

Village of Skaneateles
Zoning Board of Appeals Meeting
June 27, 2018

Public Hearing in the matter of the area variance application of John & Lisa Luczycki 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; Minimum open area; Percentage of structure width/lot width; and Minimum lot area; to construct replacement patio, walk and steps and place air conditioning condenser at the property addressed as 188 East Genesee Street in the Village of Skaneateles.

Present: Michael Balestra, Chairman
Gerald Carroll, Member
Michael Kowalski, Member
Kathleen Zapata, Member

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

John & Lisa Luczycki, applicants

Johann Visser, 90 E Lake Street
Bob Eggleston, 1391 E Genesee Street
Christopher Hartnett, 5 Prentiss Drive
Nick Huss, 23 Onondaga Street
Mike Corbett, 25 Onondaga Street
Timothy Lynn, 50 Academy Street

Excused: Maureen Wopperer, Member

At 7:30 pm, Chairman Balestra opened the June 27 meeting and called for Luczyckis for 188 East Genesee St. Chairman Balestra said it looks pretty straightforward. He asked if construction had already started?

Mr. Luczycki said it had started and stopped. There were no questions from the Board.

Chairman Balestra opened the public comment portion of the hearing. There was no one desiring to be heard either in favor of or opposed to the application. **Chairman Balestra, “I move we close the public hearing.” Member Zapata seconded the motion. Upon the**

unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.

Chairman Balestra, “I move that we approve the application of John & Lisa Luczycki 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; Minimum open area; Percentage of structure width/lot width; and Minimum lot area; to construct replacement patio, walk and steps and place air conditioning condenser at the property addressed as 188 East Genesee Street in the Village of Skaneateles. Further, that this approval is based upon and subject to the anticipated approval by the Onondaga County Planning Board. Further, that this approval is based upon the drawings as submitted, it is a Type 2 action under SEQRA, and that the applicant shall have 3 months from the date of County approval to complete the project.” Member Carroll seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.

This matter was concluded at 7:32 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Zoning Board of Appeals Meeting
June 27, 2018

Public Hearing in the matter of the area variance application of Johann Visser & Michael Williams 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; Minimum open area; Percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to construct a patio and retaining wall at the property addressed as 90 East Lake Street in the Village of Skaneateles.

Present: Michael Balestra, Chairman
Gerald Carroll, Member
Michael Kowalski, Member
Kathleen Zapata, Member

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

Johann Visser, applicant
Bob Eggleston, architect, on behalf of the applicant

Christopher Hartnett, 5 Prentiss Drive
Nick Huss, 23 Onondaga Street
Mike Corbett, 25 Onondaga Street
Timothy Lynn, 50 Academy Street

Excused: Maureen Wopperer, Member

At 7:32 pm, Chairman Balestra called for the Visser/Williams matter for 90 East Lake St.

Mr. Eggleston said that this is an existing nonconforming structure, originally the Holly Gregg house. The house currently has a Bilco door in the back, with a step down to the yard. The proposal lowers the grade to attain a walk-out basement leading to a 16 by 20 foot patio. Mr. Eggleston said that the Planning Board asked about grades. He has updated the drawings to include contour lines and has verified that the patio will have a 1% pitch and the walkout area will have a 4% pitch so that water will clear the area and not enter the house. Even though this will be a permeable patio, the open space will be reduced from 88% to 85.6%. Chairman Balestra called it a nice improvement and variances are relatively minor. There were no questions from the Board. There is a letter of no objection from the neighbors in the file.

Chairman Balestra opened the public comment portion of the hearing. There was no one desiring to be heard either in favor of or opposed to the application. **Chairman Balestra, “I move we close the public hearing.” Member Zapata seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.**

Chairman Balestra, “I move that we grant the application of Johann Visser & Michael Williams 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; Minimum open area; Percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to construct a patio and retaining wall at the property addressed as 90 East Lake Street in the Village of Skaneateles. Further, that this approval is based upon and subject to the anticipated approval by the Onondaga County Planning Board. Further, that this approval is based upon the drawings dated June 8, 2018, it is a Type 2 action under SEQRA, and that the applicant shall have 6 months from the date of County approval to complete the project.” Member Carroll seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 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
June 27, 2018

Public Hearing in the matter of the area variance application of Thomas & Carrie Rodgers 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; Rear yard set-back; Minimum open area; Percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a patio, steps and retaining wall at the property addressed as 104 East Genesee Street in the Village of Skaneateles.

Present: Michael Balestra, Chairman
Gerald Carroll, Member
Michael Kowalski, 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

Christopher Hartnett, 5 Prentiss Drive
Nick Huss, 23 Onondaga Street
Mike Corbett, 25 Onondaga Street
Timothy Lynn, 50 Academy Street

Excused: Maureen Wopperer, Member

At 7:36 pm, Chairman Balestra called for the Rodgers matter for 104 East Genesee St.

Mr. Eggleston said that this property has a large deck off the first floor, a grade above the yard since there is a walk-out basement. It has a mish-mash of small patios below it on the lower level. They'd like to create a small grill area and a place for some tables and chairs. There is no connection with the ground from that deck, you have to go through the house to get to the basement. The proposal includes stairs from the deck to the new patio level. The project has received approval as to colors and materials from the Historical Landmarks Preservation Commission. The design of the stairs copies the style of the existing deck railing. While the left side yard and rear yard setbacks are nonconforming, they are less nonconforming than the existing structures. The only new variance is a decrease in open space from 66% to 63.7%.

Since the existing deck is somewhat exposed to Genesee Street, this project will provide some private outdoor living space nestled behind the house.

Chairman Balestra said that while he considered the existing nonconforming open space at 66% to be substantial, the amount of the change is not great. He asked about the construction? Mr. Eggleston noted that the patio will be permeable pavers on a granular base, and noted that this section does have other materials in place now. There were no other questions from the Board.

Chairman Balestra opened the public comment portion of the hearing. There was no one desiring to be heard either in favor of or opposed to the application. **Chairman Balestra, “I move we close the public hearing.” Member Kowalski seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.**

Chairman Balestra, “I move that we grant the application of Thomas & Carrie Rodgers 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; Rear yard set-back; Minimum open area; Percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a patio, steps and retaining wall at the property addressed as 104 East Genesee Street in the Village of Skaneateles. Further, that this approval is based upon and subject to the anticipated approval by the Onondaga County Planning Board. Further, that this approval is based upon the drawings dated May 17, 2018, it is a Type 2 action under SEQRA, and that the applicant shall have 6 months from the date of County approval to complete the project.” Member Zapata seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 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
June 27, 2018

Public Hearing in the matter of the area variance application of Gary & Dolores Robinson to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Both side yards combined; and Minimum open area; to construct a two-car detached garage at the property addressed as 17 East Street in the Village of Skaneateles.

Present: Michael Balestra, Chairman
Gerald Carroll, Member
Michael Kowalski, 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

Christopher Hartnett, 5 Prentiss Drive
Nick Huss, 23 Onondaga Street
Mike Corbett, 25 Onondaga Street
Timothy Lynn, 50 Academy Street

Excused: Maureen Wopperer, Member

At 7:41 pm, Chairman Balestra called for the Robinson matter for 17 East St.

Mr. Eggleston said that when the owners built this home, they anticipated adding a garage. They are now ready and would like it to align with the paved area behind the house. They will be reducing the back parking area by about 12 or 13 feet. There is a variance required for open space, just slightly below conforming at 84.2%. Since it is a corner lot, there is a second front yard. Because of the desired positioning the front yard would be 16.5 feet where 20 feet is required. This variance however is less nonconforming than the existing condition of 14.6 feet. All materials and finishes are designed to match the house. Letters from neighbors expressing no objection have been submitted for the record and another was introduced.

Chairman Balestra mentioned that the variances are relatively minor, and opened the public comment portion of the hearing. There was no one desiring to be heard either in favor of or opposed to the application. **Chairman Balestra, "I move we close the public hearing."**

Member Carroll seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.

Chairman Balestra, “I move that we grant the application of Gary & Dolores Robinson to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Both side yards combined; and Minimum open area; to construct a two-car detached garage at the property addressed as 17 East Street in the Village of Skaneateles. Further, that this approval is based upon the drawings dated May 17, 2018, it is a Type 2 action under SEQRA, and that the applicant shall have 1 year to complete the project.” Member Zapata seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.

This matter was concluded at 7:43 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Zoning Board of Appeals Meeting
June 27, 2018

Public Hearing in the matter of the area variance application of Michael Hughes on behalf of Janice Thompson 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; Minimum open area; Percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to replace the rear porch at the property addressed as 71 East Lake Street in the Village of Skaneateles.

Present: Michael Balestra, Chairman
Gerald Carroll, Member
Michael Kowalski, Member
Kathleen Zapata, Member

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

Christopher Hartnett, 5 Prentiss Drive
Nick Huss, 23 Onondaga Street
Mike Corbett, 25 Onondaga Street
Timothy Lynn, 50 Academy Street
Bob Eggleston, 1391 E Genesee Street

Excused: Maureen Wopperer, Member

At 7:44 pm, Chairman Balestra called for the Hughes/Thompson matter for 71 East Lake Street.

There was no one present to represent the applicant. Chairman Balestra said that he strongly supports the ability for the Board to have its questions answered by the applicant or a representative. Should a representative come later, this matter could be reopened.

Chairman Balestra, after determining there was no one present desiring to be heard on this application, "I move that we leave the public hearing open and continue this matter to the Board's July meeting. The applicant will be notified." Member Zapata seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.

This matter was concluded at 7:46 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Zoning Board of Appeals Meeting
June 27, 2018

Public Hearing in the matter of the area variance application of Nick Huss 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; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a rear elevated deck at the property addressed as 23 Onondaga Street in the Village of Skaneateles.

Present: Michael Balestra, Chairman
Gerald Carroll, Member
Michael Kowalski, Member
Kathleen Zapata, Member

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

Nick Huss, applicant

Christopher Hartnett, 5 Prentiss Drive
Mike Corbett, 25 Onondaga Street
Timothy Lynn, 50 Academy Street
Bob Eggleston, 1391 E Genesee Street

Excused: Maureen Wopperer, Member

At 7:47 pm, Chairman Balestra called for the Huss matter for 23 Onondaga St.

Mr. Huss said that he desires to add a 16 by 8 foot deck off the rear of the house at the first floor level. He told the Board that while a bump-out addition was originally contemplated in the plans, that portion is not being done. The project is just the deck. Chairman Balestra noted the receipt of a letter dated June 26 in favor of the project from Ted Williams at 29 Onondaga. Chairman Balestra asked Mr. Huss to point out the deck and bump out.

Chairman Balestra called it a good project and asked CEO Crompt if there were any impacts of concern. Mr. Crompt replied no.

Chairman Balestra opened the public comment portion of the hearing. Mr. Corbett of 25 Onondaga Street said that he is in favor of the project. There was no one else desiring to be

heard either in favor of or opposed to the application. **Chairman Balestra, “I move we close the public hearing.” Member Carroll seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.**

Chairman Balestra, “I move that we grant the application of Nick Huss 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; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a rear elevated deck at the property addressed as 23 Onondaga Street in the Village of Skaneateles. Further, that this approval is based upon and subject to the anticipated approval by the Onondaga County Planning Board. Further, that this approval is based upon the drawings dated March 9, 2018, it is a Type 2 action under SEQRA, and that the applicant shall have 3 months from the date of County approval to complete the project.” Member Zapata seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.

This matter was concluded at 7:50 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards