

**Village of Skaneateles**  
**Zoning Board of Appeals Meeting**  
**June 23, 2009**

*Proposed modifications to the Dreyfuss residence located at 100 East Genesee Street*

Present: Lisa Banuski, Chairman  
Lee Buttolph, Member  
John Crompt, Member  
Craig Phinney, Member  
Larry Pardee, Member

Jorge Battle, Clerk to the Zoning Board of Appeals  
Riccardo Galbato, Attorney for the Zoning Board of Appeals

Robert Eggleston, Architect for the applicants  
Evan Dreyfuss, Applicant

Chairman Banuski opened the meeting at 8:31pm Robert Eggleston, Architect for the applicants said, "this is a continuation of the Dreyfuss variance for open space. In that they were in last month and the application was in that we were changing the open space from 84.61% down to (which was approved for 2008) 84.54%/ So, it's really something in the range of seven hundredths of one percent difference."

What we were asking for and what was granted were the 2 air conditioners that would be adjacent to the west side of the building. What was in question was the necessity of having the electric generator which is on a 3 by 4 pad 14 feet from the west property line and maybe not more adjacent to the building. We have come back and wanted to give a clear explanation and actually Evan is the one that did the research with this, so he's my technical expert, if I mess up.

The electric service for the building is on the northwest corner of the building. So, the electric generator obviously needs to be someplace close to where the electric panel is so it can come in and feed off the disconnect. So, you don't want to put the electric generator way in the back or way over on the east side. So, it really needs to be on the east side. The generator is powered by (natural) gas. The gas comes into the property on the northeast side. So, how do you get the gas around. So, what they have done is they have brought the gas around to the generator. If we put it close to the building, there are rules about how far the gas line can be from an electric meter because obviously there's a potential spark, explosion and fire. So, we can't put the generator right near the meter. It's got to be a certain distance away. We get into some windows. Then we have the air conditioner compressors here, which was chosen because they have to be a certain distance from the air handlers. You can't have those 50 feet across the yard.

Then this bay window, we have some large windows in their recreation room that looks right out there. You really don't want to put it right in front, blocking the windows - the light,

the view, the egress. Then we have the stairs coming down from the deck. Of course you can't have it right in front of the stairs. It's not prudent.

So putting it along the side here was a challenge – to find a location. They really wanted to have it inside the fenced area. Now on the street side of the fenced area. So, that's why they chose to put it back here, just behind the fence. Now, this is a 5 foot high fence. It is a wrought iron fence. But then, they will be putting plantings around this. It's kind of in the edge of the canopy of this - there is kind of a hedge row along this west side, so it's kind of up against the canopy of the hedge row there, but not under the tree. (Cassette D1)... with EDR Environmental Design Research for developing a master plan for the landscaping. I believe that's going to be a ground this Fall or this Spring. So they are working and there will be a more specific plan. Obviously that will be incorporated. In the meantime, yes, we can put some bushes on the side of it to help shield it temporarily.

Also, there's the historic issue and the Historic Commission has looked at it and they have no problem. Still, they didn't see it as something else cluttering up the perimeter of the building. The question is, why are we so close to the Episcopal Church? There's the manse (Rectory) and then there's the church over here. We are actually kind of equi-distant. We are no closer to the manse than we are to the house. It was kind of placed midway between the two structures. The generator is a 15kw generator. It's midsize. Look it up, you can get a 30kw or you can get 5kw. But it's intended to operate not everything but the important things within the house, should the power be out for a while. Evan Dreyfuss said, "it's really designed just for when you are on vacation and ... boiler baseboard heat. So, if you ever had a power out big time, the house freezes - so that's all we really wanted was to run the pumps to run the heat." Chairman Banuski said, "none of us has any problem with wanting a generator. We all get what it's like to be without power. That's not an issue."

Eggleston said, "the exhaust actually will face to the south, which means the noise will generate out towards the south. It won't generate – it won't be directed towards one of the houses or towards the street. So, we've placed that to minimize that as much as possible. It does operate for 20 minutes each week and it will be scheduled for like mid-morning, not 3 am. Ten a.m. midweek, that it will operate." The Chairman asked, "how often does it have to run, every day?" Eggleston said, "once a week."

The Chairman said, "truly, none of us have any issues with the wanting of a generator. It was really the placement. It looked like it was being placed so close to the neighbor's house that gave us pause. So specifically, how far is it from the manse?" Eggleston said, "we went to the DeWitter's quick before they left town, and reviewed this with them. They said that they did not have any problems. We further enhanced this by having Ellen Kulik who is a responsible person in the church, who endorsed their signature. Because we know, pastors come and go." The Chairman said, "but Episcopalians remain the same. While you are looking for that information, Larry (Pardee) would you read that letter into the record?"

Member Pardee said, *"To whom it may concern, (dated May 27, 2009) We have no objections to the placement of the Dreyfuss generator on their property of 100 East Genesee Street in the Village. We understand that the generator will recharge once weekly for*

*approximately 30 minutes on weekday mornings. Signed by Regina & Robert DeWitter. I guess this is Ellen Kulik's signature underneath. I am not even sure. From the Episcopal Church at 98 East Genesee Street, Skaneateles, NY."*

Eggleston said, "the generator is 45 feet from Dreyfuss' house and it's over 50 feet from the manse." Dreyfuss said, "it was tough when we were working with the contractors, it was very hard to get it close to the house because of the way that the power lines are coming in. And the way that staircase came down and the windows. We wanted it behind the fence so nobody would see it. So that's what we ended up doing. The way the gas hooks to the house it is the only side you can really put it on. It's all driveway and Dower. So there is no other place to put it. So we had a hard time."

The Chairman said, "I do not have the original paperwork on this in front of me so, I'll just kind of informally move." Dreyfuss said, "by the way, for the record, there's a gas meter and we tried to move the gas meter over, and National Grid said you can't have that. You can't have that near the electric. They won't let us do it. So we tried."

The Chairman said, "this actually was a modification and therefore it was not a public hearing as I recall. So, we don't need to close a public hearing. I am just going to **move that we approve this portion of the modification presented to us as per drawing dated 5/1/2009.**"

Seconded by Member Phinney. The vote was 5 to 0 in favor of the motion. The motion was declared passed.

The meeting was closed at 8:41pm.

*email to Eggleston*