

**Village of Skaneateles**  
**Zoning Board of Appeals Hearing**  
**August 25, 2009**

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In the matter of the application submitted by Richard Naro to vary the strict application of Section 225-A5, Density Control Schedule, for percentage of open area, left side yard set-back, percentage of structure width, and Section 225-69d, Non-conforming buildings structures and uses, extension or expansion, to increase the size of the patio on the rear of the house and add an accessory building of 288 square feet in non-conformance with Section 225-14c, Accessory buildings distance to lot lines, on the premises located at 91 East Lake Street in the Village.

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

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

Richard Naro, Applicant

Clifford Abrams, State Street  
Doug Clark, West Lake Street  
Don Thompson, East lake Street

Chairman Banuski opened the public hearing at 7:32pm announcing the application for Richard Naro, for 91 East Lake Street. She said, “the Zoning Board had a couple of questions. Normally we get site plans that show distances to the buildings on either side. Have you had a chance to look at the Planning Board minutes? They were requesting that we have information showing that.”

Member Phinney reads , “they would like the Zoning Board to look at the proximity to the structures on adjacent properties.” Applicant Naro said, “this is what I have done with Jorge, prior to all that.” Chairman Banuski asked, “how far is it to the actual structures on the adjacent properties? Do you have a rough idea?” Naro said, “to the south is 33 feet. As measured. On the north, this one is much farther. This is up on East Lake Street where I’m set back. So, when I measured it I measured perpendicular from the front most part here across. So, it would actually be more on the diagonal. There is a right-of-way in between there. You should have a copy of that. (in the file)

The Chairman said, “I actually don’t have a copy. Could you give me the rough approximations for the north and south?” Naro said, “on the south 33 feet. The houses are lined up basically.” The Chairman asked, “is that 33 feet from the lot line or from your garage?” Naro replied, “from the garage to the house.” The Chairman said, “you are not adding anything there

so the real side is the north side.” Naro said, “the north side, and that is 36 feet from the north side of my house to the start of the right-of-way. The right-of way, Barrow Lane, is 10 feet. So, that’s 46 and then there was another 20 feet to the fence line, the back fence of the north side.” The Chairman asked, “so that house is actually closer to the street?” Naro said, “yes....so if you extend a line from the front of mine you end up in the back yard of the house on the north.”

Chairman Banuski said, “the only other question that I have is just the way it was worded, it says the total area for new walks and patio are 562 square feet and then it says adding in a garden storage shed, not to exceed 12 by 24. So, that’s 288 square feet. I just wanted to make sure that that 562 and the 288 are added together for the figures that we have.” Naro said, “yes.”

The Chairman opened the floor to anyone wishing to speak in favor of the application. No one spoke. The Chairman opened the floor to anyone wishing to speak in opposition. No one spoke. Clerk Battle said that there is an adjacent neighbor in attendance. Don Thompson said, “I have no problem.” The Chairman moved to close the public comment. Seconded by Member Phinney. The vote was 5-0 in favor of the motion.

**Chairman Phinney said, “I move that we approve the application submitted by Richard Naro to vary the strict application of Section 225-A5, Density Control Schedule, for percentage of open area, left side yard set-back, percentage of structure width, and Section 225-69d, Non-conforming buildings structures and uses, extension or expansion, to increase the size of the patio on the rear of the house and add an accessory building of 288 square feet in non-conformance with Section 225-14c, Accessory buildings distance to lot lines, on the premises located at 91 East Lake Street in the Village. Based on plans dated 6-9-2009. This is a Type II SEQR. Project to be completed within one year.”**

Seconded by Member Pardee, The vote was 5-0 in favor of the motion. Motion approved. The meeting was closed at 7:38pm.