

Village of Skaneateles
Planning Board Meeting
December 2, 2010

In the matter of the application submitted by Andy & Kristi Peterson to vary the strict application of Section 225-A5, density Control Schedule, for left side yard set-back, both side yards combined, percentage of open area, percentage of structure width, and Section 225-69d, Non-conforming buildings structures and uses, extension or expansion to raise 2nd floor roof for master bedroom bath and closet, replace patio with pergola behind the garage on the premises located at 17 Academy Street in the Village of Skaneateles.

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

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

Robert Eggleston, Architect for the applicants

Mark Angelillo, Village Trustee
Mark Aberi, Clift Land
Kate & David Hoefft, Skaneateles
Skaneateles Press and Skaneateles Journal reporters.

Chairman Kenan opened the meeting at 8:35pm announcing the application of Andy and Kristi Peterson for 17 Academy Street.

Robert Eggleston, Architect for the applicants made the presentation. He said, “the Petersons had come in a year or two ago with a fairly ambitious program to rip off the back of the building and redevelop it. They have reassessed their needs and have decided to go with another route which is keeping the integrity of what’s there and doing a lot less work than what was originally proposed. So, there are 2 aspects to the application. There’s a low pitched odd-shaped hip, kind of a Salt Box room in the back which has a bedroom that not really usable because there’s not a lot of headroom height. What they’d like to do is remove that second floor – half second floor, and put a full second floor in the back of the building, stepping it down from the original house so that it has a logical progression and maintaining the architectural integrity of the back similar to the front. That will allow them to have a better functional master bedroom in the back of the house.

The second item is – they want to do a small alteration in the back, which there is currently a little patio area behind the garage that you come out the back door. They just want to move that over and put a little pergola in the back to kind of help break up that façade coming off the back. They are maintaining the original garage which has some storage space that they'd like to utilize. But one of the problems with the house is there is a regrettable addition put on where the garage and the connector is. They want to architecturally try to improve that. It's doesn't really require a variance, but that's what they want to use – get the profile of a more appropriate carriage house there. Play down this and bring a roof across and treat with some 2 dimensional architecture disguising that front to make it appear better. Putting carriage house doors in the front and trying to improve the architectural appearance.

This is an existing non-conforming structure in that the open space is 82.5%. The front yard set-back is 17.3 where the street average might be closer to 26, but 30 is required. They have a left side yard set-back of 2.2 and the combined side yards ate 27.3 and the maximum structure width as a percentage of lot width is 66.9%. The addition is just taking up the existing foot print so we are not actually getting any closer. We have maintained the 2.2 and actually, we don't at that line make it bigger. We just bringing the roof up a little higher at that point. The percent of open space changes – decreases by one tenth of one percent to 82.4, just because the little patio area is a little bit bigger than what is there now. So, we have the left side yard variance and the combined side yard variance and the maximum width as a percentage of lot width is the same as before. Do you have any questions as to what we are proposing here?"

Member Eberhardt asked about the materials for the addition? Eggleston said, "we have to use cement board because we are within 3 feet. But it will be all wood and cement board to match the house." Member Millman asked, "what are the window materials?" Eggleston said, "we will be using double hung windows, like a Pella window. Probably be an aluminum clad, but it would be a simulated divided light. We are using on the main part of the house the two over two, which is similar to what is on the house itself."

The Chairman asked if there were any other questions? None were voiced. The Chairman asked for a motion.

Member Eberhardt said, **"I make a motion that we recommend that the Zoning Board of Appeals approve the variances requested on the plan dated 11-22-10."**

Seconded by Member Sutherland. The vote was 4-0 in favor of the motion. The meeting was closed at 8:40pm. (The Chairman suggested that Architect Eggleston get a new camera)

email: Eggleston, Gallato, ZBA