffirm its recommendations." **Member Eberhardt said, "I will make a motion that the application for the Beavers/Lewis residence dated 9/25/2014 is**

exactly the same as the previous application which we approved on July 3, 2014. We re-endorse this application, noting that the chairman of the Zoning Board of Appeals has stated that such endorsement is sufficient for the ZBA and this matter does not need to be forwarded." Member Sutherland seconded the motion. Upon the unanimous vote of the members in favor of the motion, Chairman Kenan declared, "The motion is also passed."

This matter was concluded at 7:52 pm. Chairman Kenan asked if there was any more business to come before the Board? Hearing none, on motion of Member Sutherland seconded by Member Carvalho, the meeting was adjourned at 7:53 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards