

Village of Skaneateles
Zoning Board of Appeals Meeting
April 22, 2020

Pursuant to Executive Order 202.1, this meeting was conducted by telephone conference call.

Public Hearing in the matter of the Area Variance application by Guy Donahoe on behalf of Ovid Neulander & Donna Ciaccio to vary the strict application of Section 225-A5 Density Control Schedule for side yard set-back, left; and both side yards combined; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a second-floor addition within the footprint of the existing building at the property addressed as 58 East Elizabeth Street in the Village of Skaneateles .

Present: Michael Balestra, Chairman
Gerald Carroll, Member
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

Angela Donahoe, architect, on behalf of the applicant

Doreen Simmons, W Lake St
Bruce Kenan, W Lake St
Rick Parcels, Michigan
Ed Evans, W Lake St
Robert Eggleston, E Genesee St

At 7:30 pm Chairman Balestra opened the Neulander/Ciaccio hearing for 58 East Elizabeth Street, after first describing the Board's process for conducting this meeting by conference call. Inasmuch as no one from the public had asked to be a speaker nor submitted written comments prior to the meeting, Chairman Balestra said that there would be no additional public comment during the meeting.

Ms. Donahoe thanked the Board for providing a method by which this matter could be heard. She continued to say that the applicants are proposing a second-story addition in which they will raise the roof. The addition will be over a portion of the existing house. The addition will be within the footprint of the existing house, but it will require variances since both the lot size and side yards are preexisting nonconforming conditions.

Chairman Balestra said the application seems relatively straightforward. He asked if the height of the building would change? Ms. Donahoe said that the height of the added portion would be greater, but the overall height of the structure does not change.

Members Carroll, Kowalski and Stanczyk indicated that they had no further comments, questions or issues with the application, now that the question of height had been answered..

Chairman Balestra said that he also does not have any issues, it is on the rear of the house, and noted that the neighbors are reported to be OK with the proposed changes. The proposal does not introduce any major issues and does not represent a substantial variance. He continued saying that under the Covid-19 restrictions, practically all construction is halted, raising a bigger issue of when it might change and the impacts that the delays and financial conditions may have on contractor availability or owners' desire to proceed. As a result, he is inclined to recommend that the Board adopt a uniform date for required completion of October 31, 2021 for this and other applications if approved. He continued that later he would want to discuss an automatic extension for any ongoing variances due to these uncertainties. There was no member in disagreement with that approach.

Chairman Balestra, "I move that we close the public hearing." Member Carroll seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 5 – 0.

Chairman Balestra, "I move that we grant the Area Variance application by Guy Donahoe on behalf of Ovid Neulander & Donna Ciaccio to vary the strict application of Section 225-A5 Density Control Schedule for side yard set-back, left; and both side yards combined; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a second-floor addition within the footprint of the existing building at the property addressed as 58 East Elizabeth Street in the Village of Skaneateles. This is a Type 2 action under SEQRA, and the approval is in accordance with drawings submitted with the application and dated 2.18.2020. Applicant will have until October 31, 2021 to complete." Member Carroll seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 5 – 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
April 22, 2020

Pursuant to Executive Order 202.1, this meeting was conducted by telephone conference call.

Public Hearing in the matter of the Area Variance application by 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 225-14C(2)(c) for front yard driveway/parking; Section 225-14C(3) Fences and Walls; Section 225-14C(5)(d) Accessory Buildings and Uses; Section 225-20 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, hot tub, 89 by 48 foot pool deck with storage and mechanical space below, 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.

Present: Michael Balestra, Chairman
Gerald Carroll, Member
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

Doreen Simmons, Esq., on behalf of the applicant

Bruce Kenan, W Lake St
Rick Parcels, Michigan
Ed Evans, W Lake St
Robert Eggleston, E Genesee St

At 7:45 pm Chairman Balestra opened the Weitsman hearing for 45/61 West Lake Street, and referenced the Board's previously-announced decision to hold this matter over to its May 2020 meeting.

Chairman Balestra, noting that while he has recused in this matter, he is going to offer an administrative motion, "I move that we adjourn this matter and continue the hearing to the Board's regularly scheduled meeting in May 2020." Member Wopperer seconded the

motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 5 – 0.

This matter was concluded at 7:46 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Zoning Board of Appeals Meeting
April 22, 2020

Pursuant to Executive Order 202.1, this meeting was conducted by telephone conference call.

Public Hearing in the matter of the Area Variance application by Holbrook Heating on behalf of Charles Wallace to vary the strict application of Section 225-A5 Density Control Schedule for side yard set-back, right; to install an air conditioning condenser at the property addressed as 19 Onondaga Street in the Village of Skaneateles.

Present: Michael Balestra, Chairman
Gerald Carroll, Member
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

Charles Wallace, applicant

Doreen Simmons, W Lake St
Bruce Kenan, W Lake St
Rick Parcells, Michigan
Ed Evans, W Lake St
Robert Eggleston, E Genesee St

At 7:46 pm Chairman Balestra opened the Wallace hearing for 19 Onondaga Street.

Chairman Balestra recapped this application, saying that there is one preexisting nonconforming variance required for the right side yard. The condenser unit itself is to be within the existing set-back. The applicant owns the most affected adjacent lot. Chairman Balestra said that he does not see any issues and the variance is not substantial in his view. Members Wopperer and Stanczyk said that they each have a similar view.

Mr. Wallace noted that the condenser unit will be covered over and not exposed to view.

Chairman Balestra, "I move that we close the public hearing." Member Carroll seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 5 – 0.

Chairman Balestra, “I move that we grant the Area Variance application by Holbrook Heating on behalf of Charles Wallace to vary the strict application of Section 225-A5 Density Control Schedule for side yard set-back, right; to install an air conditioning condenser at the property addressed as 19 Onondaga Street in the Village of Skaneateles. This is a Type 2 action under SEQRA, and the approval is in accordance with drawings submitted with the application. Applicant will have until October 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 5 – 0.

This matter was concluded at 7:49 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

Village of Skaneateles
Zoning Board of Appeals Meeting
April 22, 2020

Pursuant to Executive Order 202.1, this meeting was conducted by telephone conference call.

Public Hearing in the matter of the Area Variance application by Anna Nelson 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; Minimum livable area; and Minimum open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 20 by 10 foot addition with a 5 by 3 foot stoop, and install an air conditioning condenser pad, new 12 by 12 foot patio and walkways at the property addressed as 15 Orchard Road in the Village of Skaneateles.

Present: Michael Balestra, Chairman
Gerald Carroll, Member
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

Robert Eggleston, architect, on behalf of the applicant
Anna Nelson, applicant

Doreen Simmons, W Lake St
Bruce Kenan, W Lake St
Rick Parcels, Michigan
Ed Evans, W Lake St

At 7:50 pm Chairman Balestra opened the Nelson hearing for 15 Orchard Road.

Mr. Eggleston said that Ms. Nelson is also on the call. He thanked the Board for holding this meeting and for posting the applications to the Village website. He continued that the subject property is a small house of 981 SF. The property is nonconforming due to side yard set-back and an open area of 80.4%. Ms. Nelson wanted a one level home with easy access, but recognized the need for some more space. She is proposing a 10 by 20 foot addition on the back for a dining and mudroom area, and wishes to have a 12 by 12 foot patio for outdoor living space. The height of the addition will be lower than the existing structure and none of the set-backs are more nonconforming than the existing condition. While these changes would reduce

open area to 76.6%, that amount of coverage is not uncommon for an 8000 SF lot in the Village A-2 District. The air conditioning condenser is to be located on the south side; the adjacent house is 70 feet away.

Chairman Balestra said that he has no questions and that it looks like this will be a useful project. The required open area variance of 8.4% is “starting to get up there” but he does not see it as substantial given the nature of this lot and the neighboring lots.

Member Wopperer asked for clarification of the south set-back which is shown on the plan as 10 feet from the property line. Mr. Eggleston said that is correct, but that the condenser unit will be 80 feet from the Delmonico house.

Member Kowalski said he wishes to reiterate that this is a good project. The open area of 76.6% while low, is not substantial given the small lot size.

Chairman Balestra, “I move that we close the public hearing.” Member Carroll seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 5 – 0.

Chairman Balestra, “I move that we grant the Area Variance application by Anna Nelson 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; Minimum livable area; and Minimum open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 20 by 10 foot addition with a 5 by 3 foot stoop, and install an air conditioning condenser pad, new 12 by 12 foot patio and walkways at the property addressed as 15 Orchard Road in the Village of Skaneateles. This is a Type 2 action under SEQRA, and the approval is in accordance with drawings submitted with the application dated 3.9.2020. Applicant will have until October 31, 2021 to complete.” Member Wopperer seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 5 – 0.

This matter was concluded at 7:57 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards