

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

In the matter of the application submitted by Marc & Shelly Strang to vary the strict application of Section 225-A5, Density Control Schedule, for left and right side yard set-backs, Both side yards, combined, Percentage of open area, and Section 225-14(5) Accessory buildings, distance to other structures, to remove an existing house and adjacent patios, and construct a new 2 story single family residence and detached garage on the property addressed as 51 Leitch Avenue in the Village of Skaneateles.

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

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

Marc & Shelly Strang, Applicants
Andrew Ramsgard, Architect for the applicants

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

Chairman Banuski opened the public hearing at 7:40pm announcing the application of Marc and Shelly Strang for 51 Leitch Avenue.

Andrew Ramsgard, Architect for the applicants made the presentation he said, "the proposal is to take down the existing structure at 51 Leitch Avenue and build a new 2-story house, kind of Italianate style, that fits within the character of the Village front porch. I think if you read the meeting minutes of the Planning Board, they asked us to put together a couple of elevation views to show how it fits in to the neighborhood as well as add additional fenestrations to both sides. As you can see looking south up to the north toward the school, there's a big hedge right now across that south side. But we have added some windows along that side because of the house on the south, when walking up the sidewalk you really can't see the back ??? but we have a couple more that we've added on that side.. You get a little bit more angle coming down the street from the north coming back down towards the Village, because the Didio's house is a little further away. That's where the side entry, with a little piece of roof that we have proposed, and a side set of staircases. We've added several windows on that side. A couple of closed shutter details on the first 2 windows, so it doesn't mess up our headboard arrangement in the

bedrooms. But, it's an effective detail that we've used a lot of times to create visual interest on the outside of the building. One place you really see that a lot is actually the Baptist Church. On the one side they are closed shutter. On the other side you see the staircase going up. They do the closed shutter detail for symmetry. It is an architectural way to handle the look on the outside of the building.

The variances are all the same variances that we had before. This project was previously approved. The 2 year time limit ran out in September of this past year. We are coming back. In the 2 year time period we've redesigned the house a bunch and currently looking at a modular construction for basically how the house is built. It doesn't change the look of the exterior. The concept is – the house comes in in 4 modules. Two modules on the first floor and then 2 second floor modules. They get put together and is a seamless construction. When it's done it looks like a traditional house. We went down to Pennsylvania and looked at a couple of models that are of similar construction. You really can't tell the difference. The thing is that it can be built in a factory. Doesn't have weather conditions and things can be straight and true and plumb. It is the way construction is tending to go no-a-days. It makes sense for a lot of reasons.”

Chairman Banuski asked, “...do you design for the modular or is that a different approach?” Ramsgard replied, “it's a completely different approach because you have a module of approximately 16 feet that you can go wide – and you have to minus a couple of inches on both sides because you have to have clearance for the straps as it goes on the truck. For *wide load* construction you have to have special permits to travel with a load that big. So, you can't get out of that module. You can have, depending upon it's a lo-boy, you can have up to 13 feet height, 12 ½ feet tall. If you do that, this company their modules are 9 feet. And for the second floor they are 8 feet, a little bit shorter. Which is kind of traditional for construction in this area anyway. Then you can have almost any length. You can get a little over 65 feet with an extended trailer. But, most of the modules are still 53 feet or less, so it fits on a standard truck. The limits of construction are usually also getting a crane in, and working around existing things like power lines. With this project the power lines are on the other side of the street. So, we have clear movement, so they can set up a crane. They come in a do a pre-fab modular foundation system. It's panelized system. Spend a couple of days – a week or 2 – doing that. When all that's set-up, the crane will come in. The trucks will come in – 1, 2, 3, 4 boom, boom, boom, it's up and the crane leaves. The roof is another piece of construction that comes in and then gets capped on top. It looks like it's instantaneous process. It's week and weeks of work in the factory. You never see that piece. In normal construction, we see the foundation go in. Also, the frame goes up then it looks like – why don't they finish? What happens with a normal frame construction is, you spend so much time putting the infrastructure in, and you don't have the visual progress that you do have when the frame goes up. The frame goes up and wow, how did they do that so fast? Then the mechanicals come in and you ask, what did they do today? People are working but you can't see that visual evidence.”

Chairman Banuski said, “the narrow lot kind of works out to be friend to the width constraints that you are working with.” Member Hartnett asked, “how long do you need to have a crane on-site to do this?” Ramsgard said, “we are going to do one day.” Member Hartnett asked, “the roof in the same time?” Ramsgard said, “the roof will be a different crane. That's a truss crane that comes in. It will be a 21 foot lot size crane.” Member Hartnett asked, “so you can do it

in 2 days?" Ramsgard said, "yes. The other crane you can set up in the front yard. You don't have to set up in the street. We will have to close down a portion of Leitch for a day."

Ramsgard continued, "we are proposing to have clapboard siding, architectural shingles, bracket details that are customary in the Village. The front porch has straight columns with crown molds. A detailed lattice work underneath the porch and traditional hand rails and that sort of thing that fit within the character of the Village."

Member Phinney asked, "how much bigger was this than the last?" Ramsgard said, "this is actually smaller than the last house." The Chairman asked, "is it smaller including the new porch? Or smaller, plus the new porch?" Ramsgard replied, "the same size with the porch. The house is smaller, and with the porch it's the same footprint." The Chairman said, "I like it and really make a difference along that streetscape. Your garage now sits out – obviously you know that. So, I think will be a nice improvement to the area." Ramsgard said, "the house now is kind of an eclectic mix over time of different kinds of construction. This is very traditional."

Member Buttolph asked, "am I reading this correct? Without the garage it is actually smaller total space than what's existing there?" Ramsgard said, "the footprint of the house is smaller space... a 2 story we have a lot more volume than what we had." Member Buttolph said, "the actual footprint it is almost exactly the same – like 27 square feet smaller than the actual footprint." Ramsgard said, "very, very similar. Also, in the file there is a letter from all the neighbors. Everybody has supported the extension of the variance and the new proposal."

The Chairman said, "if it seems like we don't have a lot of questions, it is because we are pretty familiar with this now. We thank you for coming back in. Even though some of the variances are the same, it is a pretty different project than the one we approved the last time. I don't have any questions right now."

The Chairman opened the floor to comments in favor of the application. No one spoke. The Chairman said, "I have a letter here, a note dated August 27, 2011 *We have seen the plans the Strangs are submitting and we support all of the variances. Neighboring properties from 44 (State Street) and 49, 50, 53 Leitch Avenue.* That's Soderberg's, Barron's, Tuckers and Didio's." 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 Pardee. The vote was 5-0 in favor of the motion.

The Chairman said, "I move that we approve the application submitted by Marc & Shelly Strang to vary the strict application of Section 225-A5, Density Control Schedule, for left and right side yard set-backs, Both side yards, combined, Percentage of open area, and Section 225-14(5) Accessory buildings, distance to other structures, to remove an existing house and adjacent patios, and construct a new 2 story single family residence and detached garage on the property addressed as 51 Leitch Avenue in the Village of Skaneateles. Per 3 pages of drawings dated 9-15-11, amendments 10-4-2011. This is a Type II SEQR. Project to be completed within 2 years."

Seconded by member Hartnett. The vote was 5-0 in favor of the motion. The motion was declared passed. The meeting was closed at 7:52pm

email: R.Ramsgard, Galhato, Banushi