

Village of Skaneateles
Zoning Board of Appeals Hearing
September 27, 2011

In the matter of the application submitted by Leonard Jarman to vary the strict application of Section 225-69d, Non-conforming buildings structures and uses and Section 225-14(7) Distance between 2 principal buildings on the same lot, to construct a single story patio room addition on the premises located at 57A Onondaga Street in the Village of Skaneateles.

Present: Craig Phinney, Acting Chairman
 Larry Pardee, Member
 Stephen Hartnett, Member
 Lee Buttolph, Member

 Jorge Battle, Clerk to the Zoning Board of Appeals
 Riccardo Galbato, Attorney for the Zoning Board of Appeals

 M/M Leonard Jarman, Applicants

 Jim Brewster, Contractor for the applicants

 Others present: D. Weidor, W. Spalding

Absent: Lisa Banuski, Chairman

 Acting Chairman Phinney opened the public hearing at 7:54pm announcing the continuation of the application for Leonard Jarman for 57A Onondaga Street.

 Jim Brewster, contractor for the applicant said, "I have taken a couple of additional pictures. I know there's some other information that they sent you, and you've had some letters. They also did get 2 more letters from 2 of the neighbors – across the street, there was a concern at the last meeting over the esthetics of the look of the sun room from the street. Mrs. Jarman got from both 54 and 56 Onondaga Street letters. I don't know if you have been forwarded those letters or not. (Presents copies) There was also a concern over the neighbor, Mrs. Silence Lowell at 59 Onondaga Street, that talked about water, rain water shedding from an existing structure on the property build about ten or 12 years ago. Mr. Jarman submitted also, some pictures of the foliage blocking the obstruction as well as some of the water issues on the neighboring property, as seem from their bedroom window. To show that there's more water issues over there than just the rain water shedding from the back of their garage, down through. There is extensive water issues there and there are some pictures to illustrate that, that you have. Also, I wanted to show that this is a drain tile map of the drain tile that was put in place at the time the renovation was done on the property surrounding the non-conforming structure in question. This is a drain tile

that the homeowner has used. And this is a map of the drain tile that they used to stop that same water that come from that hill and down that hedge and pushes down through. It is not so much a rain water issue, although they have agreed that if you'd like them to gutter that side of the building and tie it into this tile and alleviate it and move it around the front, that was certain something that can be done."

Member Buttolph, pointing to a picture asked, "for this building right here?" Brewster said, "it is this building So, as we want to be good neighbors with that and alleviate that water issue, even though we believe that's it's a much bigger issue over on that property, that we could tie into that drain tile and alleviate that water back around the front of this building with the existing tile that they use to alleviate the same problem."

Brewster continued, "the set-back issue between the 2 buildings that we looked at. I have the heights of the two at 19-8 and 20 foot 8. I believe it's the mean of the 2 distances, the distance between these 2 buildings from this angle is 26 feet. What we are talking is the front of the proposed sun room will be 13 feet from the building, but only 7 feet from this small knee wall. This is a better angle for you to get a better idea of what it is. I know we tabled it at the last meeting over concern of firemen's safety. It is a short knee wall at that end and we'd like to bring attention to a better angle for you." The Acting Chairman said, "I believe we did get a notice that the Fire Code is 4 feet. So, you are within Code."

Leonard Jarman said, "Jim, there was a question that the lady next door mentioned about he view being blocked." Brewster said, "we did provide pictures of the foliage between the homes. One of her concerns was the view that she was losing. Those are her bushes on her side of the property line. They are about ten feet tall. I don't know if you've visited the site, we tried to take some pictures to help give you a realistic idea of what we would like to do there." The Acting Chairman said, "I don't see that to be an issue, from the angle of the house. Andy questions from the Board?" (none)

Acting Chairman Phinney opened the continuation of the public hearing to anyone wishing to speak in favor of this application. Leonard Jarman said that he was in favor.. The Acting Chairman opened the floor to anyone wishing to speak in opposition. No one spoke. The Acting Chairman moved to close the public hearing. Seconded by Member Pardee. The vote was 4-0 in favor of the motion.

The Acting Chairman called for a motion. Member Pardee said, "**I move that we approve the application submitted by Leonard Jarman to vary the strict application of Section 225-69d, Non-conforming buildings structures and uses and Section 225-14(7) Distance between 2 principal buildings on the same lot, to construct a single story patio room addition on the premises located at 57A Onondaga Street in the Village of Skaneateles. Per drawings dated July 2009. This is a Type II SEQR. Project to be completed in one year.**"

Seconded by Acting Chairman Phinney. The vote was 4-0 in favor of the motion. Motion declared approved. The meeting was closed at 8:10pm.

email to: Galbato, Phinney, Banuski