

Village of Skaneateles

Planning Board Meeting

August 4, 2011

In the matter of the application submitted by Scott and Theresa Elia to vary the strict application of Section 225-A5, Density Control Schedule, , right side yard setback to construct a 600 Sq. Ft. patio in the right side yard of the premises located at 91 East Genesee Street in the Village of Skaneateles.

Present: Douglas Sutherland, Acting Chairman
Toby Millman, Member
Megan Keady, Member
William Eberhardt, Member
Elaine DuBois, Clerk to the Planning Board
Riccardo Galbato, Attorney for the Planning Board
Scott Elia - Applicant

Absent: Bruce Kenan, Chairman

The meeting was opened at 7:52 by acting Chairman Doug Sutherland.

Mr. Scott Elia introduced himself and described the project to the Board. He showed a drawing of the lot with the house and the placement of the proposed patio. He described the patio as having an 18 inch wall with 36 inch pillars. He stated there will be two levels made of flagstone. There will be a pergola on the upper level. The reason for the variance is because how close they are to the right property line.

Mr. Millman asked what was next to his property. Mr. Elia stated the neighboring property is the Presbyterian Church. The patio will be next to the church parking lot. He stated there is currently a row of cedars part way up the property line and they would like to extend the cedars to maintain the privacy. The area is currently overgrown.

Mr. Eberhardt asked for clarification regarding the columns and lighting. Mr. Elia stated there would be lights placed on top of a 36 inch stone column. He stated they have not chosen the particular lights they will use.

Mr. Millman asked for clarification of the water feature that is depicted on the drawing submitted. Mr. Elia stated it would be a "bubbler", circulating water.

Mr. Millman asked for more details regarding the cedars as they are not specifically shown on the drawings, which says "vegetative hedge". Mr. Elia stated that had many ideas but after discussing it decided the cedars would look best because that's what exists on the rest of the property line. Mr. Millman suggested that the details of the cedars be added to the drawings because it is an important feature and should be in the drawings.

Mr. Eberhardt asked why the patio is being placed in that location. It was explained that their driveway comes up on the right side of their property and this is where their current patio is located.

Mr. Millman asked if they had spoken with the neighbors. Mr. Elia stated he has not yet talked to Reverend Lindsey but he will. He has spoken to the Schwartz' and has a letter from them stating their approval. He did not bring the letter with him as he thought that was for the Zoning Board.

Mr. Eberhardt suggested that pictures, the letter, a description of the water feature and lighting be added to the package before going to Zoning.

Mr. Millman, Mr. Eberhardt, Mr. Sutherland and Ms. Keady all stated that it is best to present as much information to the ZBA as possible so they have a full sense of what is being proposed.

Mr. Sutherland asked if there were any other comments. There were none. He then asked for a motion.

Mr. Millman made a motion to recommend to the Zoning Board of Appeals that they approve the variance application of Elia dated 20 July, 2011 subject to the recommendation that the cedars to be planted along the East side of the improvements be identified, that the cut sheets from the lighting fixtures be supplied; the details of the water feature be provided; and that the applicant get concurrence from neighboring properties.

Ms. Keady seconded the motion.

The vote was 4-0 in favor of the motion. The motion was declared passed. The meeting was closed at 8pm.