

**Village of Skaneateles  
Zoning Board of Appeals Meeting  
December 23, 2014**

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Further discussion in the matter of the application of Dale & Stacy Drake to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Side yard set-back, left; Side yard set-back, right; Both side yards combined; Percentage of open area; and Percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to construct a 16 foot by 24 foot garage with storage above at the property addressed as 9 Orchard Street in the Village of Skaneateles.

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

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

Bob Eggleston, Architect, on behalf of the Applicant  
Dale Drake, Applicant  
Stacy Drake, Applicant

**Absent:** Mike Balestra, Member

Chairman Phinney opened the meeting at 7:30 pm announcing the application of Dale & Stacy Drake for 9 Orchard Street. Mr. Eggleston introduced himself and presented, "In the variance last time we had work proposed for the house as well as work proposed for building a new garage. The portion for the house was passed, but the garage concerns were that it was rather tall for the small house/small lot. So what we have done is we have lowered the height of the garage approximately 3 or 4 feet, so the building height will be 15.5 feet, whereas before it was 19 feet 3 inches. So what I have done is I have submitted a plan December 1<sup>st</sup>, but what I have done for today is I have shown the comparison with what it was originally and where it is now. In other words, how much have we shrunk it. The Drakes did go around the neighborhood – up Orchard and Highland -- and they pulled some photographs of other garages. There are 3 garages there – there are some black&white versions of it. There's one that has a two-car garage and has just a reverse gable on it. There's another one that's under construction, again a two-car garage, 24 feet wide that has a moderately steep pitched roof. And then there's another one – this is Rob George's garage – which is a 24 foot wide garage with a 12/12 pitched roof on it. Just to put it in context with some of the things that have been approved. I know that the last two had to have been approved by variances. So what I have shown – I superimposed Rob Georges's garage on the Drake's garage -- we are proposing a one-car garage at 16 feet wide. While it has a lower

eave, it actually came up as high as the original one was proposed. We are compromising by bringing it down to 15 feet from 19 feet, lowering it 4 feet. While we could do down to the eaves, because we are only 16 feet wide you don't really get even enough room to walk up in the center. Because they have a small house, no attic, they really need it for storage. This is not a man-cave or anything like this, they just needed some good utility storage. They realize because it is a small lot, they were only asking for a one-car garage, not a two-car garage. So we are hoping that you will feel as I do, that this is a nice compromise. It is lowered it a bit and it is the same variances that we were asking for as far as the location – 6.4 feet off the side yard even through 3 feet is allowed and 5 feet off the rear yard. We will replant the arborvitae to get them closer together in the side there. We have to move them anyway – they were actually 5 feet over so they would be right on the edge of the garage.”

Chairman Phinney, “They definitely do expand; they definitely do. They have a recommended distance to be sure they meld in correctly. They need to be closer together – I don't think much more than the length of the garage. They grow quickly but not that quickly.” Discussion took place to clarify the Board's desired placement; alongside the garage extending as far down the lot as the owners desire is the preferred location.

**Chairman Phinney, “I move that we accept the application of Dale & Stacy Drake to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Side yard set-back, left; Side yard set-back, right; Both side yards combined; Percentage of open area; and Percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to construct a 16 foot by 24 foot garage with a storage area above at the property addressed as 9 Orchard Street based on plans from December 22, 2014, including arborvitae to be planted along the western border, making sure that they protect. This is a type 2 action under SEQRA, to be completed within one year. Member Pardee seconded the motion. Upon the unanimous vote of the members present in favor of the motion it was passed.**

This matter was concluded at 7:40 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles  
Zoning Board of Appeals Meeting  
December 23, 2014**

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Public Hearing in the matter of the application of 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; 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 to 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.

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

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

                  Bob Eggleston, Architect, on behalf of the Applicant

Absent:         Mike Balestra, Member

Chairman Phinney opened the matter at 7:41 pm announcing the application of Tyson & Beth Chang for 57 Leitch Avenue. Mr. Eggleston introduced himself and presented, "The Chang home is nonconforming relative to open area, front yard side yards. It is a left-over lot where it has the normal 62 feet frontage but then the back is only 10 feet – this was the last lot before you ran into the lots on East Elizabeth Street. That makes the lot a little bit small and makes the open area a little less than some of the others in the area. There are 3 things they would like to do: They have no garage; they would like to put a 10 by 16 foot wood storage building in the back just to hold some of their outdoor stuff and clean up some of the clutter around the house. It does meet the required rear yard/side yard set-back. The only variance relative to that would be the coverage variance. The second item is that the back porch is rather small, coming up the back steps it comes directly into the kitchen. They would like to turn that back porch into a mudroom that will project out 4 feet and then have a 4 foot porch in front. The mudroom will actually step down so that it does not have as many steps up to the porch. This now gives them an area for coats and strollers and things before actually entering into the kitchen. The last thing is they feel the house is non-consistent with the period front entrance -- it comes off to the side and it has a sidewalk to nothing. They would like to have a functional porch on the front. So there will be a porch that comes across with a reverse gable entrance and then comes in to an enclosed side porch. That will decrease the front yard set-back to 19 feet where the existing house is 24.7 and the street average is just under 30 feet. So those are the variances they are

asking for. Their open space will drop from 82% to 78%. 78 is not inconsistent with the neighborhood. The materials will match with the house.”

Member Badami, “The 16 by 10 foot shed in the back; is that going to have a foundation?” Mr. Eggleston, “No it will set on a gravel; it will be a premade shed, it will be a wood shed.” Chairman Phinney, “The main thing is the extension of the stairs here is what’s creating the 19. Otherwise it is 22 or 23.” Mr. Eggleston, “Correct. And they have talked to their neighbors and they have no objection.” Chairman Phinney read the following, “We the undersigned are aware that Tyson & Beth Chang are proposing to remove side porch, add 95 SF mudroom, 4x12 side porch. 8x24 front porch and a 10 by 16 foot shed to the property at 57 Leitch. We are aware this requires an area variance; we have reviewed the drawings of Robert O. Eggleston, architect dated November 12, 2014 and have no objection to the application. This is from the residents at 59, 55, 55 and 53 Leitch.”

Chairman Phinney opened the public comment portion of the hearing. No one desired to speak in favor of or against the application. **Chairman Phinney, “I move we close the public hearing.” The motion was seconded by Member Badami.** Upon the unanimous vote of the members present in favor of the motion the Public Hearing was closed.

**Member Pardee said, “I move that we accept the application of 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; 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 to 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. This action is based on 2 pages of drawings dated 11/12/14, and is a Type 2 action under SEQRA, to be completed within two years. Member Coville seconded the motion.** Upon the unanimous vote of the members present in favor of the motion it was passed.

This matter was concluded at 7:48 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards