

Village of Skaneateles
Zoning Board of Appeals Hearing
September 28, 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: Lisa Banuski, Chairman
 John Crompt, Member
 Craig Phnney, Member
 Lee Buttolph, Member

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

Mark Aberi, Applicant
Robert Eggleston, Architect for the applicant

Julie Sharpe, East Genesee Street
Ellen Leahy, *Skaneateles Press*

Absent: Larry Pardee, Member

Chairman Banuski opened the public hearing at 8:17pm announcing the application submitted by Mark Aberi for 1 Clift Lane.

Robert Eggleston, Architect for the applicant made the presentation. He said, "Mark built on this vacant lot a few years ago. At the time he built what he could afford. Some of the problems or challenges of the house is that it has a very small garage and it has next to no mudroom inside. So, what he'd like to do is put a 2 car detached garage, carriage house type structure next to the house. This existing east side of the house is rather plain, because the house design was a more of a suburban type house design than a village house. His living in the Village he realizes that what he'd like to do is just keep the one car garage so Diane has the ability to pull in with the kids and the groceries and stuff. The he can have the detached garage and the extra things that he needs.

Put a porch on the side to break up that starkness of that side and just help to make this corner visually more appealing as one comes down Clift Lane to look toward that area. Then we've taken the garage, and trying to take elements from the house and the garage to try to make the 2 tie together to improve the character of that. Also, what he'd like to do is put a full front

porch on here to try to separate – take away that suburban house look. Plus in the back corner, he has a small patio area off the basement. He'd like to just put a porch roof on that back corner.

Adding those things, what it does is it drops our open area to 86.24% from 90 percent. As small a lot it is as compared to the neighbors' it's actually pretty good and totally in keeping with the open area of the adjacent lots. Then the set-back for the garage - we are allowed to have a 3 foot side yard set-back on a detached garage. But then the separation between a detached garage and the house should be the height of the building, which is the height measured to the average roof to the average grade which is 16.6 feet. We'll be 12 feet from the house. It is actually 7 feet from the porch itself. So we are asking for a variance of 7 feet, where 16.5 is required.

He has shown the plans to the immediate neighbors - Sherers, Weidors and also Johan Vassler who owns that property, and they all have signed off with having no objections." Presents list to the Board.

Chairman Banuski asked, "what's the square footage of the second floor of the garage, usable square feet?" Eggleston said, "26 by 10, 260 – and a little extra. There might be about 350 square feet." The Chairman said, "and no plumbing I saw from the Planning Board minutes...just a question, when I'm looking at the east and west elevations on this, the dormers are different on each side? Is there a reason for that?" Eggleston said, "it's a shed dormer on the back side but it's a reverse gable. That was so we can get the headroom for the stairs coming up the back of the garage. So, it's just a shed dormer in the back. But then the front is a reverse gable to keep it in keeping with the house, to pick up on that image."

Member Phinney asked, "and there is some brick involved?" Eggleston said, "correct. He wanted to tie in – in that the house has brick on part of it. The front of the garage will have brick." The Chairman asked, "is it going to be a flat roof on the porch on that overhang, the walk-out basement? There is no elevation that shows that." Eggleston said, "yes, it's a low pitch, like a 3/12 pitch, like a typical porch." The Chairman said, "so none of those windows will be moved. Just be added on the back." Eggleston said, "yes, it is 6 inches below the windows."

The Chairman asked about drainage, and "adding that big garage? Is that an issue for those properties there? Is that water going to run down?" Mark Aberi said, "what we are going to do is gutter the entire garage. I talked with Duane which he's down from me. We are going to push everything toward the front. If I need to install a couple of dry wells or something like that, we are going to look at that during construction." The Chairman asked, "there's not issues currently?" Aberi said, "no, and there won't be any issues as far as how we are going to drain it." The Chairman said, "well, that's on the far side of your house from his property anyway." Eggleston explained, "the property comes here, so it will be draining around toward the front."

The Chairman opened the floor to anyone wishing to speak in favor of the application. No one spoke. The Chairman opened the floor to anyone wishing to speak in opposition. No one spoke. Member Phinney read the following – *this is regarding Mark Aberi, 1 Clift Lane We the undersigned are aware that mark Aberi is proposing to build a detached garage and adding expanding porches to his property at 1 Clift Lane. We are aware that this requires and area variance. We have reviewed the drawings of Robert O. Eggleston, Architect, dated August 19,*

2010 and have no objections to this application. The Scherers, and Weidors, 102 East lake, 1 Compass Lane, 2 Clift Lane and 104 east Lake Road. The Chairman moved to close the public comment. Seconded by Member Crompt. The vote was 4-0 in favor of the motion. The Chairman called for a motion.

Member Phinney said, **"I move we approve 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. Per plans dated 19 August, 2010. This is a Type II SEQR. Project to be completed within 2 years."**

Seconded by Member Crompt. The vote was 4-0 in favor. The motion was declared approved. The hearing was closed at 8:24pm.

cc:email: Aberi, Eggleston, Bowski, Galbato