

Village of Skaneateles Planning Board Meeting December 6, 2014

Variance recommendations in the matter of the application by Tyson & beth Chang to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Side yard set-back right; Both side yards, combined; and Percentage of open area; and section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a mudroom, side porch and front porch and place a 10 foot by 16 foot shed in the rear yard at the property addressed as 57 Leitch Avenue in the Village of Skaneateles.

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

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Village CEO
Dennis Dundon, Clerk to the Boards

Robert Eggleston, Architect, for the Applicant

Chairman Kenan opened this matter at 7:30 pm, calling the matter of Tyson & Beth Chang for 57 Leitch Avenue. Mr. Eggleston introduced himself and presented, "The property is kind of a typical Village house, although it's the left-over piece of property that has the normal 62 foot frontage but it goes back to 10 feet in the back, so it is deceptively smaller. They do not have a garage. The first thing they would like to do is to put in a 10 by 16 shed. They would like to push it to the back just to preserve the space in the back yard. We are maintaining 3 feet on one side, 5 on the other, so we can easily get around to the back. That forces it to be 31 feet forward of the rear line. The set-backs are conforming but it is part of the open area that is being reduced. The second thing they'd like to do is to put a front porch on the house. A lot of the houses do have front porches; the house could be well serviced with a front porch, which we have designed to be a traditional 8 foot deep porch across the front. The entrance is on this kind of side enclosed porch, so what we have done is done a little reverse gable over the entrance door and then had the porch continue across. So we have a continuation of this enclosed porch roof going around the corner. Then the third thing is right now they have a very awkward back entrance, where you kind of come up some stairs and then slip into the kitchen directly. What we would like to do is to take off that back porch, come out another 4 feet, make a mudroom that's actually halfway down to grade so they will have a back entrance that's up a couple of steps, come up, have a little mudroom closet area then come up a couple more stairs into the kitchen."

Chairman Kenan, "What's the room behind it?" Mr. Eggleston, "It's a studio. He's a personal trainer, so he has it set up as a small little area." Chairman Kenan, "You can only access it from outside?" Mr. Eggleston, "That's correct. That used to be a garage, I believe. So it's just a small little place he has for training. So the variances that we are asking for – we are an existing nonconforming structure for open area, it is 82.7% instead of 85%. The front yard is 24.7 and the street average is 25.9. The right side has a 1 foot set-back whereas 15 is required. Both side yards are 18.9 feet where 35 feet is required. It is really due to the triangular shape of the lot. The proposed work will actually decrease the open space to 78.2%. The front yard set-back for the porch will be 19.4 feet, so that's a new variance. The right side will be 11 feet, if you measure from the property line over but we have the existing 1 foot. Both side yards will be 29.6 at the actual addition where 35 is required. So really the right side variance – and that's the porch over here – really is less nonconforming than the existing. Are there any questions relative to the proposed work?"

Chairman Kenan, "So the variances, by building the front porch you are increasing the front yard variance required?" Mr. Eggleston, "Correct." Chairman Kenan, "And for a combination of things you are increasing the open area variance required." Mr. Eggleston, "Correct." Chairman Kenan, "But the side yard variances, you are not really aggravating them in the process, but you are expanding a nonconforming use." Mr. Eggleston, "Correct; a nonconforming structure." Member Carvalho, "Do we know what the shed is going to look like?" Mr. Eggleston, "We really haven't picked out a shed. They are probably going to get a pre-made shed, but it will be a wood shed not a metal shed. They will make it tie into the house. They are not going to make it look like something on Jordan Street." Chairman Kenan, "Any other questions? Is there a motion?"

Member Sutherland said, "I would be happy to move that we recommend that the ZBA approve the variances as described in the package and noted on the drawings of November 12, 2014. Member Carvalho seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was passed. This matter was concluded at 7:37 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles Planning Board Meeting December 6, 2014

Variance recommendations in the matter of the application by James & Jodell McVey 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 structure width/lot width; and section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a second floor addition at the property addressed as 38 Onondaga Street in the Village of Skaneateles.

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

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Village CEO
Dennis Dundon, Clerk to the Boards

Robert Eggleston, Architect, for the Applicant

Chairman Kenan opened this matter at 7:37 pm, calling the matter of James & Jodell McVey for 38 Onondaga Street. Mr. Eggleston introduced himself and presented, "The house that they have under contract to purchase I believe was a barn that in the 1960s was converted into a house. It has a two-story colonial section and then it has a one-story wing on it. What they would like to do is to increase the size of the house. In increasing the size of the house will still only make it 18 or 1900 SF. What they would like to do is extend out and make it a full two story colonial. They are keeping the front stoop entrance like it is. They are talking about adding a little decorative window over the door to kind of fill that space. At this point they are thinking of maintaining the existing exterior finishes on the house. This will be used to enlarge their master bedroom – right now it is a small bedroom and no bathroom. They will be adding a larger bedroom and converting the bedroom into a master bath."

Chairman Kenan, "So that space in front of the bathroom is the bedroom now?" Mr. Eggleston, "Correct. This is the bedroom currently. It is rather small. What we have done is to bring the hall around so we can open this up and get a little window in the front area." Chairman Kenan, "The bedroom now goes all the way to the stair?" Mr. Eggleston, "It comes all the way to the stair. It also makes this bedroom a little bigger so it is now 10 by 10. Again it is a very small house because after adding the 300 SF, it is still small. The house is nonconforming in that the left side yard is 7.8 feet and the right is 9.2 and both are only 17 and the width is only 67.5 where 65% is required and the open area is 76.5. We are going straight up so we are not changing the

open area but we are adding a second floor in the 9.2 right side yard setback, but again it is going straight up; there is no encroachment on the ground. Are there any questions relative to this application?"

Member Eberhardt, "Bob in the beginning I missed what you said; is the siding going all the way up?" Mr. Eggleston, "No. We are keeping; right now it is the shingle below and vertical siding above. They had talked about do they have enough money in the budget to redo the whole siding, but the current plan is to maintain the existing siding and keep it the way it is." Member Eberhardt, "What about in the back?" Mr. Eggleston, "In the back it will be the same thing. We'll have the bevel siding up to that level and then we'll have the white vertical siding above it." Member Carvalho, "Is that vertical siding; is that the barn?" Mr. Eggleston, "I think that's a vinyl siding that's over probably wood tongue and groove siding. The upper. The lower is that 1950s, 1960s, 14 inch exposed cedar shingle." Member Eberhardt, "You know it would be better with a change." Mr. Eggleston, "They would love to put bevel siding on the whole thing; I'm not sure that it is in the budget at this point."

Member Eberhardt said, "I will move that we recommend to the ZBA that they approve the variances for the McVey application dated November 20th, as submitted." Member Hartnett seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was passed. This matter was concluded at 7:43 pm. there being no further business, on motion of Chairman Kenan seconded by Member Sutherland, the meeting was adjourned at 7:44 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards