

**Village of Skaneateles**  
**Planning Board Meeting**  
**October 7, 2010**

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In the matter of the application submitted by Alvin Poppen to vary the strict application of Section 225-A5, Density Control Schedule for Percentage of open area and Left and right side yard set-backs, Percentage of structure width and Section 225-19.1(2) for Site Plan Approval (3000 sqft in Watershed Overzone) to construct a new home at 22 Lakeview Circle in the Village of Skaneateles

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

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

Rich Krenzer, from Eggleston's office, for the applicant  
Alvin Poppen, Applicant

Clifford Abrams, State Street  
Ellen Leahy, *Skaneateles Press*

Absent: Steve Krause, Member  
Douglas Sutherland, Member

Chairman Kenan opened the meeting at 7:50pm, announcing the continuation of the application of Alvin Poppen for 22 Lakeview Circle.

Rich Krenzer from Eggleston's architectural office made the presentation. He said, "we are back with another layout for the house. This time the garage favors the side of the house rather than the front of the house. That's the major change in this. It is mostly the same program for the house. The Site Plan changed slightly. Again, the garage favors the north of the property rather than the east."

Chairman Kenan asked, "the issues of the application are?" Krenzer said, "it's the coverage variance." The Chairman said, "open area, side yard set-back, and both side yards." Krenzer said, "and our coverage is slightly changed. We are almost at 12% before and now we are at...?" The Chairman asked, "is 23 September the current plan?" Krenzer said, "we are at about 25% coverage right now." The Chairman asked, "verses what, 15 is the requirement? Once again this is a disturbance of 3,000 square feet, so we have to review it for Site Plan." Attorney Galbato said, "90 percent is the Code for coverage (*open space, or 10% lot coverage*). The Chairman asked, "are there any questions on this application?" Member Millman said, "I don't

have any questions. I think this is a huge improvement. I appreciate you guys making the changes. The neighborhood will thank you for it. I think it is a better plan for the home. I certainly appreciate the effort – legitimate effort that went into this addressing our concerns from the last meeting..” Member Eberhardt said, “I agree with that.”

**Member Millman said, “I move that we recommend that the Zoning Board of Appeals approve the application submitted by Alvin Poppen to vary the strict application of Section 225-A5, Density Control Schedule for Percentage of open area and Left and right side yard set-backs, Percentage of structure width and - we approve the Site Plan as presented to construct a new home at 22 Lakeview Circle in the Village of Skaneateles.**

Seconded by Member Eberhardt. The vote was 3-0 in favor of the motion. The meeting was closed at 7:54pm.

*emailed to: ZBA, Eggleston, Galbato.*