

Village of Skaneateles
Planning Board Meeting
July 1, 2010

In the matter of the application submitted by Nicholas & Gale Pitarys to vary the strict application of Section 225-A5, Density Control Schedule, for Right side yard set-back Both side yards combined; and Section 225-69d, Non-conforming buildings structures and uses extension or expansion , to install a covered patio on the rear of the premises located at 98 West Lake Street in the Village of Skaneateles

Present: Bruce Kenan, Chairman
 Toby Millman, Member
 Douglas Sutherland, Member
 William Eberhardt, Member

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

 Gayle Pitarys, Applicant
 Jon Foti, Contractor for the applicant

Absent: Steve Krause, Member

Chairman Kenan opened the meeting at 7:30pm. He welcomed new member Toby Millman to the Planning Board. He then announced the application of Gale Pitarys for 98 West Lake Street.

Jon Foti, contractor for the applicant presented photos of the back of the Pitarys house. He said, "this is basically what we are going to eliminate in this area. There is an old dog pen that has been turned into some kind of a storage area. These old slate walks – what we want to do is take a walkway from the driveway down this side and eliminate this and you have the drawings – this is basically going to be coming across into the garage here. It's just a roof line over a paver area and then coming through here, this (using the photos) is a deck and this is an addition that I did about 8 years ago here. So it matches everything perfectly. (Pointing on the photo) This is the garage and this is the addition over here. It's on the other side of the deck. You can see on the walkway here it's just chunks of stuff put on down. What we are going to do is pavers coming out of the garage, out of this door. This area is going to be a paver area and it's just going to be pavers just up to the stairway – that's all it is. Then in the front of it, where this is, this will be eliminated and then there will be pavers in here with a little wall around it and just a roof over it. This is just a little short wall, 18 inches high with pavers inside, and a roofline over the garage tying into here."

The Chairman asked, "so it's open all the way around?" Foti replied, "it's open all the way around and coming from the dry well on the edge, I think I have this picture – well it doesn't show it greatly. But coming from this side there's a tree line that blocks the neighbors anyway. So, it is just a short area. It's only going to be about 3 feet wide. Just a walk, instead of walking on dirt and grass, it's just going to be pavers coming around and they are just come into the side of here to the entrance of this. Mrs. Pitarys has gotten the neighbors to sign already that it's OK with them (presents to Board) no big deal with them. You can't even see it from anywhere really. So, these are neighbors. Her address is 98, and this is 88 and this one is 102. Not a big huge project. Very simple. The area is a little bit mosquitoey and a little bit wet. Nothing major. Instead of restricted being on the deck, if you come off then you'll have a little bit more area to do something with. As you can see, this is kind of an eye sore here. I've been trying to talk her into getting rid of it for years. So, finally we will get rid of that. Sorry Gayle, I know it's not your fault. It's your husband's fault." Gale Pitarys said, "I've been socializing fox hounds."

Member Millman asked, "is the foot print of the patio the same as the current?" Foti said, "yes, within inches or so. On the actual drawing it's about 14 by 12. The whole area is already occupied. It's just a matter of making it better. Nothing is going to be bigger or higher. If anything, it's going to be more open than it is now." Member Millman said, "I'm just trying to get a sense. This we are looking at here, the enclosed area is roughly the size of what the new structure is." Foti said, "right. Except this is actually out farther." The Chairman said, "this looks like it extends beyond the second ??? the new structure." Foti said, "yes, it's a little bit." The Chairman asked, "then this wood deck, that shows in the photos doesn't show on here." Foti said, "yes, it's this, this area here. And this is the addition." The Chairman said, "there is something out here that's flush with the back." Foti said, "you are right. This is the existing. This is the existing. I thought that we had that all set already. I don't know what that's different on that." Pitarys asked, "what's the question?" Foti said, "that this deck is flush the addition, and over here it doesn't show it quite that way." The Chairman said, "it looks like the wood deck occupies an area about like that., with the corner stair." Pitarys, at the table, said, "that's exactly it. That was the first drawing and then we came back and said we want it square."

The Chairman said, "as far as the Boards are concerned, the application is about the any non-conformance with Zoning on the lot. As it happens it's existing non-conformance. But you still have to go and get a variance if you are going to modify a non-conforming structure. So, this Board makes a recommendation to the Zoning Board. The Zoning Board decides to grant the variance or not. The Zoning Board will be interested in some of the things that we were talking about – where the pavers and going to be and so-on. So I suggest that prior to visiting with the Zoning Board, correct the plan to show the deck area as it exists and what ever the paving area is you are contemplating."

Foti said, "Ok. The area is really here, except that this is existing. This is already a walkway. Just to show it on it – OK." Member Eberhardt said, "just to make sense on how it works. He should draw it in." Foti said, "just to show where it's going. This doesn't quite show it." The Chairman said, "and fix these." The Chairman asked for a motion.

Member Eberhardt said, **“I move that we recommend that the ZBA approve the variances as requested for the Pitarys application dated June 15, 2010 with the improved drawing.”**

Seconded by Member Sutherland. The vote was 4-0 in favor of the motion. Foti said, “I will just redraw the floor plan.” Batlle returned other packet’s drawings for the revision and said to return them back to this office as quickly as possible. The meeting was closed at 7:38pm.

*email to ZBA & Galbato
cc: Pitarys*