

Village of Skaneateles
Zoning Board of Appeals Meeting
September 29, 2015

Continuation of the Public Hearing In the matter of the application of Richard Charles for Special Use Permit and Critical Impact Permit to change the use of 1,111 SF of the first floor space from Office, Licensed Professional to Hotel (2 rooms) at the property addressed as 39 Jordan 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
Dennis Dundon, Clerk to the Boards

Chairman Phinney called the matter of Richard Charles for 39 Jordan Street at 7:30 pm. Mr. Dundon stated, "Mr. Chairman, on September 1 of this year the Trustees passed a moratorium, Local Law #2 of 2015, which stated that 'a moratorium is hereby declared with regard to applications for change of use of dwelling units to lodging or hotel rooms, and applications for special use permits for lodging in the Commercial C or Downtown D Districts.' As such we cannot hear the application tonight and request that the applicant resubmit for consideration to the Code Enforcement Officer after the moratorium is lifted." Chairman Phinney, "Thank you. Do we need to vote on that or does that go as it is?" Attorney Galbato, "It is complete. Was it advertised, Mr. Chairman, as a public hearing?" Mr. Dundon, "It was advertised a month ago as a public hearing, continued to tonight." Attorney Galbato, "So, probably just a motion to close the public hearing in light of the statement read." **Chairman Phinney, "Then I would move that we close the Public Hearing on this matter, because of the statement that Clerk Dundon has stated here." Member Pardee seconded the motion. Upon the unanimous vote of the members in favor of the motion, the public hearing was closed.** This matter was concluded at 7:33 pm. Attorney Galbato, "I think it was important procedurally that we closed it, because it was advertised for a public hearing before the moratorium. In light of the moratorium and the statement read, which is what we have done in the Planning Board area on similar applications. The Board cannot act by local law of the Trustees recently passed and labeled moratorium, the applicant would have to submit or resubmit an application after the moratorium is lifted after the end of the year." This matter was concluded at 7:33 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

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Public Hearing in the matter of the application of RJK Properties to vary the strict application of Section 225-A1-3, Permitted Use chart; to change the use of a property in the Residential A2 District from a (Residential Uses) Dwelling, one-family to (Commercial Uses) Lodging at the property addressed as 87 West Elizabeth 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
Dennis Dundon, Clerk to the Boards

Chairman Phinney called the matter of RJK Properties for 87 West Elizabeth Street at 7:34 pm. Attorney Galbato, "Mr. Chairman I received a letter from the attorney for RJK Properties, Rosemary Stack. She also called me on Monday. I indicated to her that she did not have to attend. In her letter and in our telephone call on behalf of RJK Properties, she has asked that the application be adjourned until February 2016."

Member Balestra, "I move that we adjourn the application to the February 2016 meeting of the ZBA at the request of counsel for the applicant." Member Pardee seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried. Attorney Galbato noted that the public hearing was not opened at the applicant's request.

This matter was concluded at 7:37 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

Village of Skaneateles

Zoning Board of Appeals Meeting

September 29, 2015

Public Hearing in the matter of the application of Dan Ford to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, left; Both side yards combined; Percentage of open area; Percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to replace front stoop with a 28 SF porch and to replace 170 SF patio/roof with deck at the property addressed as 26 State 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
Dennis Dundon, Clerk to the Boards

Robert Eggleston, Architect, on behalf of the applicant

Chairman Phinney called the matter of Dan Ford for 26 State Street at 7:38 pm. Mr. Eggleston introduced himself and presented, "Mr. Ford recently purchased this property and would like to upgrade and improve it. This has been owned by the same family for quite a few years and it has fallen into disrepair. What they would like to do is put an appropriate front stoop. Right now it just has a deck landing; they'd like to put a porch on there that's appropriate to the Greek revival style. When they put siding on this they actually did leave the existing Greek revival trim on it which we will maintain and enhance. We are going to take off the siding in front and we are going to put on cement board and put back wide corner boards, typical of the Greek revival. This front porch will be slightly larger than the existing stoop will be proportioned appropriately for the Greek revival style, not requiring a variance. The side porch; it's kind of confusing which is the front door; so they are going to take out the sidewalk, take out the steps and just put double-hung windows all the way around to make that an internal sunroom kind of porch." Member Pardee, "A 3 season room?" Mr. Eggleston, "3 season. It won't be heated, it will be moderately insulated. And then on the back there's this little nasty shed roof that comes off the back. What he would like to do is he sees this becoming a family room and putting sliding doors and a deck – taking off the porch. The square-footage of that is similar to what is there now with the patio. We did put an angle on it to maintain the 10.5 feet height – you have to be the height of the accessory structure away from the primary structure. So basically we have a 12 by 16 foot deck off the back with the French doors. We are existing nonconforming in 4 areas. The percent open area does not change, we maintain 72%. We create a nonconforming set back of