

**Village of Skaneateles
Planning Board Meeting
October 3, 2019**

Area Variance recommendation in the matter of the application of Kelly Springer to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; to construct new 700 SF patio at the property addressed as 7 Onondaga Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 Brian Carvalho, Member
 Stephen Hartnett, Member
 Doug Sutherland, Member

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

 Kelly Springer, applicant
 Greg Ripich, on behalf of the applicant

 Bob Eggleston, 1391 E Genesee St
 Bob Trapani, 22 E Lake St
 Mark Shearer, 4539 NW Townline Rd
 Christine Yang, 121 Orchard Rd

Excused: Mike Perrone, Member

At 8:31 pm, Chairman Kenan opened consideration of the Springer matter for 7 Onondaga Street.

Ms. Springer said that she had put in a blue stone patio of approximately 700 SF on the property. Looking at the plans, Chairman Kenan asked if it were on the north end and shown in red? Ms. Springer said yes and it excluded tarvia. Chairman Kenan said that the difference in open area is 5%. CEP Crompton said it is, but noted that the requested variance is for 35.76%, since so much of the yard is paved. Member Carvalho asked if the applicant could offset some of the addition? Mr. Ripich and Ms. Springer showed the Board a sketch indicating where they could take off 1100 SF.

Ms. Springer observed that would result in reducing the coverage. Chairman Kenan said it would, so long as they remove the pavement. Member Sutherland asked what the construction timeframe would be? Ms. Springer said that the patio has already been constructed. Member Sutherland then asked when the removal would begin? Ms. Springer said tomorrow.

Chairman Kenan instructed the applicant to produce a new drawing showing the actual location of the already-installed new patio and the actual area in which pavement is to be removed. Based on that, the applicant should calculate the difference from the coverage shown on the application, and calculate new coverage amounts so that the actual reduction can be reported to the ZBA.

Member Carvalho, “I move that we recommend approval by the ZBA of the lot coverage variance with the condition that 1100 SF of pavement be removed to offset the new stone patio. Further that recalculations be done prior to the ZBA meeting.” Member Sutherland 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 8:40 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
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October 3, 2019

Area Variance recommendation in the matter of the application of Xi Yang to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; to construct a 520 SF blue stone paver patio in the rear at the property addressed as 121 Orchard Road in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 Brian Carvalho, Member
 Stephen Hartnett, Member
 Doug Sutherland, Member

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

 Christine Yang, on behalf of the applicant

 Bob Eggleston, 1391 E Genesee St
 Bob Trapani, 22 E Lake St
 Mark Shearer, 4539 NW Townline Rd

Excused: Mike Perrone, Member

At 8:41 pm, Chairman Kenan opened consideration of the Yang matter for 121 Orchard Road.

Ms. Yang said that they propose to install a rear patio with a walkway extending to the driveway, which will exceed the permitted lot coverage. Chairman Kenan said that based on the drawings, the total area of walkway and patio is 702 SF. He called that a very minor change in coverage.

Attorney Galbato said that in addition to the variance recommendation, the Parkside community requires that the Board's architectural review committee review and approve the design.

Member Sutherland, "I move that the proposed design is acceptable to the review committee and that we recommend approval by the ZBA of the lot coverage variance."
Member Hartnett 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 8:45 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
October 3, 2019

Area Variance recommendation in the matter of the application of Grant Brown to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Percentage of open area; and Minimum lot dimension; to demolish existing vestibule and construct a new historically accurate porch at the property addressed as 8 West Elizabeth Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 Brian Carvalho, Member
 Stephen Hartnett, Member
 Doug Sutherland, Member

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

 Mark Shearer, on behalf of the applicant

 Bob Eggleston, 1391 E Genesee St
 Bob Trapani, 22 E Lake St

Excused: Mike Perrone, Member

At 8:46 pm, Chairman Kenan opened consideration of the Brown matter for 8 West Elizabeth Street.

Mr. Shearer explained that Grant Brown is his business partner and that they are doing the work for Mark & Kathleen Dengler. He said that there is an extension off the left side of the house. They would like to remove that and build a proper front porch on the front of the house. It will drive the open area below the code requirement by 1.6%. Chairman Kenan said that he had looked at the roof pitch in the drawings and he concludes that it will hit the house at a higher elevation than is shown. As it is drawn, it won't work. Mr. Shearer said he will consult with their architect about it. Chairman Kenan said that his recommendation is to follow the low pitch and finish in a hip end.

Member Carvalho said that the house will be more attractive with the porch than it is now. **Chairman Kenan, "I move that the Planning Board recommends that the ZBA approve the open area and front yard variances with the condition that the drawings be corrected to show that the 2.75 on 12 roof pitch be maintained and a hip roof be introduced at the end."**

Member Carvalho 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 8:53 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Planning Board Meeting
October 3, 2019

Site Plan Review (demolition) in the matter of the application of Bob Trapani to demolish an existing 2-car detached garage and to construct new 26 by 32 foot 2-car garage with storage above and 10 by 32 foot lean-to at the property addressed as 22 East Lake Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 Brian Carvalho, Member
 Stephen Hartnett, Member
 Doug Sutherland, Member

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

Bob Trapani, applicant

Bob Eggleston, 1391 E Genesee St

Excused: Mike Perrone, Member

At 8:54 pm, Chairman Kenan opened consideration of the Trapani matter for 22 East Lake Street.

Mr. Trapani said that they have an old garage in which he has replaced the floor a couple of times. He has concluded that it does not pay to put more money into the existing structure. It is cinder block in back and stone in front. He has been advised that he should tear it down and build a new structure. The new garage will be larger, but lower in height. It will not have a basement. He is proposing a lean-to on the inward side, as a covered area for sitting outdoors.

Mr. Trapani said the existing garage sits on a knoll. It is his intent to start leveling the driveway 16 feet in front of the garage in order to achieve a flat driveway. While he will lose some pavement, he intends to replace it with stone. The driveway does not count as coverage. CEO Crompton said that the garage needs to come down, in his opinion. Member Carvalho verified that the siding will be board & batten. Chairman Kenan established that this requires Site Plan approval for demolition.

Member Hartnett, "I move that the Planning Board declares itself lead agency for this unlisted action that is receiving uncoordinated review. The applicant has submitted SEAF

which the Board has reviewed. The Planning Board issues a negative declaration that this project has no significant environmental impact. Further that the Board grants site plan approval for the demolition of the existing garage.” Member Carvalho 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 9:01 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards