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

In the matter of a Modification to add a 5 ft. by 9ft, x high cupola submitted by Marty Hubbard at 52 Jordan Street.

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

Robert Eggleston, Architect for the applicant

Absent: Lee Buttolph, Member
Larry Pardee, Member

Chairman Banuski opened at 8:40pm by stating it was not a public hearing, just reviewing modifications to previously approved plans to add a porte-cochere and small addition at 52 Jordan Street.

Mr. Eggleston, Architect for the applicant, gave a presentation. He said "During the project, while they were constructing the addition and working on the roof, he realized that structurally there had been a cupola, he believes there had been a cupola. There is a flat place on the roof. He asked me to put together a design to put together a design of an appropriate design for a cupola for this house would be. We have done that. Basically, the cupola will be 5 feet by 9 feet which is the flat portion of that roof. Then we proportionally worked out a 3 foot exposed wall and then we copied the roof pitch for the hip. We've downsized the corbelling, as your all well aware this is just an adorable Italianate house. We down sized the corbelling to be appropriate to the scale of the cupola, maintain the character of the windows again to what would have been placed up there. Because it falls under the expansion of a non-conforming structure, there are no variances required for the cupola itself. We need a modification for the current variance and building permit in place."

Chairman Banuski stated "When I talked to Jorge about this, on the phone, I thought it needed a public hearing or at least a sign off from the Tiedemann's. The reason being, and I don't have the reason in front of me, I was just looking for that. I wanted to go back to when Biff Bonnivier did the original work to see what the objections were by Teidemann's because I believe that original project did have something extra up there that we didn't approve. But I don't have it in front of me."

Mr. Eggleston replied, "My history goes back one application before Bonnivier's. That was when Barbara Streisand or someone was going to buy the property. She had proposed a garage and master bedroom above the garage. She had a way with neighbors, maybe not

communicating well, and the Teidemann's have a kitchen window that they look through this property and see a glimpse of Jordan Street. That was their objection at the time. The glimpse coming through. When Marty felt he really needed the porte-cochere because this is their winter home, they do have a summer house down on the lake that they use, they like the townhouse nature of this for their downsizing. Especially for Debbie, he wanted to be able to get the car close so she would have easy access from the car port into the house. So they were in close contact with Teidemann's and they have on record a letter of no objection for this work. If I recall the Teidemann's, because I didn't represent the Bonnivier's at the time, I know when Biff Bonevier was expanding back here, over this portion got enlarged. What we did was just square that off. There was a much bigger addition back here and the Teidemann's were concerned about shadowing and being closed in by the structure. That's where it's reduced to the scale and size and we just squared it off a little bit larger to give them just a small laundry room upstairs. The Teidemann's had no problem with that because they knew the scale and size of that. Relative to the cupola, that is not going to cast any shadows on them or be close to them in that respect."

Chairman Banuski stated, "I think the cupola will actually be higher than any of their second story windows that look out that way. I was looking at it and I don't think that's a problem. There might be some other neighbors who would be affected by it, but the reality is you don't need a variance." Mr. Eggleston interjected "Cupolas are exempt from height of building" Chairman Banuski said, "Right, and it doesn't exceed height anyway. You could have third story, a full attic there that is less than. So, this goes back to the piece meal. I think this has been a sensitive enough property, that when I saw it come through with a modification of a 5ft. by 9ft. by...goes up. I really thought we should give the Teidemann's an opportunity to weigh in. I still think that. If we had a letter from them it's just a modification. I would just like to know that neighbors aren't going to be saying. "wait a minute, we sent a letter because we saw this drawing but if we had known they were going to do something else...." That is a problem that comes when someone either purposely or not purposely expands a project so that we don't see it all as one project. So, any chance we could get that from the Teidemann's and not have to do that?

Mr. Eggleston asked, "Would it be appropriate that you approve the modification subject to a no objection letter from the Teidemann's referencing this drawing? Would that, would you feel comfortable with that?"

Chairman Banuski said, "I'm fine with that." Mr. Eggleston then stated, " That allows him to proceed with that. Obviously, he couldn't continue, he was re-roofing and he had to temporarily capped things off. I did consult with Marty at the beginning of the meeting and he doesn't want to look for any favoritism." Chairman Banuski said, "He knows, all of us should be held to the highest standards with this. OK. Any objections with this?" "Not at all." Replied both Mr. Hartnett and Mr. Phinney.

Chairman Banuski then said, "I move we approve the modification pending a letter of no objection from the neighbors to the East of the Hubbard's on Academy Street. This work will be completed in the same time frame as the rest of it." Mr. Eggleston replied, "Correct." Chairman Banuski said, "So this modification will fall with the variances that were approved in April." Mr. Hartnett seconded the motion. The vote of 3-0 in favor of the motion. The motion was declared passed.

Mr. Eggleston said, "The drawing dates would be July 11,2011 and site plans July 13, 2011."
The meeting was closed at 8:49pm.