

**Village of Skaneateles**  
**Zoning Board of Appeals Hearing**  
**October 26, 2010**

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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.

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Present:        Craig Phinney, Acting Chairman  
                  Lee Buttolph, Member  
                  John Crompt, Member  
                  Larry Pardee, Member

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

Andrew Ramsgard, Architect for the applicants  
Kim and Christian Mezzalingua, Applicants

Mona Smalley, Lakeview Circle  
M/M Hartz, Lakeview Circle  
John Carnes, Lakeview Circle

Absent:        Lisa Banuski, Chairman

Acting Chairman Craig Phinney opened the public hearing at 7:30pm announcing the application of John and Kim Mezzalingua for 3 Bobbett Lane.

Andrew Ramsgard, Architect for the applicants made the presentation. He said, “the proposal is to add on a small addition on the south side of the property that shows up on the Site Map as that shaded red area. The side yard set-backs shown – we are actually asking for a minor variance of 3.77 feet to the side yard from what’s required. The history of the property - this was originally 2 properties assembled into one larger piece of property. We had an opportunity at that point we actually reduced the coverage substantially down from what the existing coverage on the 2 lots were, from the structures. Before that we had done some major work on the house but we didn’t have an opportunity to add onto this side, which is their dining room and master bedroom to gain some closet space and an extra bathroom. Because at that point there was still an easement along the side that allowed for an access and egress to the Lake yard from one of the properties up the street. That easement was bought out just recently. If we had had the chance and foresight to foresee that opportunity to come up, we would have applied for the variance for this piece when we had done the other original work. We still would have reduced the amount of overall coverage on the lots by the assemblage that we did and by taking down the other house

that was here and assembling them all on to one. Of course, we couldn't see into the future and didn't know that that was going to be an opportunity to come up. That's why we are back here tonight.

The second variance that we are asking for is for a combined side yard variance, because the lot narrows at this portion of the lot versus where it is wider up in the front. We also have a combined side yard variance. One of the things to note about the side yard variance and the combined side yard is on the next 2 adjacent lots there is a 36 foot wide piece and then a 86 foot piece on that side. So the nearest structure that can be placed on here, just from the property line is well over about 50 feet. So, there is really nothing. Side yards are normally important when you have adjacent properties next to each other. There's a substantial amount of side yard on that one side because the way those lots are configured.

The addition would keep the character of the existing structure. What we are proposing to do is just extrude the gable form out from the existing and extend the porch out for that piece to create that 10 feet addition."

Member Crompt said, "I was down there today and it was pretty wet over on that side." Ramsgard said, "yes, that's one of the things we want - since we were able to gain the easement we can go in and clean up that drainage along on that side. That was something that we also couldn't do before. But we will take care of that this time through." Acting Chairman Phinney asked, "is the 36 foot wide spot, is that just a right-of-way at this point?" Ramsgard said, "there is a structure down at the Lake, a small one story structure. I'm not exactly sure how big it is, maybe a guess, 18 by 20. There is nothing else along ." Attorney Galbato said, "it is part of Duane Weidor's house in the recent merger."

The Acting Chairman opened the floor to anyone wishing to speak in favor or in opposition to this application. No one spoke. The Acting Chairman asked for a motion to close the public hearing. Motion made by Member Crompt and seconded by Member Pardee to close the public hearing. The vote was 4-0 in favor of the motion.

The Acting Chairman asked for a motion on the project. Member Crompt said, "**I move that we approve 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. Per drawings of September 27, 2010. This is a Type II SEQR. Project to be completed within 1 year.**"

Seconded by Member Pardee. The vote was 4-0 in favor of the motion. The motion was declared adopted. The hearing was closed at 7:36pm/

*cc: Ramsgard, Banuski, Galbato*