

Village of Skaneateles Planning Board Meeting August 31, 2010

In the matter of the application submitted by Mark Aberi to vary the strict application of Section 225-A5, Density Control Schedule for Percentage of open Section 225-14C (5) (a/b) Accessory buildings Distance lot lines and other structures, to construct a 22ft. by 26ft. 2 sty detached garage and add porches to the east and north sides and enlarge the front porch on the premises located at 1 Clift Lane in the Village of Skaneateles

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

Mark Aberi, Applicant

Clifford Abrams, State Street
Ellen Leahy, Skaneateles Press
John Pidhirny, West Lake Street

Absent: Steve Krause, Member

Chairman Kenan opened the meeting at 7:56pm announcing the application of Mark and Dianne Aberi for 1 Clift Lane.

Robert Eggleston, Architect for the applicant made the presentation. He said, "the Aberis built this house 7 years ago. It is a new house on a vacant lot. At the time they built it conforming, although looking at the open space as we calculate it today, we are off by a half a percent. They have 89.45 open space opposed to 90 when it was built. It might be just some interpretation of some spaces.

What he would like to do - he has a very small 2 car attached garage on the die of the house...and also what he'd like to do is add some porches on the front of the house and try to fix up the side of the house so it looks a little less development style and try to tie it in a little more with the Village. Then in doing that, it's a very difficult garage to get into - side loaded - he'd like to put a detached 2-car garage with space above it as a carriage house to compliment the house itself - in a more Village traditional sense. So, what we'll do is, there is no good mud

room in the house. We will take part of this garage and make it a storage and mud room area and then just keep a one car garage attached to the house. Then we have the 2-car garage that we can pass into straight on. Then there will be some space above – storage space, what ever above the garage.

The garage meets the required 3 foot side yard set-back and we are 49 feet from the back yard where 15 feet is required. So the garage itself meets the requirement. The distance between the garage and house is 12 feet. Then they are adding a small porch on the side to break up this long façade on the house. So, well have a single car garage door and then we'll have a porch that will hopefully make this more attractive entrance as you come down and look at it. We'll have 7 feet between the garage and the porch. Whereas the height of the building is 16 ½ measured from the average grade to the average roof height. We are supposed to have the distance, the height of the building, as the separation between the house and the accessory structure. So we'll have 7 feet instead of 16 ½ feet separation. The percent of open area is decreased to 86.24% from the garage, from this porch. We are also making a full length porch – taking out this little ½ round windows to tie that together to then make it a little more Village-like. In this back corner, there's a walk-out area from the basement that we'd like to put a roof in this area to not make that quite as severe and to provide a little protective area for the walk-out basement family room.

So the 2 variances that we are asking for is the percent of open area, 86.24%, which is not out of character with the neighbors. Duane Wiedor recently had done some addition to his house next door. Also for the separation of the 2 structures being 7 feet where 16.5 feet is required.”

Member Millman said, “you may have mentioned – the side yard set-back of the garage.” Eggleston said, “three feet. A detached 2-car garage only needs a 3 foot side yard set-back.” Member Eberhardt asked to look at the photo. Attorney Galbato said, “just to confirm, there is, as you show, there is a sanitary sewer easement diagonally through the property. You are not proposing to build anywhere neat it?” Eggleston said, “we are no where near that.”

Member Millman said, “the area of the space above the garage, it looks fairly well developed for a storage area. Is there a reason for that? Is that necessary?” Eggleston said, “yes. There is a possibility that he might put a rec. room in there as the kids get a little older and want a place to hang out. Those are the kinds of things that have been acceptable in other similar detached structures. There is no intent. There will be no plumbing in there. There is no intent to make it a living space – to make it an individual dwelling or anything like that.”

Member Millman asked, “is the side yard set-back for habitable space different from a garage?” Eggleston said, “what it says is accessory structures up to a 2-car garage are allowed to have a 3 foot side yard set-backs. Now how it has been applied in the past for instance, over on Academy Street (*West Elizabeth Street*) had Ami Roller and Ron Buchart who built a one car garage with space above it that was going to be a finished like clean room for an office. When I say office, not a home occupation, but just an office. Actually I think he's setting up his train set in there. The 3 foot accessory structure set-back has been applied to 2-car garages with some auxiliary space above it – traditional carriage house type stuff.” Galbato said, “the 3 foot set-back for the detached garage is based on no closed than 10 feet to any other building.” Eggleston said, “right, any other building on neighboring properties and it needs to be the height of the

garage away from the house. Se we are asking for a variance. We are not 16 feet away. We are asking for seven feet. It's really 12 feet. But the porch is 7 feet. So we are calling it 7 feet."

Member Eberhardt asked about a letter from the neighbors? Eggleston asked, Aberi, "do we have letters from the neighbors yet?" Aberi said, "no I have only talked to Duane. He didn't have any problems. I still have to talk to the other new one." Eggleston said, "he's talked to Duane. We have a signature on him yet or not yet?" Aberi said, "I just have to drop it off." Eggleston said, "we were planning on having it for the Zoning Board of Appeals. He's already talked to the Wiedors. He said no problem and is going to sign the letter. I've talked with Johan Lissard. I know he doesn't have any problems. We'll show him the plans and get him to sign off on it. I think you were also going to talk to the Scherers. And he was even going to go across here which is over on the next Lane." Aberi said, "my intent upstairs is mainly storage. Esthetically, I just want to try to dress it up and make it a little more pleasing. I've fallen in love with a lot of Village porches. So just trying to follow that theme."

The Chairman asked for a recommendation. Member Sutherland said, **"I would move that we recommend the ZBA approve the variances for the Aberi application which is dated 8-20-2010. And at the same time recommend that prior to that meeting, the applicant get the rest of the signatures."**

Seconded by Member Eberhardt. The vote was 4-0 in favor of the motion. The meeting was closed at 8:06pm.

email to: ZBA, Aberi, Galbato