

Village of Skaneateles
Zoning Board of Appeals Hearing
August 23, 2011

In the matter of the application submitted by John and Michelle Mashia to vary the strict application of Section 225-A5, Density Control Schedule, for Left side yard setback, Right side yard setback, both side yards combined, percentage of structure width, and Section 225-69d, Non-conforming buildings structures and uses, extension or expansion to construct a second floor addition over garage for a master bedroom suite and enlarge the patio in right side yard of the premises located at 31 Academy Street in the Village.

Present: Lisa Banuski, Chairman
Craig Phinney, Member
Steven Hartnett, Member
Lee Buttolph, Member
Larry Pardee, 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
John and Michelle Mashia, Applicants

Chairman Banuski opened the public hear at 7:30pm.

Bob Eggleston, architect for the applicant gave a presentation. He stated, "They own a property on Academy, formerly owned by the Chambers. What they would like to do is there is a 43 ft. by 23ft. garage that was done in a very 1980's style behind the house that is Colonial in front and more Italianate in the middle. They would like to add a master bedroom suite on top of the existing garage. One of the advantages of doing that is we can bring the house back to a more traditional architecture. We have gone back to a 1 ½ story colonial with dormers popping up giving it a more village appeal, rather than the addition that was put on in the 80's. The other element is they do have an existing patio on the side and one of the things that they like about the patio is they can see into the backyard where they have a play yard so they would like to expand that patio just a little bit. The existing house is nonconforming in that the left side yard is 11.5 feet where 15 feet is required. The right side, the garage is 28 feet, the patio is 12 ½ feet where 15 is required. The combined yards, including the patio, is 24 feet where 35 feet is required. The open space is 70.9% where 85% is required. The effects of the project are the garage addition on top of the garage is totally conforming as far as the side yard setbacks and all. The patio is actually extending, maintaining that 12.5 foot side yard setback so that is 2 ½ feet closer to the property line than is required. The open space is conforming, that's 85.1%. The width of the structure, including the patio as a percent of the lot width, that doesn't change, is 70.9. Are there any question you have relative to the application?"

Chairman Banuski stated she had no questions and had been there today.

Mr. Phinney stated he had no questions.

Chairman Banuski asked, "What, if any, changes are you going to make to the driveway surface?"

Ms. Mashia stated, "We wouldn't."

Chairman Banuski continued, "The reason I ask is it shows in these pictures, and I only know this because I walk on Academy all the time, because I live on Academy Street. My father, who is 88 walks there and that gravel that goes from your driveway onto the sidewalks is a terrible hazard."

Mr. Mashia stated, "We don't have gravel at our driveway, that's the Brennan's"

Chairman Banuski stated she thought they were both gravel.

Mr. Eggleston stated, "Once the Brennan's do their project it will all be squared away."

Chairman Banuski said she understood and the Brennan's had stated they would take care of their driveway. "That is actually it. There are no drainage issues."

Mr. Eggleston stated, "You'll see in the record we do have neighbors signature, including (?)."

Chairman Banuski opened the meeting up for public comment. There was none. She stated there was a letter received and Mr. Phinney read it.

"We the undersigned are aware that John and Michelle Mashia are proposing to add a second floor over the garage and enlarge an existing patio. We are aware this requires an area variance. We have reviewed the drawings of Robert O. Eggleston, architect, dated July 18, 2011 and have no objection to this application. This is signed by Cynthia Brennan 27 Academy St., Beverly Robinson 33 Academy Street, Peer Soderberg 44 State St., and Geraldean Lantier 32 Academy St. This was dated August 4, 2011."

Chairman Banuski stated, "The Robinsons are the neighbors to the East and it is their house that the patio expansion abuts, so there is no objection there. Any questions? Then I move that we close the public hearing."

The motion was seconded.

A vote of 4-0 in favor carried the motion.

Mr. Phinney made a motion **"to accept the application submitted by John and Michelle Mashia to vary the strict application of Section 225-A5, Density Control Schedule, for left side yard setback, right side yard setback, both side yards combined, percentage of structure width, and Section 225-69d, Non-conforming buildings structures and uses, extension or expansion to construct a second floor addition over garage for a master bedroom suite and enlarge the patio in right side yard of the premises located at 31 Academy Street in the Village. Per 3 pages of plans dated 18 July 2011. This is a type II SEQR. Project to be completed in 2 years."**

A vote of 4-0 in favor carried the motion. The motion was declared passed and the meeting was closed at 7:36pm.