Village of Skaneateles
Zoning Board of Appeals Meeting
October 28, 2014

Public Hearing in the matter of the application of Bonnie Dries to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area, 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 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: Craig Phinney, Chairman
David Badami, Member
Michael Balestra, Member
Curt Coville, Member
Larry Pardee, Member

Riccardo Galbato, Attorney for the ZBA
John Cromp, Code Enforcement Officer
Dennis Dundon, Clerk to the ZBA

Jon Clarke, builder, on behalf of the Applicant
Bonnie Dries Applicant
Dan Dries, on behalf of the Applicant

Andrew Wawro, Skaneateles
Emily Kupp, Skaneateles
Jonathan Marshall, Skaneateles
Michael Kowalski, Skaneateles
Lindsay Kowalski, Skaneateles
Greg Weinrieb, Rochester
Mike Seder, Skaneateles
Molly Rourke, Skaneateles
Jon Hartnett, Skaneateles
Andrew Weiss, Skaneateles
Max Messte, Skaneateles
David Lee, Skaneateles
Elsa Soderberg, Skaneateles

Chairman Phinney opened the meeting at 7:30 pm announcing the application of Bonnie Dries for 10 Orchard Road. He noted the presence of a number of students attending the meeting, thanking them for being timely so as not to disrupt the meeting. Mr. Clarke said, "We just want to expand it 4 foot to the north and 4 foot to the east. Mr. Cromp said, "If I may, I would like to

comment on something the Planning Board brought up. There is a little discrepancy on the survey. There was a bump-out on the garage that did not go all the way to the ground. So the actual footprint of the garage is 20 feet 3 inches by 18 and one-half feet, although the garage is a bit larger." Mr. Clarke, "We had a few problems with Mr. Watkins on the survey. Mr. Cromp helped us out and hopefully got it straightened out." Chairman Phinney, "And I noticed that there is nothing but a concrete slab there. We were ready to look at what you were going to expand – and it's gone." Mr. Clarke, "We tried to save the south wall, but when I got into it, it was bad. It was not safe."

Chairman Phinney, "Any questions from the Board?" Member Balestra said, "In looking at the other houses and garages on the street, would this be the largest?" Mr. Clarke, "Actually the neighbor next door is 22 by 23. Like that far away from it." Member Balestra, "And this is 24 by 24." Mr. Clarke, "It would be the largest within the first 3 houses." Member Balestra, "What is the width of the house on the west side?" Mr. Clarke, "21 by, I think, 44." Member Balestra, "So wider than the house." Mr. Clarke, "Yes." Member Balestra, "I was looking at it, at the lot and the house, and trying to imagine a 24 foot by 24 foot garage back there, which once you put it in three dimensions, is sizable. And I'm afraid that when you put a garage that size back there on that lot it is going to look quite frankly like a pole barn behind the house, because it is pretty large. I looked at all the garages on the rest of the street and nobody was close to that. I did notice the garage at 26 Orchard which had high trusses, and clearly there was space up there; it was a two car garage -- frankly I thought that was a little more proportionate. This one gives me concerns – the size."

Mr. Clarke, "In the spring we were planning to come back; we are going to remodel the home. So we are going to ask for permission to make the house larger, going up." Member Balestra, "Just going up? Are you going outside the footprint of the house?" Mr. Clarke, "We are still working on that." Chairman Phinney, "It makes a difference. It makes a difference as far as variances and those kinds of things. If you are building on existing footprint it sets up a different scenario than if you are widening the house or if you are trying to make something proportioned as Mike was describing right now."

Ms. Dries, "Because the garage was so bad; the roof was falling and everything; that's why we went with that first." Mr. Clarke, "Technically it is less than 4 feet. 4 feet is not that far off from what it was." Member Badami, "I have a question. That attachment you submitted that is sort of like a prefab. Did you pick 24 by 24 because that was what was available?" Mr. Clarke, "No." Member Badami, "So you could do a different size? Slightly smaller?" Mr. Clarke, "We could, technically. Sure." Ms. Dries, "Would the two cars fit in it?" Mr. Clarke, "Yeah."

Chairman Phinney, "I guess what we are saying is with the existing footprint being more congruent in with the rest of the houses in your neck of the street, at 24 by 24 it becomes an outsized building rather than melding in. If it is still possible to get two cars in there even with two doors in contrast to one large door, it seems to be a little more preferable. The thing you are showing us is not one large door. So this is not a representation of what you are talking?" Mr. Clarke, "We have the existing door that was there, a 16 foot one." Chairman Phinney, "So I guess what we are suggesting is that the 24 by 24 may be a little large for that spot. And is it still something that you could accommodate with two cars, still being able to get two reasonably

sized cars in there without going 24 by 24?" Mr. Clarke, "We could." Chairman Phinney, "But would prefer not to." Member Balestra, "It might give you a little leeway when you go to remodel the house too. Because if you come back and ask for another area variance; that's what variances are for obviously, but…" Mr. Clarke, "We are hoping to just go up. We did that with Ms. Dries' house about 12 years ago." Ms Dries, "9." Mr. Clarke, "9 years ago. We just went up. We plan on doing the same thing, so that both houses actually look the same."

Chairman Phinney opened the public comment portion of the Hearing asking, "Anyone who wants to speak in favor of the project?" Hearing no one, "Anyone against? [pause] I would entertain a motion." Member Pardee moved to close the Public Hearing. Member Badami seconded the motion. Upon the unanimous vote of the members in favor of the motion, the Public Hearing in this matter was closed.

Member Pardee said, "I move that we approve the Variance in the matter of the application of Bonnie Dries to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area, 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 replacement detached garage to be 21 feet wide by 24 feet deep at the property addressed as 10 Orchard Road in the Village of Skaneateles. The Applicant is to submit an updated survey drawing (originally dated August 19, 2013). This is a Type 2 transaction under SEQRA, and the Applicant will have one year to complete the project." Member Badami seconded the motion. Upon the unanimous vote of the members in favor of the motion, Chairman Phinney thanked the applicant for being accommodating, "I think over the course of time it will fit better into the neighborhood and will give you more versatility for when you decided to do what you want with the house."

In the course of making this motion the applicant, the applicant's representatives and the Board members discussed the suitable dimensions for the garage, with Member Balestra suggesting 21 feet wide by 24 feet deep; the latter dimension not causing him concern. Mr. Clarke said at 21 feet, "Obviously you'd be able to fit two cars in there."

This matter was concluded at 7:40 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Zoning Board of Appeals Meeting
October 28, 2014

Public Hearing in the matter of the application of Michael Kowalski for a Special Use Permit 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 to create a supplemental apartment greater than 800 SF at the property addressed as 54 West Lake Street in the Village of Skaneateles.

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

Riccardo Galbato, Attorney for the ZBA
John Cromp, Code Enforcement Officer
Dennis Dundon, Clerk to the ZBA

Michael Kowalski, Applicant
Lindsay Kowalski, on behalf of the Applicant
Greg Weinrieb, on behalf of the Applicant
David Lee, on behalf of the Applicant

Andrew Wawro, Skaneateles
Emily Kupp, Skaneateles
Jonathan Marshall, Skaneateles
Mike Seder, Skaneateles
Molly Rourke, Skaneateles
Jon Hartnett, Skaneateles
Andrew Weiss, Skaneateles
Max Messte, Skaneateles
Elsa Soderberg, Skaneateles

Chairman Phinney opened this hearing at 7:41 pm announcing the application of Michael Kowalski for 54 West Lake Street. Mr. Kowalski introduced himself and presented, "This is my wife Lindsay, this is her father Greg, who is hoping to occasionally spend time in that space and David will head up the project if we do get to move forward at some point. The plan is to convert the existing space into livable space on the second floor. I believe it is roughly 870 SF, so it is slightly over the 800 SF limit that the Village describes, but is in keeping within the exact

same footprint of the building – not changing any of that – that's what it will wind up being. The plan is for Lindsay's parents when they do come and visit from Rochester to have a spot that is their own if they wanted to spend a week or so during the summers. They would have a nice comfortable spot and easy babysitting access for us." Chairman Phinney, "David, any comments?" Mr. Lee, "From the plans you have seen that they will do a great job of maintaining the character of the existing building. There's no plans to divide up the utilities; it will still be directed to the main house." Chairman Phinney, "And there's water up there too already?" Mr. Kowalski, "Currently there is just electric."

Member Badami asked, "So there is no intention on turning this into some type of rental at some point or ever?" Mr. Kowalski, "No. That is not the intention at all. Strictly for family. That is not the plan at all." Mrs. Kowalski, "Especially with us having children, we would not want anyone in the back of us, ever." Member Badami, "That would be my only concern."

Chairman Phinney opened the public comment portion of the Hearing asking, "Is there anyone who wants to speak in favor of this application?" Hearing no one, "Anyone to speak against?" Again hearing no one, "I would entertain a motion." Member Pardee moved 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 in this matter was closed.

Member Balestra said, "I move that we approve the application of Michael Kowalski for a special use permit 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, per the floor plans and drawings submitted and dated August 25, 2004 [a typographical error; the year should be 2014]. This is a Type 2 transaction under SEQRA, and the Applicant will have one year to complete the project." Member Pardee seconded the motion. Upon the unanimous vote of the members in favor of the motion, Mr. Kowalski thanked the Board.

This matter was concluded and the meeting adjourned by acclamation at 7:47 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards