

# Village of Skaneateles

## Zoning Board of Appeals Hearing

### December 28, 2010

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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 2<sup>nd</sup> 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.

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Present: Lisa Banuski, Chairman  
John Crompton, Member  
Craig Phinney, Member  
Larry Pardee, Member  
Lee Buttolph, Member

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

Andy Peterson, Applicant  
Robert Eggleston, Architect for the applicant

Andrew Ramsgard, East Genesee Street  
Martin Hubbard, Jordan Street

Chairman Banuski opened the hearing at 7:37pm announcing the application of Andy and Kristi Peterson for 17 Academy Street.

Robert Eggleston, Architect for the applicant madder the presentation. Her said, "they were here a couple of years ago with a more ambitious plan for the house. They have re-thought it and thought that they could work a little more with what they have and do a little less ambitious plan. So, the current plan is to raise the roof. Right now we have a partial second floor in this back wing which is kind of a –it was a one-story that kind of got hipped and has a small bathroom, bedroom in it. So, what they'd like to do is make it a full 2 story but keep it a couple of feet below the main house, again to have an appropriate – allow the roof lines to diminish as it goes back – typical of additions. They will tie it in with the existing house as far as trim and details and all of that.

What we are doing is expanding a non-conforming house. We are not making any of the set-backs any closer, but we are at 2.2 feet on that side. We've got 25 feet on the other side. So we do have several variances relative to open space. The left side yard, the combined side yards and the maximum width of the structure as a percent of the lot width – which really doesn't change as a result of this. The other thing that they are doing is there's a small little patio back

behind the garage which they'd like to enlarge just a little bit. Put a pergola on it to help break up the façade. One of the things it doesn't require a variance that they'd like to do is when Don Frank put this garage addition on back in the 60s, 70s he used his California influences and built something that was not very traditional to the Village. So, what we'd like to do is to correct that by putting in a Palladian window and refocusing the garage into the carriage house and downplaying this portion of the roof by putting an eave across it. Again, these don't require variances. I think it's something that the Petersons want to try to tie the house back in to a more traditional look with the carriage house garage rather than the contemporary version of what's there now."

Chairman Banuski said, "tell me if I'm wrong about this (holding the photos) this is where you are going to put the second floor. There's a second floor there now?" Eggleston said, "if you look on the back side here it has the attic on one side but then it's a flat roof as they had raised that up in the past. So, you kind of have a half second floor up there. It's not a very useful space as far as the usability of the space." The Chairman said, "the other question that I have is – on here it says *remove existing patio ...*" Eggleston said (using the site map) "it's removing this little patio to put it over here. This one stays. The pergola goes over the little back one. It's actually a back door out of the garage. We are relocating the garage. We are putting a room above the garage totally internal. So, we are moving the pass door from the garage over. What he wanted to do, again to help kind of break up this odd shape façade, is put a pergola there. His wife like to do potting and things like that and she does it – she'll bring things out and kind of do in that area. So it will be under this pergola area."

Eggleston said, "we have talked to several of the neighbors and they have no objections." (letter presented to the Board) The Chairman asked, "and be withdrawing the other one, letting it expire and die? When does that other one expire, or did it?" Eggleston asked Peterson on when that past variance was granted. Discussion on time. Member Buttolph said, "I think it was last summer." (*November 25, 2008 with 2 year completion time*) Eggleston said, "yes, we would, with approval of this variance, concede the other variances." Member Phinney said, "it would supersede what would have been there." The Chairman said, "I just want to make sure that we do that because we did approve it – as I recall we approved it unanimously. But the first incarnation that we saw we thought was very large and even was thinking that it was pretty big even in the second incarnation. I'm much happier with this." Member Buttolph asked, "wasn't the garage being turned around and a lot of blacktop being put in ." The Chairman said, "then minimized that, but it was still going to be 2 ½ cars. I don't have any other questions."

The Chairman opened the floor to anyone wishing to speak in favor of the application. No one spoke. She asked for anyone who wishes to speak in opposition to the application. No one spoke. Member Phinney read the following: *We the undersigned are aware that Andy and Kristi Peterson are proposing to raise the second floor roof for a master bedroom, bath and closet and replace a small patio with a pergola behind the garage at their property at 17 Academy Street. We are aware that this requires a variance. We have reviewed the drawings of Robert O. Eggleston Architect, dated 11-18-2010, and have no objections to this application. These are residents at 15 Academy, 19 Academy and 37 State Street. All dated the 28<sup>th</sup> of December.*"

Member Phinney moved that the public hearing be closed. Seconded by Member Crompt. The vote was 5-0 in favor of the motion.

The Chairman asked for a motion. Member Crompt said, **“I make a motion that we approve 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 2<sup>nd</sup> 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 Per drawings of 2 pages dated 18 November 2010. This is a Type II SEQR. Project to be completed in 2 years. Also that this approval will supersede the last variance for this property.”**

Seconded by Member Pardee. The vote was 5-0 in favor of the motion. The motion was declared approved. The meeting was closed at 7:45pm.

email to: Banuski, Galbato, Eggleston