

**Village of Skaneateles
Planning Board Meeting
October 1, 2009**

In the matter of the application submitted by Steven and Sandra Frackenpohl to vary the strict application of Section 225-A5, Density Control Schedule, for rear yard set-back and percentage of open area and; Section 225-69d, Non-conforming buildings structures and uses extension or expansion to construct a 14ft. by 9.5ft. addition, 4ft. by 7ft. entrance addition, 4ft. by 7ft. side porch and 8ft. by 16ft. garage and 1ft by 6ft. 2nd floor addition on the premises located at 80 West Genesee Street in the Village of Skaneateles.

Present: Lauren Waite, Acting Chairman
 William Eberhardt, Member
 Douglas Sutherland, Member

 Jorge Batlle, Clerk to the Planning Board
 Riccardo Galbato, Attorney for the Planning Board

 Robert Eggleston, Architect for the applicants
 Steven & Sandra Frackenpohl, Applicants

 Robert Lotkowictz, Village DPW

Absent: Steve Krause, Member
 Bruce Kenan, Chairman

Acting Chairman Waite opened the meeting at 7:53pm announcing the application of Steven and Sandra Frackenpohl for 80 West Genesee Street.

Robert Eggleston, Architect for the applicants made the presentation. He said, “they have the house on the corner of Orchard and West Genesee Street. It’s an existing non-conforming structure in that the left side yard is only 11.9 feet where 15 feet is required. The rear yard is only 6.5 where 35 feet is required.. Being a corner lot, it actually is set a little bit back to help make that transition of the street line from Orchard to Genesee.

What they would like to do is a couple of small modifications. They have a 1-car garage. They would like to pull it out 8 feet because they have no room for storage if they put a car in there. Then, they would like to establish a break fast room that’s about 9 foot by 14 foot off of the kitchen to open that up and then have a reasonable side entrance that they use all the time. Right now it’s only 3 feet wide. They’d like to push that out 4 by seven and have a 4 by 7 porch tied in with it.

This is a nice example of an American Four Square home and so we have carefully done the addition so that it ties in appropriately with it using the shingle materials and the same detailing as the house itself.

As a result of this, our open space goes from 86.8 to 84.1 percent. That does include a 180 square foot - even though the Zoning doesn't count it anymore. (Battle said, "it does again.") for a car because it's just a one-car garage. So, we have allowed for that within the figures. Also, what we have is that the left side remains the same. There's no change to that variance. The rear yard we have continued the 6.5 . Actually it becomes 6.4 even though it's the same line brought out because there's a slight angle to the house. So, it becomes more non-conforming by .1 foot which is a little over an inch. But it's a continuation of that same line."

Member Eberhardt asked, "the neighbors on Orchard?" Eggleston said, "we have actually gone to the neighbors. The neighbors have signed this 'no objection' as well as 4 or 5 other neighbors. (presents list) They have the neighbors at 82 and also at 3 Orchard, the ones across the street. They didn't dare go directly across the street. That person has the ability to express their own opinion."

Member Eberhardt said, "I'm assuming that I'm looking at shingles on this." Eggleston said, "that's correct to tie in with the shingles. We do have David Lee as the builder, and it will be built to match the details." Member Sutherland said, "the guy across the street though it was a nice solution."

The Acting Chairman said, "the person diagonally likes it too. Time for a motion." Member Eberhardt said, "**I will move that we recommend the Zoning Board of Appeals approve the variances as requested by Steven and Sandra Frachenpohl in the application dated September 18, 2009.**"

Seconded by Member Sutherland. The vote was 3-0 in favor of the motion. The meeting was closed at 7:57pm.