

**Village of Skaneateles  
Zoning Board of Appeals Hearing  
October 25, 2011**

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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

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

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

Andrew Ramsgard, Architect for the applicants

Eric Sell, Village Code Enforcement  
Dennis Dundon, 173 East Genesee Street  
School Student monitor

Chairman Banuski opened the public hearing at 7:30pm announcing the application of Jill and Todd Marshall for 44 West Lake Street.

Andrew Ramsgard, Architect for the applicants made the presentation. He said, “the proposed project is to construct a 2 story – second story expansion over top of the existing garage. The existing garage is on the west of the house. The proposal is to build approximately a 20 by 24 foot addition for a family room that allows them to – because the staircase is right at the start of that family room – allows it to connect up with the kitchen, because that’s on the first floor. So, the kids can be upstairs and still close by to the kitchen – so they can overhear what’s going on.

The Marshall’s structure is a pre-existing, non-conforming structure because of the side yard. Because of that, we are here tonight to ask for a variance. The project we feel won’t change the character of the neighborhood. It’s going to match all the existing siding materials, the existing roofing, and window detail. We choose kind of a dormer detail to go along with the front of their house. Their house is the one right at the bend of West Lake Street, a little bit kind

of straight on. The one thing that you notice about the house is the side porch. That's kind of the dominant feature. We kind of keyed off of that.

The addition is in keeping with the rest of the character of the house. It's not going to change the run-off or drainage of the existing garage because it's still the same roofline. The benefit of the addition can not be sought without the variance or any other way and has less impact because we are just building up, rather than adding on to the footprint of the house. The variance we feel is not substantial because it's not increasing any of the non-conformities. It's farther away from the property line than the closest point of where the kitchen is. We feel it is not going to have any adverse impact on the physical or environmental conditions or the property or the drainage. It's not going to increase any loads on the Village water, and sewer. The difficulty in this one is really not self-imposed. There's nothing we can do about the change of the position of the property line. We feel with matching the clapboard siding material and the details of the house, it'll fit in and be an appropriate addition."

Chairman Banuski said, "big huge piece of property, and it's a big house but the way it's situated you have to get a variance for it. I don't have any questions." Member Phinney said, "I have no questions at all." The Chairman opened the floor for comment in favor. No one spoke. The Chairman opened the floor to anyone wishing to speak in opposition. No one spoke. The Chairman moved to close the public hearing Seconded by Member Phinney. The vote was 5-0 in favor of the motion.

The Chairman called for a motion. Member Phinney said, "**I move that we approve 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. Per plans dated 26 September, 2011. This is a Type II SEQR. Project to be completed within 2 years.**"

Seconded by Member Pardee. The Vote was 5-0 in favor of the motion. The motion was declared passed. The meeting was closed at 7:35pm.

*email to: Ramsgard, Banuski, Galbato*