

**Village of Skaneateles
Zoning Board of Appeals Meeting
November 29, 2017**

Continuation of the Public Hearing in the matter of the area variance application of Morgan Moss on behalf of 63 W L Holdings LLC to vary the strict application of Section 225-A5 Density Control Schedule for Rear yard set-back/boathouse and minimum floor area; Section 225-15A(9) for height of accessory building; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 33 by 24 foot 2-car detached garage with attic storage and rec room in the basement; to construct a retaining wall and driveway; install drainage, repair boathouse foundation increasing its height; and replace cottage patio at the north property addressed as 63 West Lake Street in the Village of Skaneateles.

Present: Michael Balestra, Chairman
David Badami, Member
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 63 W L Holdings, LLC

Michael Fogel, Esq., Syracuse, on behalf of Camp Jolly, LLC
Rick Parcels, Michigan, on behalf of Camp Jolly, LLC, 61 W Lake St
Miki Mahood, 60 W Lake St
Thomas Winn, 40 W Genesee St
Andy Ramsgard, 61 E Genesee St
Linda Roche, 39 W Lake St

Chairman Balestra re-opened the public hearing in the matter of 63 W L Holdings, LLC for 63 West Lake Street at 7:30 pm, explaining to those present that “since the last hearing in this matter, the application was amended at the request of the Code Enforcement Officer and Board to include a variance for the height of the proposed garage. However, the applicant has requested, that since this matter is still with the Planning Board for consideration, to continue it to the next meeting which is January 3, 2018. But because public notice of this meeting went out, if anyone received notice of this meeting and you wish to speak, we’ll allow you the opportunity to do so, or you can return on January 3, 2018.”

Chairman Balestra, “With that said, is there anyone here to speak either in favor or against the application? [No one wished to be recognized] OK then, in that case I would move to continue this to the January 3, 2018 meeting.” The motion was seconded by Member Zapata. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0.

This matter was concluded at 7:33 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
Zoning Board of Appeals Meeting
November 29, 2017**

Request by Brulecreek II NY, LLC, to extend the variances granted by the Board on January 11, 2016 in the matter of the application of Kirsten Ehrich to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Side yard set-back, left; and Percentage of open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; and Section 225-14C(5)(a/b) Accessory Buildings, distance to lot lines or structures to construct an addition to the house, new garage with living space above and lake side accessory structures at the property addressed as 63 West Lake Street in the Village of Skaneateles.

**Present: Michael Balestra, Chairman
David Badami, Member
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 Brulecreek II NY, LLC

**Michael Fogel, Esq., Syracuse, on behalf of Camp Jolly, LLC
Rick Parcells, Michigan, on behalf of Camp Jolly, LLC, 61 W Lake St
Miki Mahood, 60 W Lake St
Thomas Winn, 40 W Genesee St
Andy Ramsgard, 61 E Genesee St
Linda Roche, 39 W Lake St**

At 7:33 pm:

Eggleston – While you are waiting for two minutes could you take care of the Brulecreek request?

Balestra – Why not. For the Board -- with the 63 West Lake Street (south) parcel, the owner has requested a six-month extension of time specifically for the variances that apply to the house that is currently under renovation. The construction is underway and you feel 6 months is enough time to finish up?

Eggleston – Yes. The original application was for an addition onto the house, construction of a two-car garage with guest quarters above it, construct a cabana structure down at the lake, and also repair of the seawall which has no variance requirement. The site plan review was granted and the variances were granted. Since then they have decided they are not going to build the garage or cabana. The delay is related to the fact that the final building permit was not obtained until a month or so ago. We have the foundation put in for the porch and deck on the second level. The variances are a little less because we are building less structures.

Balestra – Is there any percent coverage variance required since you are not doing the garage or is it conforming?

Eggleston – Yeah; the original was 90.1%, so I believe there will still be a variance. What was approved was 87.6%. We then eliminated the garage, put back the parking and we're at 88.5% now instead of 87.6%.

Balestra – So you are saying that's all you need, 88.5%? So, if I were to make a motion to extend the variances granted for the house and modify the variance on open area to 88.5%, does that cover it?

Eggleston -- There was also a side yard variance and expansion of a nonconforming structure.

Chairman Balestra, "I would make a motion that we extend the variances granted to the applicant which is Brulecreek LLC at our January 2016 meeting for 6 months from January 11, 2018, and modify the variance for open area to permit coverage of 88.5%." 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 7:39 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
Zoning Board of Appeals Meeting
November 29, 2017**

Area variance recommendation in the matter of the application of **Arthur R. Halbritter** to vary the strict application of Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to make modifications to the side porch development plan at the property addressed as **40 West Genesee Street** in the Village of Skaneateles. Mr. Halbritter was previously granted variances on May 4, 2017.

Present: Michael Balestra, Chairman (*Recused*)
David Badami, Member
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

Andy Ramsgard, Architect, on behalf of the applicant
Thomas Winn, on behalf of the applicant

At 7:40 pm, Chairman Balestra opened the public hearing in the matter of Arthur Halbritter for 40 West Genesee Street. Mr. Balestra stated that his firm does work for Mr. Halbritter and his employer. As a result, Mr. Balestra is recusing himself from this matter and Member Badami will be acting chairman.

Ramsgard – We have been working on the porch for a while and it is coming along great. The purpose was to beautify the house and also to take advantage of a little bit of lake glimpse beside Dr. Carlile’s office across the park. When we created that, we modified the bedroom and provided for an egress window; a window that can be used to exit the room in case of fire. Mr. Halbritter decided that it offered a nice view, and it would be a good spot for a deck. So that’s the genesis of the idea. It is a small deck; it is proposed to land on top of the roof of the porch we had approved previously. It doesn’t affect any of the area variances, but it is an expansion on top of another structure. So that what we are proposing is to put a deck out there with a railing that the code requires to be 42 inches. The Planning Board asked us to add some railings to the lower porch to add some character. Mr. Halbritter thought that was a great idea, even though the deck is low enough that they are not required. We have been to the Planning Board and they have made a recommendation for approval.

Wopperer – Does this face any of the neighbors?

Ramsgard – No, only the Carlile apartment, above the dentist office.

Badami – I have been watching the work going on; it looks good so far.

Wopperer – Is there anything for safety that we have to be concerned with on the second floor?

Ramsgard – Just the height of the rail.

Crompt – Andy, would you want to add the possible change in the stairs?

Ramsgard – Thank you. As the nice view opened up, the corner yard opens with the removal of a couple of fences over there. We have the stairs coming off the porch over on the side, but it feels like they want to come off the corner. So, we have considered bringing them off this side; it makes for a nicer presentation to the street.

Badami – I would agree.

Carroll – What issue does that present for us?

Ramsgard – It's a change on the location of the stair; it doesn't affect side yard set-back.

Chairman Badami, "Does anyone wish to speak in favor of the application? [No one.] Is there anyone opposed? [No one.] Hearing none, I will move to close the public hearing. Member Zapata seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 4 – 0.

Chairman Badami, "I move that we amend the previously granted variances granted to Arthur Halbritter/ARH, LLC to vary the strict application of Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to construct an 8 by 18 foot deck above the side porch development plan at the property addressed as 40 West Genesee Street in the Village of Skaneateles, including the modification of the lower stair location to the southeast corner of the lower porch. This action is based on drawings dated June 2, 2017. The Board will extend the time to complete until July 31, 2018. Member Zapata seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 4 – 0, with Chairman Balestra recused.

This matter was concluded at 7:50 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
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November 29, 2017**

Consideration of the area variance application of John Schram 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; Percentage of open area; and Percentage of structure width/lot width; and 225-15A(2) number of dwelling units on a lot; to construct an 1243 SF addition to an existing carriage house at the property addressed as 51 East Lake Street in the A-1 District of the Village of Skaneateles. In its meeting on October 5, the Planning Board expressed the sense of the board that the requested changes may be recommended by that board based on a detailed design which has not yet been completed. The Planning Board requested that the ZBA consider this application in a similar sense of the board manner, so that the applicant not be required to produce such a design if the ZBA concluded that it is likely to be opposed to the requested variances. Should both Boards be in conceptual agreement, the applicant will complete the remaining aspects of the application and required drawings and submit the complete application to the Planning Board for its recommendation prior to this Board's holding a public hearing on the matter.

Present: Michael Balestra, Chairman
David Badami, Member
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

At 7:50 pm, Chairman Balestra opened consideration of the matter of John Schram for 51 East Lake Street. Mr. Balestra stated that "as with the first application, the applicant requested that we continue this matter to the January 3, 2018 meeting. I will move that we do so, unless there is anyone desiring to be heard." [no one.] Member Wopperer seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried 5 – 0.

On motion of Chairman Balestra, seconded by Member Carroll and unanimously approved, this matter was concluded and the meeting adjourned at 7:53 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

