

Village of Skaneateles

Zoning Board of Appeals Hearing

August 23, 2011

In the matter of the application submitted by David and Stacy Kanter to vary the strict application of Section 225-A5, Density Control Schedule, rear yard setback, percentage of open area, and Section 225-69d, Non-conforming buildings structures and uses, extension or expansion to construct an 8 ft. by 20.5ft. entry with a 6 ft. by 20.5 ft. porch and steps, and to alter the roof of the premises located at 80 East Lake Street in the Village of Skaneateles.

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

Chairman Banuski opened the public hear at 7:40pm.

Bob Eggleston introduced himself as architect for the applicants and gave a presentation. He said, "Stacy Metcalf bought her parents home on the corner of Gayle and East Lake Street. They do live in San Francisco, but they are gradually going through cleaning up and fixing up. One of the problems they have is these nasty concrete steps, the rails are in tough shape, leading up to the side entrance that everyone uses adjacent to the driveway. They wanted a better solution. What we came up with is putting an 8 ft. by 20 ft addition, expanding the mudroom entrance. So you come up at a ½ level. You come up some steps onto a 6 ft. by 20ft. porch. There is an 8ft by 20 ft. entrance which also allows stairs to go down to the garage and then stairs up into the rest of the house opening it up. It solves a number of things. It makes for safer stairs, less stairs outside. It puts back what actually, they found a picture that showed this piece was actually an open porch very much like this. So it brings back some of the original character of the house. This is the proposed addition we are doing on the house. Because this is a corner lot we are required to have 30ft on East Lake Street and 2/3 of that or 20ft on Gayle Road. We still have 20.9ft. So we have no front yard setback required for this. We are here for a variance because the rear yard, which is to the west, is 18.5 ft. where 35 ft is required. We are far away from that area. Also the open space goes down from 83.9% to 82.4%. So there is an adjustment of just over 1% reduction of the open space. We put together a 3D image of what it would look like coming in because the house kind of faces East Lake, but it functionally faces Gayle Road. I think it helps to clean up that facade to make a nice entrance."

Chairman Banuski stated, "I wondered why it even has an East Lake Street address? There is no entrance, no driveway, no sidewalk, no door."

Bob Eggleston replied, "When they built the house there was no Gayle Road."

He continued, "They have talked to their neighbors and they signed off"

Mr. Phinney asked, "Does the mudroom come out where the bump is right now?"

Bob Eggleston answered, "Correct, we are just expending this whole thing. Before this family room was built this was an open porch, similar to what we have designed. But then it was enclosed. So it's a 6ft. narrow mudroom with closets, not a very pleasant space. We are just extending that out. The other thing we are proposing which is a geometric change in volume, is there is a flat roof on the family room. They have already had a major roof failure and they want to get this redesigned. We are going to put a pitched roof off this and tie into here."

The Chairman stated, "You don't need a variance for that, do you?"

Mr. Eggleston replied, "We are changing the mass, I'd like to think not, but I'd like to be transparent about that."

The committee agreed that it looked better with the roof change.

Chairman Banuski opened the meeting up for public comment asking if there was anyone who would like to speak for or against the application. There were none.

Mr. Phinney read a letter that was received.

"We the undersigned are aware that David and Stacy Kanter are proposing an entry and porch addition to their property at 80 East Lake Road (Street). We are aware this requires an area variance. We have reviewed the drawings by Robert O. Eggleston, Architect dated July 19, 2011 and have no objection to this application." Signed by CJ & Marybeth Horan, Beth & Dick Adams, Mary Margaret Adams, Dick & Mary Anne Trompeter, Lori Milne, David McGee, and Joseph Steencken. There are 7 signatures attesting to the fact that it is not a problem."

Chairman Banuski then moved to close the public hearing. The motion was seconded. The vote was 4-0 in favor of the motion and the public meeting was closed.

Mr. Pardee made a motion stating, "I move in the matter of the application submitted by David and Stacy Kanter to vary the strict application of Section 225-A5, Density Control Schedule, rear yard setback, percentage of open area, and Section 225-69d, Non-conforming buildings structures and uses, extension or expansion to construct an 8 ft. by 20.5ft. entry with a 6 ft. by 20.5 ft. porch and steps, and to alter the roof of the premises located at 80 East Lake Street in the Village of Skaneateles per two pages of drawings dated July 19, 2011. This is a Type II SEQR. Project to be completed within 2 years."

Mr. Phinney seconded the motion. A vote of 4-0 in favor carried the motion. The motion was declared passed and the meeting was closed at 7:47pm.