

Village of Skaneateles  
Zoning Board of Appeals Meeting  
March 28, 2018

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Public Hearing in the matter of the area variance application of Demetra Vounas 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 structure width/lot width; Percentage of open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to remodel the family room into a garage adding 84 SF, construct a 630 SF second-story building addition, and to construct a 240 SF patio; at the property addressed as 2 Lakeview Circle in the Village of Skaneateles.

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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 the applicant

Laure Lilley, 60 West Elizabeth Street  
Schylar Barnes, 60 West Elizabeth Street

At 7:30 pm, Chairman Balestra opened the public hearing in the matter of Demetra Vounas for 2 Lakeview Circle.

Eggleston – 2 Lakeview Circle is an architecturally-challenged house. It is a small two-bedroom house; the garage was turned into a family room. She is proposing to return the family room back into a one-car garage; she'd like a small addition on the back to get a little more storage space. We are maintaining 1 bedroom and a bathroom on the first floor. We'd like to put 2 bedrooms and 2 bathrooms upstairs in a 19.5 by 32 foot addition. We will redefine the architecture to give it a more craftsman look, using a combination of bevel siding and cedar shake. There will be minimal changes to the currently nonconforming aspects of the property. We are actually increasing the open area, because we are no longer required to have 2 parking spaces outside, we will have 1 parking space inside and 1 parking space outside. The small addition on the first floor doesn't equal the space that we are giving back. So open space is less nonconforming.

Badami – You are going to reduce the driveway?

Eggleston – No, no. It's a numbers thing. Right now we have no garage. We are required to have 360 SF of parking space.

Badami – I understand what you are doing; this shows; it's going to remain?

Eggleston – It's going to remain.

Badami – So you'll still have room for two cars?

Eggleston – Yes. Code is we have to have the required parking as part of the open space.

Badami – Understood.

Eggleston – So that's why we reduce it because we're taking the family room and making it a garage, so we have reduced it 180 and our addition to the house is only less than 100 SF.

Wopperer – How is the additional square footage only 100 SF when you are putting a second addition on?

Eggleston – It's over the existing footprint. Which I think is better looking than a one-story addition and is a more Village-looking house.

Wopperer – I see.

Eggleston – In the front yard we do creep and make that a little smaller from 27 to 23 feet, but as a result we will get a porch. So that will increase the front yard variance. The left side existing is 6.1 and any addition is at 9.8 feet. Right side remains the same at 10.16. Combined goes from 16 to 19, a little better. The maximum width of the structure goes from 78% to 73%. Basically, we are not increasing the nonconformity of it too much, other than adding a front porch. Are there any questions? The Planning Board did review it and they did recommend your approval.

Balestra – I think it will look a lot nicer and in some respects it is more conforming. To the extent it is a little less conforming, in my opinion, the positive virtues of this project outweigh the negatives.

Wopperer – Do they have any response from the people behind them?

Eggleston – We didn't go to the people behind them; there's a hedgerow and the Village utility easement. I have talked with the people on Lakeview Circle and sent them a copy of the plans.

Cromp – I spoke with the gentleman at 1 Lakeview, Peter Highland, and he was fine with it. He had just a couple of minor questions.

Balestra -- Is there anyone here to speak in favor of the application? [No one desired to be heard.] Is there anyone to speak in opposition to the application? [No one desired to be heard.]

**Chairman Balestra, “Then I’ll move to close the public hearing.” Member Zapata seconded the motion. Upon the unanimous vote of the members, the motion was carried 5 – 0.**

**Member Badami, “I move that we accept the area variance application of Demetra Vounas 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 structure width/lot width; Percentage of open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to remodel the family room into a garage adding 84 SF, construct a 630 SF second-story building addition, and to construct a 240 SF patio; at the property addressed as 2 Lakeview Circle in the Village of Skaneateles. This is a type 2 action under SEQRA and approval is based on plans dated January 17, 2018. The applicant shall have one year to complete.” The motion was seconded by Chairman Balestra. Upon the unanimous vote of the members, the motion was carried 5 – 0.**

This matter was concluded at 7:38 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles  
Zoning Board of Appeals Meeting  
March 28, 2018

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Public Hearing in the matter of the area variance application of Nicholas & Kristina Cerza 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 Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to add a fireplace, enlarge the deck over patio, and to enlarge the patio by 240 SF extending it under the pergola; at the property addressed as 12 East Lake Street in the Village of Skaneateles.

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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 the applicant

Laure Lilley, 60 West Elizabeth Street  
Schylar Barnes, 60 West Elizabeth Street

At 7:39 pm, Chairman Balestra opened the public hearing in the matter of Nicholas & Kristina Cerza for 12 East Lake Street.

Eggleston – The Cerzas just bought the property, they are moving from Glens Falls to Skaneateles. They are about to begin some interior renovations and there are a couple of small things that affected the outside perimeter. First they would like to put a fireplace in the living room that will project out 2 feet, reducing the side yard set-back. Actually, the house is 14 feet, reducing it to 12 feet, but they are taking off this wood shed that projects further out, that is 9.8 feet. So they are actually making it less nonconforming, from 9.8 to 12 feet, and a substantial improvement. There are no windows on that side, so we will improve that elevation by putting a series of small windows that sets up a rhythm. In the back, there's an odd-shaped deck. You can't get to the backyard from within the house. So they are taking out a study and putting in sliding doors so they can get out to the back yard without going through this trombe wall. We are squaring off the deck making it 15 by 6. The footprint doesn't change because there's a

concrete patio underneath that. There's a pergola here; they want to put a flagstone patio underneath the entire pergola, so that is a small change.

Badami – How would that work, it looks like there's a slope?

Eggleston – They'll have to grade that to make it level. The actual variances are for existing front yard, which we are not changing. It's the right side will get better from 9.8 to 12.1. Both side yards goes from 34.6 to 29.4 because of the extension of the patio under the pergola. Those are the two variances that we are impacting and the third is an existing condition. Are there any questions?

Balestra – It looks pretty straight-forward to me.

Balestra -- Is there anyone here to speak in favor of the application? [No one desired to be heard.] Is there anyone to speak in opposition to the application? [No one desired to be heard.]

**Chairman Balestra, "Then I'll move to close the public hearing." Member Zapata seconded the motion. Upon the unanimous vote of the members, the motion was carried 5 – 0.**

**Chairman Balestra, "I will make a motion that we grant the area variance application of Nicholas & Kristina Cerza 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 Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to add a fireplace, enlarge the deck over patio, and to enlarge the patio by 240 SF extending it under the pergola; at the property addressed as 12 East Lake Street in the Village of Skaneateles. This is a Type 2 action under SEQRA and approval is based on plans dated February 5, 2018. The applicant shall have until June 1, 2019 to complete." The motion was seconded by Member Carroll. Upon the unanimous vote of the members, the motion was carried 5 – 0.**

This matter was concluded at 7:45 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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Zoning Board of Appeals Meeting  
March 28, 2018

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Consideration of the request of Laure Lillie for extension of area variances for Front yard set-back; Side yard set-back, left; Side yard set-back, right; Both side yards combined; Rear yard set-back; Percentage of open area; and Expansion of a Nonconforming Building; at the property addressed as 60 West Elizabeth Street in the Village of Skaneateles. *These variances were granted by the Board on July 26, 2017 and are scheduled to expire on May 31, 2018.*

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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

Laure Lilley, applicant  
Schylar Barnes, on behalf of the applicant

Bob Eggleston, 1391 East Genesee Street

At 7:46 pm, Chairman Balestra called for the matter of Laure Lillie for 60 West Elizabeth Street.

Ms. Lillie, "I am requesting an extension because we are having scheduling conflicts with the contractor. He will not be able to start until May or June. He said it would probably be about 3 months. So, we are asking for an extension for another 6 months."

Chairman Balestra, "How about until the end of the year?" Ms. Lillie, "That sounds great. That would work." **Chairman Balestra, "I will make a motion that we extend the area variances previously granted on July 26, 2017 until December 31, 2018." The motion was seconded by Member Zapata. Upon the unanimous vote of the members, the motion was carried 5 – 0.**

This matter was concluded and the meeting adjourned by acclamation at 7:47 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

