Village of Skaneateles
Planning Board Meeting
October 7, 2010

In the matter of the application submitted by John & Kim Mezzalingua to vary the strict application of Section 225-A5, Density Control Schedule, for Percentage of open area, Left side yard set-back, Both side yards combined and Section 225-69d, Non-conforming buildings structures and uses, extension or expansion, to construct a 35ft. by 10ft. addition on the south side of the premises located at 3 Bobbett Lane in the Village of Skaneateles,.

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

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

John Mezzalingua, Applicant
Andrew Ramsgard, Architect for the applicant

Clifford Abrams, John Pidhirny, Skaneateles
Ellen Leahy, *Skaneateles Press*

Absent: Douglas Sutherland, Member
Steve Krause, Member

Chairman Kenan opened the meeting at 7:30pm announcing the application of John and Kim Mezzalingus for 3 Bobbett Lane.

Andrew Ramsgard, Architect for the applicants made the presentation. He said, " the current application for 3 Bobbett Lane...just to give you a brief history, an overview of the project - the original parcel, remembering from way back when, was a much smaller piece. I had originally 82% open space or 18% coverage. As we were able to – and we had an original approval actually to decrease that 82% open space to 89.7% open space with the renovations and the additions that we did on the main part of the house. We were then able to acquire the adjacent parcel, at that time we assembled it with the parcel to the east. The assemblage at that time, the coverage reduced and the open space increased to what it currently is at 85.5%, which we'd improved it to 87.1 which is where it currently is today. Also, on the south side the property was kind of compounded by an easement. It was an access easement from an upper parcel, along the Mezzalingua's property. When we did the original additions and alterations, expansion into the easement – into that side yard – really wasn't possible. If we had the foresight to realize that we could acquire that easement, we would have done that addition at that time –

the same time as the rest of the house. The house is a simple Colonial house. It is kind of a five over five Colonial with a garage attached on the side. We never had the opportunity to consider a side yard addition which would give them a larger dining room for the expanding family and add on so they can have a decent master closet and bathroom.

On of the things also to note on the south side yard of the Mezzalingua's property, once you get beyond their side yard, there's a 36 foot wide parcel that's unbuildable. Then there's another 70 foot parcel along that side." The Chairman asked, 'and what is on those parcels?" Ramsgard said, "nothing, on this section there's a small little probably 12 by 16 foot cottage building way down here. Then across on the next parcel down there's a house kind of down in here. There's nothing along in here on that side." Member Millman asked, "who does that cottage belong to?" Ramsgard said, "the Weidors." Member Millman asked, "is it connected to a near-by property?" Ramsgard said, "that goes up to - they have the next piece right up." Member Eberhardt asked, "are they aware of the project?" John Mezzalingua replied, "no. We are going to talk to them, assuming we get approval, we will have a chance to talk to them. What you are calling a cottage, the way Duane Weidor explained it to me is was a trailer that they ultimately made – literally a trailer, that the prior owner built on top of it. Think of a temporary trailer – that the former owner was affiliated with the school district and somehow got a hold of it and it ended up on his property 30 years ago. So that's what it is. Just to give you a sense of size."

The Chairman asked, "Andy, then the bigger parcel just to the south of that? Does that have any building on it?" Mezzalingua replied, "no. It's another storage, lake storage thing. It's not even a house. It's a lake storage – another easement that 5 neighbors share, that is a storage place. It's not even a house." The Chairman asked, "where is the Village line?" Ramsgard goes to the wall mounted Zoning Map saying, "it's either the Weidor's piece – no – there are 7 parcels to the south. The first one, the Weidor's is #36, then there's #70, another looks like a 70, then it's probably down to a 20, a ten, another 10 and another 45 or so. They are flag lots. So, the end result of the point that I'm trying to make is that from the Mezzalingua's property line the closest you could build anything would be 61 feet away. So the purpose of the side yard is to give enough room between lots. This lot is unusual because it starts off very, very wide. It's still pretty wide as it comes down through. Nothing could be built along that side. Considering the density that was kind of given away, probably in hindsight we would have asked for the addition here, we are asking for less coverage than what the original approval back in 2003 was. But, still more than what we had recently approved after the assemblage moving the tennis court and the new structure.

So, we have 3 variance issues relative to the property. The first is the south side lot line, where 25 feet is required, we are proposing 21.23 feet. It's a 3.77 foot variance. Then there's a combined side yard because the combined side yard at the structure, the combined side yard is required to be 55 feet. We are proposing 40.5 feet for a variance of 14.42 feet. We already have a pre-existing side yard set-back variance that existed before (paper noise). Then we are proposing it's a 3/10ths of 1% difference in the coverage, which goes back from what we had at existing at 87.1 – we are proposing 86.8."

Chairman Kenan asked, "is the proposed work within 300 feet of the Lake?" Ramsgard said, "yes. The tip of the front corner of the house is 122 feet off the porch. The tip of the front corner to where the addition would be is 138 feet. What we are proposing is basically – there's an existing gable on that side. We want to add on approximately 10 feet basically – extrude that gable out – and then add on to the hip that over top of the porch. It would follow through – the elevation would look exactly the same as it does now. Extruded out closer to the south yard."

Member Millman asked, "how much of the addition is behind the set-back line?" Ramsgard said, "about 75% - it's 3.7 feet and we are proposing ten feet of addition. So, that's 70%." Member Millman asked, "is there anything driving the need for the full ten feet? Is it a critical dimension you were trying to achieve?" Ramsgard said, "it's really to make the closet work right. You have an outside wall, 6 inches for the outside wall, 2 feet for a row of clothes, an aisle in between and another 2 feet for a row of clothes. So, to really make it useful, that's really the reason for the 10 foot dimension. Also it gave us room to get a shower and a toilet over on one wall."

The Chairman said, "Ok, any other questions? At issue is a Site Plan review or just variances. So at issue is the Site Plan and a recommendation to the Zoning Board for the variances of over-all density and side yards. Anyone care to make a motion?"

Member Eberhardt said, **"I move that we recommend the Zoning Board of Appeals approve the variances as requested for the Mezzalingua application dated 27 September 2010. And that we make a Site Plan approval for Skaneateles Lake Shore Overlay Zone as stated."**

Seconded by Member Millman. The vote was 3-0 in favor of the motion. The meeting was closed at 7:43pm.

cc- email: ZBA, Ramsgard, Galbato