

Village of Skaneateles
Planning Board Meeting
July 9, 2020

Pursuant to Executive Order 202.1 issued by Governor Cuomo, this meeting was conducted via video conference call.

Area Variance recommendation in the matter of the application of Kevin & Elizabeth Sio to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; and side yard set-back, right; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 22 by 22 foot new garage and 8 by 12 foot entry porch at the property addressed as 37 East Street in the Village of Skaneateles.

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

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

Bob Eggleston, architect, on behalf of the applicant
Kevin Sio, applicant

Travis Ryan, Griffin St
Justin Kilz, Orchard Rd

At 8:06 pm, Chairman Kenan called for the Sio matter for 37 East Street.

Mr. Eggleston explained that while the applicants have lived in the house for 20 to 30 years, they would now like to have a garage. The optimal location takes advantage of the existing driveway on the north side; there are lawns and gardens on the south and west sides. A detached garage in that location would place the garage 6 feet off the house and 4 feet off the property line. A location further back behind the house to allow the required set-backs, runs into a drop in grade and a steep driveway. The location proposed would have a 6 foot breezeway tied to the existing entrance location. The garage would be 22 by 22 feet, allowing for vehicles and an 18 by 12 foot storage section behind the garage and accessed from the back. The variances are side yard for 4.7 feet off the property line on the right side, where there is 52 feet on the other side, and a 25.7 foot existing front yard condition. There is also a variance required for expanding a nonconforming structure.

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Area Variance recommendation in the matter of the application of Travis & Kathleen Ryan to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; side yard set-back, right; Both side yards combined; Minimum open area; Minimum lot area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct an 18 by 25 foot patio at the property addressed as 15 Griffin Street in the Village of Skaneateles.

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

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

Travis Ryan, applicant

Justin Kilz, Orchard Rd

At 8:27 pm, Chairman Kenan called for the Ryan matter for 15 Griffin Street.

Mr. Ryan explained that they had purchased the house 2 years ago and did extensive renovations to the inside and the exterior of the main house and cleared the lot. They would like to add a patio to make the house more livable. It is proposed as a bluestone patio of about 500 SF on the rear of the house. The open area would decrease from 86.33% to 82.4% necessitating a variance, and both side yards combined would go from an existing 32.2 feet to 30 feet.

Member Carvalho complimented Mr. Ryan on fixing up the property and said, “I move that the Planning Board recommends that the ZBA approve the requested variances for a new rear patio.” Member Sutherland seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.

This matter was concluded at 8:30 pm.

Respectfully submitted,

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Area Variance recommendation in the matter of the application of Justin Kilz to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; to construct a 16 by 16 foot pavilion on an existing wood platform at the property addressed as 36 Orchard Road in the Village of Skaneateles.

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

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

Justin Kilz, applicant

At 8:31 pm, Chairman Kenan called for the Kilz matter for 36 Orchard Road.

Mr. Kilz explained that there is an existing 256 SF wood platform located in the back yard. He is proposing to construct a 16 by 16 foot pavilion on that platform. The variance required is minimum open area as a result of the platform.

Chairman Kenan established that the pavilion is to be built on the existing wooden platform? Mr. Kilz said “yes sir.” Member Hartnett asked if the platform has been not approved previously? CEO Crompton said that it may have been constructed before Justin owned the house. Chairman Kenan questioned a notation on the survey that said “our deed line.” Mr. Kilz stated that the platform is entirely on his property. Chairman Kenan verified with CEO Crompton that there are no set-back variances needed.

Chairman Kenan said, “I move that the Planning Board recommends that the ZBA approve the lot coverage variance for this application.” Member Carvalho seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.

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Area Variance recommendation in the matter of the application of Ed Coakley on behalf of Dee Vounas to vary the strict application of Section 225-A5 Density Control Schedule for side yard set-back, right; to install a generator at the property addressed as 2 Lakeview Circle in the Village of Skaneateles.

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

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

There was no one present representing the applicant

At 8:36 pm, Chairman Kenan called for the Vounas matter for 2 Lakeview Circle.

Chairman Kenan noted that there is still no representation for the applicant. He asked the Board if a generator installation is sufficiently straightforward that the Board feels confident in dealing with it tonight.

Member Hartnett said, "I move that the Planning Board forward this application forward to the ZBA without a recommendation." Member Sutherland seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.

This matter was concluded at 8:37 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards

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Pursuant to Executive Order 202.1 issued by Governor Cuomo, this meeting was conducted via video conference call.

Area Variance recommendation in the matter of the application of Edward Keller to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; Both side yards combined; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a front porch at the property addressed as 24 Onondaga Street in the Village of Skaneateles.

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

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

There was no one present representing the applicant

At 8:38 pm, Chairman Kenan called for the Keller matter for 24 Onondaga Street. Chairman Kenan noted that there is no representation for the applicant.

The members generally felt that it would be beneficial to have an explanation of the project and the ability to ask questions of the applicant. CEO Crompton said that he had just received the information on the front porch. Member Hartnett suggested that the Board put it off 'til next month. Member Sutherland said that made sense.

Member Hartnett said, "I move that the Planning Board adjourn discussion of this matter and continue its consideration to the next regular meeting in August." Member Sutherland seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.

The Board members offered their compliments and thanks to Member Carvalho.

This matter was concluded and upon motion by Member Sutherland, seconded by Member Perrone the meeting was unanimously adjourned at 8:40 pm.