Village of Skaneateles
Zoning Board of Appeals Hearing
July 26, 2011

In the matter of the application submitted by Amy Klein to vary the strict application of Section 225-A5, Density Control Schedule, for Percentage of open area and Section 225-69d, Non-conforming buildings structures and uses, extension or expansion to construct a 12ft. by 12ft. and a 12ft. by 6ft. deck on the rear of the premises located at 73 West Elizabeth Street in the Village.

Present: Lisa Banuski, Chairman
Craig Phinney, Member
Steven Hartnett, Member

Elaine DuBois, Clerk to the Zoning Board of Appeals
Riccardo Galbato, Attorney for the Zoning Board of Appeals

Mark Williams, Contractor for the applicant

Absent: Lee Buttolph, Member
Larry Pardee, Member

Chairman Banuski opened the public hearing at 8:34 pm announcing the application of Amy Klein 73 West Elizabeth Street in the Village.

Mark Williams, Contractor for the applicant introduced himself and asked if the Board has any questions. Chairman Banuski stated, "Working with what we have here, I guess I don't know why we are adding two decks.?" Mr. Williams explained, "Well, this is access. There is a door, garage door, comes off the back, then they'll be stepped up seven inches to the second deck. The only access to the backyard is through the garage. She wants a smaller patio so she can put the barbeque in the corner and have access to the bigger 12ft. by 12ft. Chairman Banuski requested to be shown on the drawing. He did, stating, "this is the door access off the garage, this is the only access she has to the backyard. This is bumped up 6 ½ inches, 7 inches to the upper deck, and it's all on the ground." He was asked it there was access to the house. He stated, "No, just the garage." Chairman Banuski said, "So the rear side yard becomes 36 feet, it is currently 48 feet to the house, correct?"

Mr. Williams stated, "Yes, and it's wild into the back."

Chairman Banuski opened to public hearing for comment. She asked if there was anyone in favor or opposed. No one spoke. A motion was made by Mr. Phinney to close the public hearing, seconded by Chairman Banuski. The vote was 3-0 in favor.

Chairman Banuski then moved to approve the application submitted by Amy Klein to vary the strict application of Section 225-A5, Density Control Schedule, for Percentage of open area and Section 225-69d, Non-conforming buildings structures and uses, extension or expansion to construct a 12ft. by 12ft. and a 12ft. by 6ft. deck on the rear of the premises located at 73 West Elizabeth Street in the Village as per two pages of drawing, that were given the date of July 26, 2011. This is a Type II SEQR. Work to be completed in one year.

The motioned was seconded by Mr. Hartnett. The vote was 3-0 in favor. The motion was declared passed. The meeting was closed at 8:38pm.