

# Village of Skaneateles Planning Board Meeting August 31, 2010

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In the matter of the application submitted by Ralph Pollock to vary the strict application of Section 225-A5, Density Control Schedule for Percentage of open area and Rear yard set-back, and 225-69d Non-conforming buildings structures and uses, extension or expansion and Section 225-14C (5) (a/b) Accessory buildings Distance lot lines and other structures, for a 3.8 ft. by 12.62ft. addition to the detached garage at the rear of 4 West Lake Street in the Village of Skaneateles

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

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

Robert Eggleston, Architect for the applicant  
Ralph Pollock, Applicant

Clifford Abrams, State Street  
Mark Aberi, Clift Lane  
Ellen Leahy, Skaneateles Press

Absent: Steve Krause, Member

Chairman Kenan opened the meeting at 7:48pm announcing the application of Ralph Pollock for 4 West Lake Street.

Robert Eggleston, Architect for the applicant, made the presentation. He said, "Ralph Pollock has the property at 4 West Lake Street. It has a detached garage. It's only 20 by 20. There there's this very small 4 foot by 5 foot addition on the back side. The foundation of the building is in tough shape. He was talking about should we tear it down and build something and connect it to the house? We looked at the options and we thought the best solution was actually repairing the building. We can jack it up, fix the foundation and then just restore the building, putting on just a larger door. Right now they have smaller doors in a larger opening. Because it's a small garage, only 20 feet wide, we are going to change to a single door in the front because it's only 8 foot wide. It is a little hard to fit the car in. The other problem is, a 20 feet deep garage - by the time you take out wall thickness, hardly makes any room to change your mind, needless to say park a car in there. So, what we'd like to do is actually bump out the

entire right hand side 12 ½ feet by the four feet so that he has a full-length garage on the one side for putting the vehicle in. Then he has room for the storage and/or a small car on the other side.

What we are asking for is a variance for expanding a non-conforming structure in that the open area is 67.79%, whereas 90% is required. The left side yard is 1.27 feet where 3 feet is required for a detached garage. The rear yard is 1.2 feet in the back where 15 feet is required. The variances that we are actually asking for – we will slightly alter the open space to 67.34. It's only less than ½ a percent difference. The left yard remains the same. We are not touching that. The rear yard remains the same, we are not touching that. But we are filling in that little bit of space in the rear yard area. Again, we'll reuse materials to match the side. On the back we are going to go to a cement board siding. Because it's new structure we have to make it fire rated because it's within 3 feet of the lot line. So, we are going to use cement board trim and siding on the back side.

I do want to point out, that he has talked to the Thompsons and the Rademachers on the 2 sides. We are making contact with the Lutheran Church but have gotten hold of those folks yet."

The Chairman asked, "does the roof structure and surface have to be non-combustible as well?" Eggleston said, "no. It is just the wall surface." Member Sutherland said, "it's a neat solution." Member Millman asked, "when was the original garage built?" Eggleston said, "probably turn of the century, twenties, 30s." Pollock said, "the house was built '25." Eggleston said, "and cars got bigger."

**Member Eberhardt said, "I make a motion that we recommend that the Zoning Board of Appeals approve the Pollock application dated 8-18 this year as requested."**

Seconded by Member Sutherland. The vote was 4-0 in favor of the motion. The meeting was closed at 7:53pm.