

**Village of Skaneateles
Zoning Board of Appeals Meeting
September 27, 2017**

Public Hearing in the matter of the area variance application by Anne Buehler 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; minimum floor area; and Percentage of structure width/lot width and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to replace an existing porch with a new porch at the property addressed as 19 Orchard Road in the Village of Skaneateles.

Present: Michael Balestra, Chairman
David Badami, Chairman
Gerald Carroll, Member
Maureen Wopperer, Member
Kathleen Zapata, Member

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

Anne Buehler, applicant
Pete Buehler, on behalf of the applicant

Guy Donohoe, 4503 NW Townline Road
John Shehadi, 11 Day Lane
Stacey Langley, 8 Griffin Street
Alex Langley, 8 Griffin Street
Angela Donohoe, 4503 NW Townline Rd
Bob Eggleston, 1391 E Genesee St
Mark Aberi, 62 Fennell St

Chairman Balestra called for the matter of Anne Buehler for 19 Orchard Road at 7:30 pm. He informed the applicants that they can assume that the Board has read the applications and knows what is in there, so they need only hit the high points to make things go a little faster.

Buehler – I'd like to replace the porch, mostly because it's for my orthopedic problem; to make it easier to manipulate. The other porch is just an existing one that's going to be replaced.

Balestra – Do you have a contractor?

Buehler – Yes I do.

Balestra – When do you think you will start construction if you are approved?

Buehler – I don't know. It has been so long that he has had to go on to other jobs.

Balestra – Something you would like to get done this fall, before winter?

Buehler – I hope so.

The Board members indicated that they had no questions.

Balestra – Is there anyone here to speak in favor of the application? Anyone who wishes to speak on opposition? [No one desired to be heard]

Chairman Balestra, “I will move that we close the public hearing.” Member Badami seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0. Member Wopperer, “I’ll make a motion that we grant the area variance application by Anne Buehler 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; minimum floor area; and Percentage of structure width/lot width and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to replace an existing porch with a new porch at the property addressed as 19 Orchard Road in the Village of Skaneateles. This is a Type 2 action under SEQRA and pursuant to plans dated June 8, 2016. Applicant will have one year to complete.” Chairman Balestra seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0.

This matter was concluded at 7:35 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles Zoning Board of Appeals Meeting September 27, 2017

Public Hearing in the matter of the area variance application of Alex Langley to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, right; and Percentage of open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to relocate the driveway, construct a 20 by 30 foot 2-car garage with storage above, rebuild the north porch as entry and construct a 9 by 14 foot one story addition at the property addressed as 8 Griffin Street in the Village of Skaneateles.

Present: Michael Balestra, Chairman
David Badami, Chairman
Gerald Carroll, Member
Maureen Wopperer, Member
Kathleen Zapata, Member

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

Bob Eggleston, architect, on behalf of the applicant
Alex Langley, applicant
Stacey Langley, on behalf of the applicant

Guy Donohoe, 4503 NW Townline Road
John Shehadi, 11 Day Lane
Angela Donohoe, 4503 NW Townline Rd
Mark Aberi, 62 Fennell St

Chairman Balestra opened the public hearing in the matter of Alex Langley for 8 Griffin Street at 7:35 pm.

Eggleston – Alex Langley just recently moved back to town where he grew up. He was able to buy a house that needs some care. There is no garage. We originally planned on doing a detached garage behind the house in the southeast corner until we got the updated survey which showed that we only have 6 feet alongside the house instead of 8 feet. We asked if we could get an easement to keep the driveway where it is; she was reluctant to do that. We then looked at putting the garage on the north side of the house. We do have a detached garage designed in the character of a carriage house in the Village. The other thing is there is no first floor bathroom and the stairs to the basement is rather difficult to get to. We'll be adding a 9 by 14 foot addition in the back corner; nothing will be more nonconforming than the existing, that will allow for the

bathroom, stairs to the basement and a little bit of storage. The little side porch that has no stairs on it now will have stairs that will provide access to the garage and we are going to enclose part of that for a mudroom, so you are not directly entering into the living space. You have reviewed all the variances required and the only thing that becomes more nonconforming is the open area, where we go from 84.8% to 82.9%. We are getting less open area.

Badami – Can you talk me through the garage and elevation and how it relates to the existing house?

Eggleston – It has a similar pitch roof, we had put side dormers on it so they had additional storage area up above. It is similar to that turn-of-the-century kind of carriage barn house that one would see. So, we've got a pitch similar to the existing house and we have used carriage house doors because they are going to be visible. We just put a couple of dormers on it which is a typical early 20th century garage.

Balestra – Looks pretty straight-forward to me. Any questions?

Zapata – Looks like a nice improvement.

Wopperer – Nice improvement, yes.

Balestra – Is there anyone here to speak in favor of the application? Anyone who wishes to speak on opposition?

A Langley – I can speak; it's my addition. I really want it.

Balestra – Let the record reflect that the applicant is in favor of the project. And to make this note as part of the record, there is a letter here signed by two neighbors, 6 Griffin Street and 12 Griffin Street.

Wopperer – Do you have a contractor; do you know when you are going to start construction?

A Langley – I've talked to a few contractors, they haven't gotten back to me.

Eggleston – We would like 1 year; we'd lie 2 years, but we will accept 1 year.

Chairman Balestra, "I will move that we close the public hearing." Member Wopperer seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0. Chairman Balestra, "I'll make a motion that we approve the area variance application of Alex Langley to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, right; and Percentage of open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to relocate the driveway, construct a 20 by 30 foot 2-car garage with storage above, rebuild the north porch as entry and construct a 9 by 14 foot one story addition at the property addressed as 8 Griffin Street in the Village of Skaneateles. This is a Type 2 action under SEQRA and construction is to proceed in accordance with site plan dated August 30, 2017

**and elevations dated August 15, 2017. Applicant will have one year to complete.”
Member Zapata seconded the motion. Upon the unanimous vote of the members in favor
of the motion, it was carried 5 – 0.**

This matter was concluded at 7:40 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Zoning Board of Appeals Meeting
September 27, 2017

Public Hearing in the matter of the area variance application of Travis Ryan to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Side yard set-back, right; and Both side yards combined; to make interior renovations and exterior renovations, including siding, windows, roof and porch and construct a 52 SF one story addition at the property addressed as 15 Griffin Street in the Village of Skaneateles.

Present: Michael Balestra, Chairman
David Badami, Chairman
Gerald Carroll, Member
Maureen Wopperer, Member
Kathleen Zapata, Member

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

Kate Ryan, on behalf of the applicant

Guy Donohoe, 4503 NW Townline Road
John Shehadi, 11 Day Lane
Angela Donohoe, 4503 NW Townline Rd
Mark Aberi, 62 Fennell St

Chairman Balestra opened the public hearing in the matter of Travis Ryan for 15 Griffin Street at 7:41 pm.

Ryan – As you can see, the property requires a lot of work. We are trying to get in there and clear it as fast as possible.

Zapata – I actually never even noticed this house before.

Ryan -- We just need a variance. We are just doing a bump-out, it's like 6 feet by 8 feet in the back. It is actually to just add space; it's a crawl space laundry room that we are adding. First floor only.

Balestra – It is very minimal; none of the variances that are being requested are substantial at all. I don't have any comments or questions. Does anyone else?

Zapata – I think it will be a welcome change.

Badami – Surprised you didn't go bigger.

Balestra – Does anyone else here want to speak in favor of the project? Would anyone like to speak in opposition? [There was no one desiring to be heard]

Chairman Balestra, "I will move that we close the public hearing." Member Zapata seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0. Member Zapata, "I'll make a motion that we approve the area variance application of Travis Ryan to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Side yard set-back, right; and Both side yards combined; to make interior renovations and exterior renovations, including siding, windows, roof and porch and construct a 52 SF one story addition at the property addressed as 15 Griffin Street in the Village of Skaneateles. This is a Type 2 action under SEQRA and construction is to proceed in accordance with drawings dated July 7, 2017. Applicant will have one year to complete." Chairman Balestra seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0.

This matter was concluded at 7:44 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Zoning Board of Appeals Meeting
September 27, 2017

Public Hearing in the matter of the area variance application of John Shehadi to vary the strict application of Section 225-14C(3) Height of fence; to replace the existing wood fence and privacy fence in the same locations with a new fence, 80 lineal feet of which will exceed 6 feet in height at the property addressed as 11 Day Lane in the Village of Skaneateles.

Present: Michael Balestra, Chairman
David Badami, Chairman
Gerald Carroll, Member
Maureen Wopperer, Member
Kathleen Zapata, Member

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

John Shehadi, applicant

Guy Donohoe, 4503 NW Townline Road
Angela Donohoe, 4503 NW Townline Rd
Mark Aberi, 62 Fennell St
Bob Eggleston, 1391 E Genesee St

Chairman Balestra opened the public hearing in the matter of John Shehadi for 11 Day Lane at 7:45 pm.

Shehadi – I have a note from my neighbor; I have her note and an aerial view. The section of the fence that is in excess of the 6 foot appears on the side yard, right here. On the other side of the wall is the veterinarian's parking lot. Jigger is here, she's our wonderful neighbor. They have no objection. They have this ten foot strip of land that goes down to their lake right.

Balestra – So the total length of the fence is 80 feet?

Shehadi – It's about an 80 yard fence; post and rail but there's a section by our deck. I don't think it's 80 feet that's in excess of 6 feet.

Badami – This right here on this drawing?

Shehadi – Yes.

Badami – This says 80 feet.

Shehadi – Yes, but some of those sections aren't in excess of 6 feet. But it is an 80 foot section of privacy wall.

Carroll—And the deck is...

Shehadi – Right there.

Carroll – And your neighbors?

Shehadi – They are up here and this is their property.

Carroll – OK. Thank you.

Balestra – For the record, Mr. Shehadi presented the Board with a handwritten note in favor of the application signed by Ann Roth and Pete & Jane Fever at 9 and 7 Day Lane.

Badami – This is just for privacy?

Shehadi – Yeah.

Wopperer – This is the fence that you are replacing right here?

Shehadi—Yeah.

Badami – Is it matching the existing?

Shehadi – It's going to look exactly the same except that's a very old, warped piece of wood, and we're putting in the new wrap-around maintenance-free stuff.

Balestra – And what is the actual height of the fence in excess of 6 feet?

Shehadi – The highest; it's about 84 inches so, it's not 84 it's 82 inches. It's a step down on top that's level and it follows the ground on the bottom. Seven sections in excess of 72 inches; 6 are less than 7 feet and one is slightly above 8 feet. We are just doing the exact same size as what's there now.

Balestra – Is anyone here who would like to speak in favor of the application?

Roth – I am Ann Ruhlman Roth. I own the property next door, 7 and 9 Day Lane. We are John's next door neighbors. Not only is he going to be enhancing his property, he certainly is going to be enhancing mine. Thank you.

Balestra – Is there anyone here to speak in opposition? [No one desired to be heard]

Chairman Balestra, “I will move that we close the public hearing.” Member Badami seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0. Member Badami, “I’ll make a motion that we approve the area variance application of John Shehadi to vary the strict application of Section 225-14C(3) Height of fence; to replace the existing wood fence and privacy fence in the same locations with a new fence, 80 lineal feet of which will exceed 6 feet in height at the property addressed as 11 Day Lane in the Village of Skaneateles. This is a Type 2 action under SEQRA and construction is to proceed in accordance with document and attachments under the job estimate of Arrow Fence dated August 7, 2017, incorporating the sizes and quantities listed therein. Applicant will have 6 months to complete.” Chairman Balestra seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0.

This matter was concluded at 7:49 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Zoning Board of Appeals Meeting
September 27, 2017

Public Hearing in the matter of the area variance application of Catie Blackler & Derek Raymond to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Side yard set-back, left; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to remove the existing first floor entry and basement Bilco door and to construct a 10 by 11.33 foot entry and mud room at the property addressed as 24 East Austin Street in the Village of Skaneateles.

Present: Michael Balestra, Chairman
David Badami, Chairman
Gerald Carroll, Member
Maureen Wopperer, Member
Kathleen Zapata, Member

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

Guy Donohoe, Architect, on behalf of the applicants
Angela Donohoe, Architect, on behalf of the applicants

Mark Aberi, 62 Fennell St
Bob Eggleston, 1391 E Genesee St

Chairman Balestra opened the public hearing in the matter of Catie Blackler & Derek Raymond for 24 East Austin Street at 7:50 pm.

A Donahoe – For this project we are doing something similar to what Bob’s project was earlier. We are adding a powder room on the first floor to replace a toilet in a closet, and we are reconfiguring the access to the basement by utilizing an existing opening for the Bilco door to relocate those stairs, so they are conforming to code and much easier access into the basement. The addition that we are proposing is not making a smaller side yard than what’s existing, but it is nonconforming.

Badami –Looks nice.

Zapata -- I think there’s a lot of good improvements going on.

Balestra – And these variances are all not substantial at all. Is anyone here to speak in favor or in opposition to the project? [No one desired to be heard]

Chairman Balestra, “I will move that we close the public hearing.” Member Carroll seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0. Member Wopperer, “I’ll make a motion that we approve the area variance application of Catie Blackler & Derek Raymond to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Side yard set-back, left; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to remove the existing first floor entry and basement Bilco door and to construct a 10 by 11.33 foot entry and mud room at the property addressed as 24 East Austin Street in the Village of Skaneateles. This is a Type 2 action under SEQRA and construction is to proceed in accordance with drawings dated June 21, 2017. Applicant will have 8 months to complete.” Chairman Balestra seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0.

This matter was concluded at 7:53 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
Zoning Board of Appeals Meeting
September 27, 2017**

Public Hearing in the matter of the area variance application of Jason & Stacy Seiler to vary the strict application of Section 225-A5 Density Control Schedule for Rear yard set-back; and Percentage of open area; Section 225-14C(5) for distance to primary structure; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 5 by 24 foot one-story addition on the front of an existing carriage barn at the property addressed as 175 East Genesee Street in the Village of Skaneateles.

Present: Michael Balestra, Chairman
David Badami, Chairman
Gerald Carroll, Member
Maureen Wopperer, Member
Kathleen Zapata, Member

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

Bob Eggleston, Architect, on behalf of the applicants

Mark Aberi, 62 Fennell St

Chairman Balestra opened the public hearing in the matter of Jason & Stacy Seiler for 175 East Genesee Street at 7:55 pm.

Eggleston – This is a turn-of-the-century carriage house. It is actually a very attractive carriage house that matches the house. It's really a nice set and it sits on a very prominent corner. Right now it is leaning severely towards the street, so Jay has to do some structural improvements. It is only 20 feet deep, it only has 8 foot wide doors. It has a quirky asymmetrical front, they'd like to clean it up and make it symmetrical. So the proposal is to just have a one-story 5 foot extension on the front of it. We pulled in the sides so the eaves can come around and die into the side of the building. They will be copying the details; they will be copying the brackets to make it consistent with the existing. This will allow them to 9 foot by 8 foot high doors that will accommodate their larger vehicles. They will be taking off the door and adjusting the windows to make it symmetrical. This is a nonconforming structure in that it is only 1.5 feet on the rear yard. We will be expanding the nonconforming open space from 78.9% to 77.9%. So we are decreasing the open area by about 1%.

Badami – But it is going over existing blacktop.

Eggleston – There will be no impact with runoff.

Balestra – Looks nice to me; makes sense. Is anyone here to speak in favor or in opposition to the project? [No one desired to be heard]

Chairman Balestra, “I will move that we close the public hearing.” Member Zapata seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0. Chairman Balestra, “I move that we approve the area variance application of Jason & Stacy Seiler to vary the strict application of Section 225-A5 Density Control Schedule for Rear yard set-back; and Percentage of open area; Section 225-14C(5) for distance to primary structure; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 5 by 24 foot one-story addition on the front of an existing carriage barn at the property addressed as 175 East Genesee Street in the Village of Skaneateles. This is a Type 2 action under SEQRA and construction is to proceed in accordance with drawings dated August 17, 2017. Applicant will have one year to complete.” Member Carroll seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0.

This matter was concluded at 8:00 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
Zoning Board of Appeals Meeting
September 27, 2017**

Consider the matter of the request to extend the time granted until December 31, 2017 for the area variance application of Harmony Homes 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 Minimum open area; Rear yard set-back; and Percentage of open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to remove an existing garage and to construct an 18 by 35 foot addition and an 8 by 23 foot porch, add a dormer and construct a new 2 car garage at the property addressed as 56 Leitch Avenue in the Village of Skaneateles. *These variances were granted by this Board at its meeting on September 27, 2016.*

Present: Michael Balestra, Chairman
David Badami, Chairman
Gerald Carroll, Member
Maureen Wopperer, Member
Kathleen Zapata, Member

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

Bob Eggleston, Architect, on behalf of the applicant
Mark Aberi, on behalf of the applicant

Chairman Balestra opened the public hearing in the matter of Harmony Homes at 56 Leitch Avenue at 8:01 pm. Chairman Balestra chose the public hearing mechanism because the variances have technically expired.

Crompton – Mr. Chairman, you consider the application to be a day late. I have typically considered that an applicant who expresses his intention to apply for extension prior to the date of the Board’s next meeting, is considered to be timely.

Badami – Very often our term of one year have been to the same date, today, so I am willing to give Mr. Aberi the benefit of the doubt that he is on time.

Balestra – I don’t have any problem with any of this. Is anyone here to speak in favor or in opposition to the project? [No one desired to be heard]

Chairman Balestra, “I will move that we close the public hearing.” Member Carroll seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0. Chairman Balestra, “I move that we approve the request to modify and extend the expiration of the variances from September 26, 2017 to December 31, 2017 for the area variances granted to Harmony Homes 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 Minimum open area; Rear yard set-back; and Percentage of open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to remove an existing garage and to construct an 18 by 35 foot addition and an 8 by 23 foot porch, add a dormer and construct a new 2 car garage at the property addressed as 56 Leitch Avenue in the Village of Skaneateles. Member Badami seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0.

This matter was concluded at 8:04 pm. Upon motion of Chairman Balestra, seconded by Member Carroll, the meeting was unanimously adjourned at 8:05 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards