

Village of Skaneateles
Zoning Board of Appeals Hearing
July 28, 2009

In the matter of the application submitted by Francis T. Lombardi to vary the strict application of Section 225-69d, Non-conforming building structures and uses, extension or expansion, to remodel the kitchen and add a 10.78ft. by 15ft. in-fill on the rear, add front porch steps and a fireplace on the premises located at 56 Jordan Street in the Village of Skaneateles.

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

Jorge Batlle, Clerk to the Zoning Board of Appeals
Ricardo Galbato, Attorney for the Zoning Board of Appeals

Robert Eggleston, Architect for the applicant

Chairman Banuski opened the public hearing at 8:29pm announcing the application of Francis Lombardi for 56 Jordan Street.

Robert Eggleston, Architect for the applicant made the presentation. He said, “this is actually a unique lot that has a conforming open space in that they are at 87.7%. Everything is conforming about the house except the north side yard is 13.9, where 15 is required. So, that’s the only pre-existing, non-conforming aspect about the structure. So, according to Section 225-69d, we need a variance for any improvements we do to the house.

The Lombardis have been over time, converting this from a 4 family into a one-family and trying to make it a gracious house for their large family. Recently they came in for the porch – a wrap-around porch. What they’d like to do is in remodeling the kitchen, they’d like to in-fill this space. It is kind of a dead space. It almost looks like 2 houses collided together. What we are hoping to do is unify the two. Clean up the elevation. Again, this is all in the back - to make a little more sense out of it. Also, they’d like to add a fireplace into this family room that will extend out. All the additions conform to the required set-backs. So, we are asking only for a variance from 225-69d, which is the expansion of a non-conforming structure, because the existing side yard is 13.9 instead of 15.” The Chairman said, “right, but you are not building in the side yard.” Eggleston said, “we are not building in the side yard.”

The Chairman asked, “what is the proposed finish on the back?” Eggleston said, “it will be the beveled siding like what’s there.” Member Pardee said, “it can’t help but to look better.” Member Crompt said, “they did a nice job with that porch.” Eggleston said, “I should also mention – they are putting in steps which will be off of center. They will come down to a little platform just to complete it. I think they have railings that they also have to work on.” Member

Pardee said, "I looked at that house 4 or 5 years ago." Member Buttolph said, "It was in rough shape." Member Pardee said, "nice house but a lot of work."

Eggleston said, "the nice thing is, it's a big family and they fill the house. It's a joy to see them in there. The kids have all sorts of places to run around. They are using it."

Chairman Banuski said, "well, if no one has questions, I will open it up for public comment, if there is anyone to speak in favor, or against. Then I move that we close the public hearing. Seconded by Member Crompt. The vote was 5-0 in favor of the motion.

The Chairman asked for a motion. Member Phinney said, "**I move that we approve the application submitted by Francis T. Lombardi to vary the strict application of Section 225-69d, Non-conforming building structures and uses, extension or expansion, to remodel the kitchen and add a 10.78ft. by 15ft. in-fill on the rear, add front porch steps and a fireplace on the premises located at 56 Jordan Street in the Village of Skaneateles. Per plans dated 6-3-09. This is a Type II SEQR. Project to be completed within 2 years.**"

Seconded by Member Pardee. The vote was 5-0 in favor of the motion. The motion was declared passed. The meeting was closed at 8:33pm.

e-mail: Eggleston