

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

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In the matter of the application submitted by Joseph & Robin Lee Steencken to vary the strict application of Section 225A5, Density Control Schedule, for left side yard set-back, percentage of structure width, rear yard set-back, percentage of open area and; Section 225-69d, Non-conforming buildings, structures and uses, extension or expansion to construct a 5ft. by 8ft. porch, 14ft. by 18ft. addition, and repair the existing deck at the premises located at 16 Gayle Road in the village of Skaneateles.

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

Andrew Ramsgard, East Genesee Street

Chairman Banuski opened the public hearing at 8:38pm announcing the application of Joseph and Robin Steencken for 16 Gayle Road.

Robert Eggleston, Architect for the applicants made the presentation. He said, “the Steenckens are looking at scaling down from the large house that they have on Genesee, looking for one-floor living and thought Gayle Road was a good place to go and they have Lake access and all. The house is a 1950s house built with 1122 square feet of living space on the main floor. It has a quasi-basement, if you can call it that, with 6 ½ foot ceilings and what-ever down there which kind of was finished off, but is in pretty tough shape.

What they’d like to do is put an addition that is 18 by 14 just to increase the bedroom area to satisfy their needs. They’d like to put a front porch, which is 8 by 5, because right now there is nothing except for just an eave at the front door. They’d like to give it a little more character. But yet, they are not trying to make it into something totally different.

Originally, they were looking at adding a second floor on, but it was more space than they wanted and they wouldn’t have changed the footprint at all. So they felt just putting a small addition would take care of their needs. So, it will bring the first floor living space up to 1375 square feet. This is the original Gayle lot. It’s actually one and a half lots. They never built a house in between and they split the lot between 15 and 16. So, it is a little bit larger lot for the area. The existing open space is 87.8%, where 90 is required. So, it is historically non-

conforming . The change in the coverage will be to 85.19, which is 4 percent non-conforming, of the 90 percent that's required.

The rear yard set-back , where 35 is required, will be 33.2. So, that will be a variance we are creating for 2.8 feet. This abuts the Gregory property, which is a very large property that is currently undeveloped.

The house was placed at an angle because it was built on the original lot before the other lot was added to it. So, we are existing non-conforming in that the house is 9.6 feet on the east side where 25 is required. And other non-conforming aspects of it is the maximum width of the building, because it sits at an angle - it's a little bit odd. It is 58.2% where 55% is the maximum. We actually won't be changing that because we are no wider than what's there. So, we are asking for a variance to expand a non-conforming lot. We will be creating a 2.8 foot rear yard variance and we'll be over a 4% total which is only about 1% change from what was - or a 2% change of what the existing open space is.

The existing deck - they thought, well, you put a deck in the back but they didn't want a deck on this side. They would rather keep the windows that are there and not block light into the basement. There is an existing deck here that - because they have to make some foundation repairs, they have to excavate around the building to fix the foundation. They will take out and put back the deck in the same location. Right now the deck is over (the property line) a foot and we will pull it back so it's on the line. They would like to keep the deck the same size as what it is.

The property to the east goes all the way up to East Lake Street. There's actually a barn that shields the house from the original house up on East Lake Street. So we are some distance. They are in fact 85 feet from the barn, and a good 150 feet from the house itself.

In redoing this, they will be redoing the siding. I did talk to them. There's a question whether it would be vinyl or cement board. But they will be going with the cement board exterior. They want to do a nice job. But they also want to keep it a simple small house. They have talked to the neighbors. I'm submitting to you they neighbors pretty much across the street at 1, & 2 & 3 Gayle Road. The neighbors at 15 Gayle Road, 14 is on here. They didn't get 15 is because they could not get a hold of them. Then also the people over here. They have contact with is on East Lake Street. That's the Horans at 76 East Lake Street, have all signed off on this."

Member Pardee asked. "what are you going to do with the drainage?" Eggleston said, "what we suggested is there's storm water drains along here. We are going to tie the footing drains and roof drains into the storm sewer." The Chairman asked, "is that an issue for the neighbors around there now?" Eggleston said, "every house that I've worked has had the same foundation problem. Rossi's which we did for Barrows, and then the Chancellor (Shaw). That had the same problem. It is just a poorly built foundations." The Chairman said, "drainage I mean, as an issue and water run-off - there aren't neighbors farther down from there complaining about run-off. Well, they are not complaining on this letter." Eggleston said, "yes, exactly. We will take the drainage and get it into the storm sewers. So, it's not a problem. The

good news is they are at the top of the hill, although let's not make it any worse for the people farther down."

Member Pardee said, "it would be better just to put it into a drywell rather than to the storm sewer. Doesn't it all end up in the Lake anyway?" Eggleston said, "we have clay here. The nice thing is that this is a very short system that just goes down and empties into the Lake. I think if you get it clean into the storm sewer, it just goes down. It doesn't have a chance to cause erosion and other problems."

The Chairman said, "I will open it up to comment and we will start by reading that into the record." Member Phinney said, "*this is regarding Joseph and Robin Lee Steencken, 16 Gayle Road - We the undersigned are aware that Joseph and Robin Lee Steencken are proposing to build a new 5 by 8 porch a new 14 by 18 addition to the back of the house and repair existing decks to their property at 16 Gayle Road. We are aware this requires an area variance. We have reviewed the drawings by Robert O. Eggleston, Architect, dated June 8, 2009 and have no objections to this application. This is residents from 76 east Lake Street, 1 Gayle Road, 2 Gayle Road, 72 East Lake, 14 Gayle, 3 Gayle and 80 east Lake, all dated July 25, 2009.*"

The Chairman asked for any other comments? None were voiced. The Chairman moved to close the public hearing. Seconded by Member Crompt. The vote was 5-0 in favor of that motion. The Chairman called for a motion.

**Member Crompt said, "I make a motion that we approve the application submitted by Joseph & Robin Lee Steencken to vary the strict application of Section 225A5, Density Control Schedule, for left side yard set-back, percentage of structure width, rear yard set-back, percentage of open area and; Section 225-69d, Non-conforming buildings, structures and uses, extension or expansion to construct a 5ft. by 8ft. porch, 14ft. by 18ft. addition, and repair the existing deck at the premises located at 16 Gayle Road in the village of Skaneateles, per drawings of 3 pages dated 6-8-09. This is a Type II SEQR. Project to be completed in 2 years.:"**

Seconded by Member Pardee. The vote was 5-0 in favor of the motion and declared passed. The meeting was closed at 8:47pm.

*e-mailed to: Eggleston*