

Village of Skaneateles
Zoning Board of Appeals Hearing
September 28, 2010

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

Present: Lisa Banuski, Chairman
Lee Buttolph, Member
Craig Phinney, Member
John Crompt, Member

Jorge Battle, Clerk to the Zoning Board of Appeals
Riccardo Galbato, Attorney for the Zoning Board of Appeals

Robert Eggleston, Architect for the applicant

Tom Potucek, Lutheran Church rep.
Julie Sharpe, East Genesee Street
Ellen Leahy, *Skaneateles Press*

Absent: Larry Pardee, Member

Chairman Banuski opened the public hearing announcing the application of Ralph Pollock for 4 West Lake Street.

Robert Eggleston, Architect for the applicant made the presentation. He said, “originally Ralph wanted me to take a look at tearing down the garage and putting a garage attached onto the house. The problem is that the garage foundation is shot. It’s in really bad shape. The other problem is that the garage is basically 20 foot by 20 foot and just doesn’t fit a normal sized vehicle very well inside. So, it hasn’t been used. Once I convinced him that it would be very difficult to attach a garage and put it on – we looked at the original garage and by doing some foundation repairs, what we are going to do is just lift up the garage and repair the foundation underneath. Apparently, there is quite a bit of water that gets collects in this back corner. Then by squaring off - right now there’s this small little extension on the back...just a tiny little extension...using that as a starting point, just square off this corner of the garage. So we are going to rebuild this little 4 by 4 area and extend it out another 8 feet so that we do have a 24 foot length which will accommodate a larger car easily and then personal things on the left-hand side. What that would do is – we have an existing rear yard set-back of 1.2 feet at that corner,

and we would be continuing that rear yard set-back, but because the property line is at an angle it would not be any worse with the addition that we are putting on. The existing garage is non-conforming in that it has a left side yard of 1.27 feet. Again, that is in just one corner. The rear yard is 1.2 feet, and that's just in that one corner. So, noting is any more non-conforming on the set-backs. The percent of coverage would be decreased by less than ½ percent from 67.79 to 67.14%.

We did talk to the neighbors. You have in your files letters from the Sandra and Bent Thomsen saying that they have no objections. I have talked with the Lutheran Church. Not sure if they have a letter put in, but I see Tom is here. One of the concerns that I know Tom and the Lutheran Church had is there's a large maple tree right here. How will this impact it? One of the things that we are doing is – the concept of the slab for this is to put in a floating slab, so we are not going 4 foot deep with full footings. What it is – you thicken the slab 12 inches around the perimeter and put it on a stone base. The other thing that we are doing is – we are adding drainage that goes to the street. Take the water off the sides of the garage, pick up the leaders on this side of the house – so we collect all this drain water and direct it into the storm sewer. So, we help minimize some of the water in this area that caused the problem of the deteriorating foundation. I know the church has some downspouts that spill off this way. We can't do anything about that. By picking up this water here and taking it, we are hoping we will minimize any adverse effect. The tree- because we are only going down a foot deep, we should not impact the roots of that trees. Ralph would obviously prefer to keep the tree as long as it is in good shape. That is our proposal.

What we are doing is just cleaning up the garage a little bit. It originally had a larger door. We are putting carriage house style doors in the front. I think it's a real win-win, rather than tear down and try to attach it to the house and not be able to get in and out. Just restore the Village character garage. Make it just enough bigger so we can functionally get better use out of it."

The Chairman said, "it looks like a good plan. I don't have any questions. I thought this very straight forward. The part where it is closest to the property line isn't being added to. The rest of it will be farther away than the closest point now. The distance from the main building doesn't change." Eggleston said, "just want to note, not that it's your concern, we will be putting cement board siding on this back addition because we are within 3 feet of the property. Just for the necessary protection." The Chairman said, "this is a difficult property. It's tight. It's very hard to do anything. I think it's a good solution to that problem." Member Phinney said, "no questions from me." The Chairman opened the floor to anyone wishing to speak in favor of the application.

Tom Potucek, from the Lutheran Church said, "we are in favor of it. They are neighbors. There's no problem. But we are concerned about the tree. If they do any digging or damage the tree then we believe it's their responsibility because the tree does hand over our Fellowship Hall." The Chairman said, "but the tree belongs to the Pollock's, correct? So, are worried about the tree falling?" Potucek said, "we are worried if they do some digging. The tree looks healthy and fine now. Our concern, and that's why I'm here to make it duly noted that if they dig near the tree and do some damage to the tree then we are hoping that they'll – if they caused the

problem then they will take it down. If it stays fine the way it is. I have 80 or 90 people to answer to. So, that's why I'm here."

Chairman Banuski said, "actually, there is something else that occurred to me. I don't know how we would address it. I don't think it's up to our Board to address it. I've heard a couple of comments recently about contractors and the work that's being done and language on the construction site, and that kind of thing That's next to a lot of little kids, morning and afternoon that go to the nursery school there. So, I want to get something in there just as a reminder to Mr. Pollock to speak to his contractors – just a real reminder." Eggleston said, "Don Petrocci is the contractor and generally he's got a pretty good crew."

Potucek asked, "Village drains that go out to the street, are they going to be open drains?" Eggleston said, "no. What it is is we have roof gutters and then we'll tie it into a 4 inch drain that goes to a 6 inch drain that ties into the (street) storm sewer. There's actually a lateral put in the storm drains. When they put in the storm drains, not just now but when they put them in back a few years ago, they wanted to encourage people to tie in to the (Village) storm drains. So there is a connection ready to go."

Member Phinney read a letter dated 9-25-2010, from 2 West Lake Street *Let this letter represent me at the 9-28-10 ZBA Meeting regarding Ralph Pollock's request to add 3.8 feet by 12.62 feet addition to the detached garage located at the rear of his residence located at 4 West Lake Street, in Skaneateles. For the record, I approve of the variance. Sandra Rademacher, 2 West Lake Street* The Chairman asked if there was anyone else who would like to speak about this application? She said, "I move that we close the public hearing." Seconded by Member Crompt. The vote was 4-0 in favor of the motion. The Chairman asked for a motion.

Member Buttolph said, "I move that we approve 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. Per drawings dated 17 August 2010. This is a Type II SEQ. Project to be completed within one year."

Seconded by Member Phinney. The vote was 4-0 in favor of the motion. The motion was declared adopted. The hearing was closed at 8:14pm.

email to: Eggleston + Banuski