

Village of Skaneateles  
Planning Board  
September 29, 2011

---

In the matter of the application submitted by Jill and Todd Marshall to vary the strict application of Section 225-A5, Density Control Schedule, for Left side yard set-back and; Section 225-69d, Non-conforming buildings, structures or uses, extension or expansion, to place a 20 by 24 foot second story addition over the existing attached garage on the premises located at 44 West Lake Street in the Village of Skaneateles

---

Present: Bruce Kenan, Chairman  
Megan Keady, Member  
Douglas Sutherland, Member  
Toby Millman, Member

Jorge Battle, Clerk to the Planning Board  
Riccardo Galbato, Attorney for the Planning Board

Andrew Ramsgard, Architect for the applicants

Tim McNally, Skaneateles

Absent: William Eberhardt, Member

Chairman Kenan opened the meeting at 7:55pm announcing the application of Todd & Jill Marshall for 44 West Lake Street.

Andrew Ramsgard, Architect for the applicants made the presentation. He said, “the garage that is on there was previously built by the last owner. What we are proposing to do is take off the trusses. It’s just a 2-car garage with a simple truss roof. Proposing to take a portion of that off to provide a new second story rec. room for them. The siding will match the existing clapboard siding. Right now, the house is pretty jagged. It cuts off on that one story on the back of the house. This will add some architectural detail and another gable onto the back of the house. It’s approximately a 24 by 20 foot addition on the second story.

The issue with the variances - this is a pre-existing, non-conforming structure. We are not getting any closer to any of the side yards. We are not effecting the lot coverage in any way. It’s just a straight second story addition. above what’s now a one story portion of the house.”

The Chairman asked, “if you were to measure the distance of this expansion to the property line, what would it be?” Ramsgard said, “it would be approximately 15 to the tightest

corner, which is the back portion of the addition. In the A-1 District it's 25 feet required." The Chairman asked, "it's a rec. room, that's the purpose?" Ramsgard said, "right." The Chairman said, "not accessible directly from the garage but from other portions of the 2<sup>nd</sup> floor." Ramsgard said, "yes. Right now, the existing house, the staircase is directly adjacent to that portion. So, having this rec. room right there, starting there, puts you right down into the kitchen. It's directly associated with the kitchen. It's just straight up the stairs. So the girls can be up there playing and can still hear them and know at least what's going on a little bit."

The Chairman said, "it's a 2-level roof and I gather the lower portion is to not obscure a dormer that is in that part of the main house. Where on the plan does that break occur?" Ramsgard said, "right now the 2-story portion of the house is right here (points on the drawing)." The Chairman said, "here is where the roof gets taller." Ramsgard said, "yes. The roof gets taller right here and then it drops right back down. So, we don't effect that dormer at all."

The Chairman asked the Board if they had any other questions or thoughts, or motions? Member Sutherland said, "**I move that we recommend approval to the Zoning Board of Appeals based on drawings dated September 26, 2011.**"

Seconded by Member Keady. The vote was 4-0 in favor of the motion. The meeting was closed at 7:59pm.

*email: ZBA, Ramsgard, Galbato*