

Village of Skaneateles
Zoning Board of Appeals Hearing
August 24, 2010

In the matter of the application submitted by Michael C. Domke & Michelle M. Moss to vary the strict application of Section 225-A5, Density Control Schedule, for Right side yard set-back (patio), Both side yards combined (patio), Percentage of open area (patio) and Section 225-69d, Non-conforming buildings structures and uses, extension or expansion (addition and patio) to construct an attic storage space addition on the house and a patio in the rear of the house located at 70 Fennell Street in the Village of Skaneateles.

Present: Lisa Banuski, Chairman
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

Robert Eggleston, Architect for the applicants

Clifford Abrams, State Street

Absent: John Crompton, Member

Chairman Banuski opened the public hearing at 7:33pm announcing the application of Michael Domke and Michelle Moss for 70 Fennell Street.

Robert Eggleston, Architect for the applicants made the presentation. He said, "they own a house over on Fennell Street that's been through some renovation. At some point there was a reverse gable – is what we are talking about here – that was original. They put an addition on with another reverse gable, so you kind of have this little nasty relationship with kind of a 'M' shaped roof, which is not very ideal for keeping weather out and all of that. This attic space here is very, very short. Difficult to use for storage. They want to raise that roof up to make it a better storage space. They are really limited on closets and all within the second floor. That is above the existing first floor. So, all we are asking for is a vertical increase in that area.

The second part is – there's a small little patio and some nasty steps off the back. They are very dangerous. They'd like to eventually improve that door. But they want to put a larger, a 7 foot landing with steps coming down and a little bit bigger patio.

We have an existing non-conforming property and structure in that we have 77% open space where 85% is required. The left side yard is 13.5 feet where 15 is required. The right side is 11.45 where 15 is required. The combined is 25 where 35 is required. As a result of this variance, this work conforms as it is 16 feet away. But it is part of the non-conforming structure. The deck and patio itself will be 12.2 feet instead of 15 feet. But it's less than the 11.45. And the patio is built down on the ground, so it's really not visually an obstruction. The percent of open space does decrease to 75.45, which is not uncommon in this section of Fennell Street. The deceased open space is structure that is low to the ground. So, it really doesn't have a negative visual impact on that.

Architecturally, our solution was actually bringing the eave up to the eave line of the rest of the house, and then just putting a hip roof in there so we just have the 2 gables working instead of having the conflict there. I think it will make more sense out of the house and improve the appearance of it. The have talked to their neighbors. We do have a letter of no objection from the adjoining neighbors. (Submitted) It's the Browns, the Maurillos and the folks that are behind them. Are there any questions relative to this application?"

Member Phinney said, "not me." Chairman Banuski said, "it really is nice to see it across from the Town Square. That area is so nicely kept." Eggleston said, "when you look at it, the Maurillos improved theirs and Browns improved theirs. Now the previous people attempted to improve it and couldn't quite get it done. They have been able to come in and finish it off." The

Chairman said, "I don't have any questions. My only note from the minutes was whether the no objection letter was on file. You've got it here. I will open the public hearing for comments. Is there anyone here who would like to speak in favor of the application? (No one spoke) I will read this letter into the record: *Re: Michael Domke and Michelle Moss, 70 Fennell Street – We the undersigned are aware that Michael Domke and Michelle Moss are proposing to raise the height of the roof over their existing storage area, replace the existing stairs with a 3 ½ by 7 foot stoop and stairs, and to replace and enlarge the existing patio. We are aware that this requires an area variance. We have reviewed the drawings of Robert Eggleston, Architect, dated July 9th and have no objections to this application.* These are from residents at 24 West Austin, 22 West Austin, 26 West Austin and 72 Fennell Street, which you said are the 3 surrounding neighbors. Anyone here who would like to speak in opposition. (No one spoke) I move that we close the public hearing." Seconded by Member Phinney. The vote was 4-0 in favor of the motion. The Chairman asked for a motion.

Member Pardee said, "**I move to approve the application submitted by Michael C. Domke & Michelle M. Moss to vary the strict application of Section 225-A5, Density Control Schedule, for Right side yard set-back (patio), Both side yards combined (patio), Percentage of open area (patio) and Section 225-69d, Non-conforming buildings structures and uses, extension or expansion (addition and patio) to construct an attic storage space addition on the house and a patio in the rear of the house located at 70 Fennell Street in the Village of Skaneateles. Per drawings dated 7-9-10. This is a Type II SEQR. Project to be completed within 2 years.**"

Seconded by Member Phinney. The vote was 4-0 in favor of the motion. The motion was declared passed. The hearing was closed at 7:39pm.

email: Eggleston, Banuski, Galbato