

Village of Skaneateles

Planning Board Meeting

August 4, 2011

In the matter of the application submitted by Leonard Jarman to vary the strict application of Section 225-69D, nonconforming buildings, structures and uses, extension or expansion, and 225-14 (7) distance between two principle buildings on the same lot to construct a single story patio room addition of the premises located at 57A Onondaga 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
Jim Brewster – Champion Widow representing the applicant.
Mr. & Mrs. Jarman - Applicant
Jorge Battle –former Village Clerk to the Board

Absent: Bruce Kenan, Chairman

The meeting was opened at 8 pm by acting Chairman Doug Sutherland.

Mr. Brewster gave a presentation describing the sunroom addition on the side of their carriage house, at 57A Onondaga Street which is Mr. & Mrs. Jarman current residence. They maintain and lease another house at 57 Onondaga Street that is on the same property. They would like to build a 13 ft. wide by 12 ft. deep, single sloped roof, sunroom. It is a nonconforming property with the carriage house now. He explained that with the addition there will only be 7 ft. between the finished project on the carriage house and the deck on the other house.

Mr. Galbato stated to clarify the record that because there are two principle structures on the parcel the variance required will not be the 225-14(5) a & b as shown in the application, which talks about the distance between the a principle structure and an accessory structure, but will be 225-14-(7). This imposes a restriction between two or more principle buildings on the same lot which states in part "no detached principle building shall be closer to any other principle building on the same lot than the average of the height of all the principle building on said lot." Before the ZBA meeting Ms. DuBois will determine what the distance required will be based on the height of the existing buildings.

Mr. Millman asked for clarification. Mr. Galbato stated that height of a building has a special definition. Mr. Battle stated, "the way the Village looks at it is if you have a Gable roof you go half way up to determine your highest point, if the structure is on a slope you go midpoint on the slope and that's where you determine the lowest point." It was then stated that the height of the two buildings are then averaged to determine the distance required.

Ms. Keady then stated that it appears that they are already nonconforming. Mr. Galbato replied that as previously determined, they will require a 225-69d, expansion of a nonconforming structure. This means the Planning Board will need to recommend the 2 variances to the ZBA.

Mr. Galbato stated that previous to tonight's meeting he and the Clerk understood the addition was to be added to a barn. Mr. Jarman stated that on very early site plans the building was called a barn, later on it was called a carriage house. When the Jarman's purchased the property it had an earthen floor with rooms above. They converted the whole thing to living quarters in accordance with local ordinances.

Mr. Millman stated that because the addition faces Onondaga Street and is contemporary he is somewhat concerned.

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

Ms. Keady made a motion to recommend to the Zoning Board of Appeals to review the ammended variances as requested for the Jarman application dated the 21 July, 2011.

Motion was seconded by Mr. Eberhadt

A vote of 4-0 carried the motion. The motion was declared passed and the meeting closed at 8:06 pm.