

Village of Skaneateles  
Zoning Board of Appeals Meeting  
January 29, 2020

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Continuation of the Public Hearing in the matter of the Special Use Permit application (permanent dock) and Area Variance application of Adam Weitsman to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back, Side yard set-back, right, Rear yard set-back, and Minimum open area; Section 225-10B(3) Flood Fringe Overzone; Section 225-14C(2)(c) for front yard driveway/parking; Section 225-14C(3) Fences and Walls; Section 225-14C(5)(d) Accessory Buildings and Uses; Section 225-15A(2) for multiple dwelling units; Section 225-19.1B Watershed Overzone Boundaries; Section 225-19.1C(1,2)&D(4)&E for Lake Watershed Overzone development; and Section 225-20C Lakeshore Development Regulations; Section 225-20 D for development within 50 feet of Skaneateles Lake; 225-58B(8)(a) and (b) for front yard driveway/parking; to merge two lots, demolish an existing single-family residential dwelling unit and to construct a swimming pool, 2,376 SF pool house with cabana, 1,575 SF pool patio plus appurtenances (temple w/ roof, trellis and fence), driveways, walkways and retaining walls at the properties addressed as 61 West Lake Street and 45 West Lake Street in the Village of Skaneateles.

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Present:       Gerald Carroll, Deputy Chairman  
                  Michael Kowalski, Member  
                  Michael Stanczyk, Member  
                  Maureen Wopperer, Member

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

Bob Eggleston, 1391 E Genesee St  
Molly McNeil, 143 E Genesee St  
Bill Gleason, 9 W Austin St

Excused:       Michael Balestra, Chairman

At 7:30 pm Deputy Chairman Carroll announced that the Weitsman matter has been adjourned to the Board's March 25 meeting at the request of the applicant, to allow for Planning Board review of several proposed changes.

This matter was concluded at 7:30 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards



**Village of Skaneateles  
Zoning Board of Appeals Meeting  
January 29, 2020**

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Public Hearing in the matter of the Area Variance application by Sam & Jennifer Vinci 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; percentage of structure width/lot width and Minimum open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 205 SF second-story addition, add height and new windows to sun room, to construct a 12 by 14 foot patio, and place an air conditioning condenser in the west side yard at the property addressed as 54 East Elizabeth Street in the Village of Skaneateles.

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Present:       Gerald Carroll, Deputy Chairman  
                  Michael Kowalski, Member  
                  Michael Stanczyk, Member  
                  Maureen Wopperer, Member

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

                  Bob Eggleston, architect, on behalf of the applicants

                  Molly McNeil, 143 E Genesee St  
                  Bill Gleason, 9 W Austin St

Excused:       Michael Balestra, Chairman

At 7:32 pm Deputy Chairman Carroll opened the Vinci hearing for 54 East Elizabeth Street.

Mr. Eggleston said that the applicants have recently purchased the home and wish to create a master bedroom and bath. The home has 2 small bedrooms on the first floor with a small bath and 2 larger bedrooms with a tiny bath on the second. The addition over the sunroom in the back of the house will enable them to still have a 4 bedroom house, but with expanded bedroom, closet and bath space. The existing house is nonconforming in the yards and width but will not be changed; the addition meets required set-backs. They also plan to add a 12 by 14 foot patio that will reduce open area from 81.5% to 79.5%. They also wish to add air conditioning and to place the condenser on the west side of the house. The neighbor already has a 6 foot privacy fence there and the unit will be screened by plantings.

Member Wopperer asked if everything is in back, so the street appearance is unchanged? Mr. Eggleston said yes. Member Stanczyk asked what materials will be used for the patio? Mr. Eggleston said permeable pavers. Member Kowalski commented on the photos saying that the apparent space looks deceiving. Member Wopperer asked if the neighbors are aware? Mr. Eggleston said the Vincis had spoken to one of them about windows. He noted that there will be windows on all 3 sides.

Chairman Carroll opened the public comment period. There was no one desiring to be heard on this matter. **Chairman Carroll, "I move that 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 Carroll, "I move that we grant the Area Variance application by Sam & Jennifer Vinci 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; percentage of structure width/lot width and Minimum open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 205 SF second-story addition, add height and new windows to sun room, to construct a 12 by 14 foot patio, and place an air conditioning condenser in the west side yard at the property addressed as 54 East Elizabeth Street in the Village of Skaneateles. This is a Type 2 action under SEQRA, pursuant to plans dated 12.10.19. Applicant will have until January 31, 2021 to complete." Member Kowalski 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 7:38 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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January 29, 2020

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Public Hearing in the matter of the Area Variance application by William Gleason to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; and side yard set-back, left; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a replacement front porch that is wider than the existing porch but no closer to the street at the property addressed as 9 West Austin Street in the Village of Skaneateles.

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Present:       Gerald Carroll, Deputy Chairman  
                  Michael Kowalski, Member  
                  Michael Stanczyk, Member  
                  Maureen Wopperer, Member

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

                  Bill Gleason, applicant

                  Molly McNeil, 143 E Genesee St  
                  Bob Eggleston, 1391 E Genesee St

Excused:       Michael Balestra, Chairman

At 7:38 pm Deputy Chairman Carroll opened the Gleason hearing for 9 West Austin Street.

Mr. Gleason said that he would like to put on a front porch. He has seen photos of the house from 30 or 40 years ago and there was a porch at that time. It was subsequently reduced to a front entry. The new porch will span the width of the house, and will come to the same depth and will be no closer to the road than the existing entry.

Chairman Carroll said that the application suggests that there is a change in the left side yard set-back. CEO Crompt said that the only variances are preexisting nonconforming. The side yard is 11.3 feet today. Chairman Carroll questioned why it shows 27 feet if the porch is the same as the existing set-back. Member Kowalski discerned that the 27 feet refers to the existing entry. Member Stanczyk noted a second porch shown and asked if it is connecting to the new porch? Mr. Gleason said it will not; there will be 2 separate porches. Member Wopperer asked if the neighbors are aware of the proposal? Mr. Gleason said yes, and are supportive.

Chairman Carroll opened the public comment period. Mr. Eggleston endorsed Mr. Gleason's plan stating that it will be a great enhancement to the house. He praised the quality of work being done by Mr. Gleason. **Chairman Carroll, "I move that 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 Carroll, "I move that we grant the Area Variance application by William Gleason to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; and side yard set-back, left; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a replacement front porch that is wider than the existing porch but no closer to the street at the property addressed as 9 West Austin Street in the Village of Skaneateles. This is a Type 2 action under SEQRA, per drawings marked as received on 10.25.19. Applicant will have until January 31, 2021 to complete." Member Kowalski 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 7:44 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles  
Zoning Board of Appeals Meeting  
January 29, 2020

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Consideration of request to extend time to complete in the matter of the area variance application of Jim & Molly McNeil 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; and Percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion to add a fireplace on east side of living/family room at the property addressed as 143 East Genesee Street in the Village of Skaneateles. *These variances were previously granted at the Board's May 2, 2018 meeting with a time to complete of May 3, 2020.*

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Present: Gerald Carroll, Deputy Chairman  
Michael Kowalski, Member  
Michael Stanczyk, Member  
Maureen Wopperer, Member

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

Molly McNeil, applicant

Bob Eggleston, 1391 E Genesee St

Excused: Michael Balestra, Chairman

At 7:44 pm Deputy Chairman Carroll opened discussion in the McNeil matter for 143 East Genesee Street.

Ms. McNeil explained to the Board that this has been portrayed to the Board previously as a multi-phase remodeling, but it will be accomplished in discrete phases. The work on the east side of the house was recently done – when started it was completed in 3 months. Ms. McNeil explained that for various family financial considerations, like college tuition, the rest of the project will not be completed by May 2020. She said that realistically they are asking for an additional 2 years to complete. She continued saying that when started it will be completed within 3 or 4 months, so the duration of actual construction will be brief.

The Board asked for a summary of the work yet to be done. Ms. McNeil and Mr. Eggleston said that they will be extending the side porch in order to create a mudroom where the porch is currently. A second story will be constructed above the mudroom which will function as a

closet. Ms. McNeil said they are hoping to get started within a year; Mr. Eggleston said that start to finish will be no more than 6 months. CEO Crompt confirmed that the entire phased project has received Board approval previously.

Chairman Carroll asked if there was a firm timetable? Ms. McNeil said yes conceptually, but that the financial realities are still fluid. Chairman Carroll expressed reluctance to grant a 2 year extension. Member Wopperer thought that it is a bad precedent. Member Stanczyk observed that a neighborhood could undergo substantial turn over in two years. Ms. McNeil said she would be amenable to a 1 year extension knowing that she come back for more time if necessary. Chairman Carroll said that he would propose May 3, 2021.

**Chairman Carroll, "I move that extend the time to complete until May 3, 2021 for the McNeil variances at 143 East Genesee Street." Member Wopperer 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 7:49 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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Consideration of request to extend time to complete in the matter of the area variance application of Jeff & Carrie Ryan 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; and Percentage of Structure width/lot width; to construct a 10 by 23 foot 2-story addition in rear, construct 12 by 14 foot 1-story porch with 4 by 21 foot covered walk, install A/C unit with pad, remove rear attic window and rebuild roof at the property addressed as 21 Leitch Avenue in the Village of Skaneateles. *These variances were previously granted at the Board's May 29, 2019 meeting with a time to complete of May 28, 2020.*

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Present:       Gerald Carroll, Deputy Chairman  
                  Michael Kowalski, Member  
                  Michael Stanczyk, Member  
                  Maureen Wopperer, 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 applicants

Excused:       Michael Balestra, Chairman

At 7:50 pm Deputy Chairman Carroll opened discussion in the Ryan matter for 21 Leitch Avenue.

Mr. Eggleston said that the applicants were granted approval to be completed May 28, 2020. They have not yet started construction nor do they have a contractor lined up. They are requesting a one year extension.

Member Wopperer noted that the Board is receiving many requests for variance extensions. Mr. Eggleston pointed out that competition for good contractors is intense. Applicants typically don't want to incur the cost of preparing construction drawings until they know the project will fly. Consequently, in some cases even one year to complete is problematic.

Member Stanczyk agreed that two year approvals may be not ideal because neighborhoods may change.

**Chairman Carroll, “I move that extend the time to compete until May 30, 2021 for the Ryan variances at 21 Leitch Avenue.” Member Stanczyk 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 and on motion of Chairman Carroll, seconded by Member Kowalski the meeting was unanimously adjourned at 7:54 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards