

Village of Skaneateles
Planning Board Meeting
November 3, 2011

In the matter of the application submitted by Lisa Riordan to vary the strict application of Section 225-A5, Density Control Schedule, for Percentage of open area; and Section 225-69d, Non-conforming Buildings, Structures and Uses, Extension or Expansion to construct a 16 ft. by 28 ft. patio with steps to the house and stone walls at the property addressed as 101 East Genesee Street in the Village of Skaneateles.

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

Dennis Dundon, Clerk to the Planning Board
Riccardo Galbato, Attorney for the Planning Board

Lisa Riordan, Applicant
Robert Eggleston, Architect for the applicant

Karen Armstrong, Lansing NY
Jorge Batlle, Franklin St, Skaneateles
Bev White, State St, Skaneateles
Stephen White, State St, Skaneateles

Absent: William Eberhardt, Member

Chairman Kenan opened the meeting at 7:40 pm announcing the application of Lisa Riordan, 101 East Genesee Street.

Bob Eggleston, architect for the applicant introduced himself and presented, "The Riordans had remodeled their home several years ago. At that time they had two French doors on the west side. One of the doors had steps; the other was just kept closed. At this time, what they would like to do is complete the project by putting in a 16 by 28 foot patio in their west side yard that will come down from the steps, and build another set of steps in front of the second pair of French doors, plus there is a pathway that goes back into the mud room on the third wing of the house. The side yard set-back will be 15.4 which conforms to the required set-back and what we are looking for is a variance in decreasing the open space. We are going from 83.67 to 80.32 where 85 is required, so that is an existing non-conforming situation that will be decreasing the open space and also the house has an existing front yard of 11 feet which is non-conforming and that's just a section 225-69d Expansion of a non-conforming structure variance. So the only increase in the variance is the open space."

Mr. Eggleston continued, "The patio will be low to the ground; it will come down the steps, so it will be at ground level next to the steps but because the grade slopes maybe about a foot across there, there will be a little bit of height on the west side. There will be an 18 inch high stone wall surrounding it that provides some seating and some enclosure and definition of the stone patio, so on the back side it might be 3 feet facing towards the church – no more than 3 feet. Then again, it will be made out of stone, it's going to actually be a solid patio; flagstone patio with ledge-rock horizontal fieldstone bordered with a cap on the top. So the variances are for the decrease of the open space and the expansion of the non-conforming structure. We have been before the Historic Commission and they approved it. They have gone to their neighbors across the street and next door and behind them, and they have no objections. Are there any questions relative to this application?"

Chairman Kenan asked "Any questions?" Member Keady had none but remarked "it looks really nice". There were no questions from the other members. The Chair asked "Any Motions?"

Member Sutherland said "**I make a motion that we recommend approval of the variances sought to the ZBA.**"

Chairman Kenan asked "Is there a second?" Member Keady seconded the motion.

Upon unanimous vote of the members present in favor of the motion, the Chairman declared "The motion is passed."

Mr. Eggleston thanked the Board.

This meeting was closed at 7:43 pm.