

Village of Skaneateles  
Planning Board Meeting  
November 3, 2011

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In the matter of the application submitted by Stephen and Bev White to vary the strict application of Section 225-A5, Density Control Schedule, for Percentage of open area, Side yard set-back – left and Both side yards combined; and Section 225-69d, Non-conforming Buildings, Structures and Uses, Extension or Expansion to install a 15 ft. by 18 ft. patio with 6 foot height privacy fence and install a 4 foot high fence at the property addressed as 20 State Street in the Village of Skaneateles.

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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

Stephen White, Applicant  
Bev White, Applicant  
Robert Eggleston, Architect for the applicant

Karen Armstrong, Lansing NY  
Jorge Batlle, Franklin St, Skaneateles  
Bill Hennigan, Skaneateles

Absent:        William Eberhardt, Member

Chairman Kenan opened the meeting at 7:44 pm announcing the application of Stephen and Bev White, 20 State Street.

Bob Eggleston, architect for the applicants introduced himself and presented, “We had a special last month on patios, and the Whites would like to have a patio that’s 15 by 18 feet put in their back yard. It’s actually an area where they do set furniture now; Steve doesn’t like to move the furniture in cutting his lawn. This is one of those village lots down on lower State Street which has basically less than a foot side yard set-back on the north side, and it has 11 feet on the south side. What they would like to do is continue it right off the back of the porch. They are going to take the lattice off so the patio is just an extension of that porch. So they will be maintaining the 0.4 foot side yard set-back. They will also be putting a 6 foot high fence which they are allowed to do – privacy fence – along the patio itself. At the end of the patio, then it drops back to a 4 foot fence and continues where the fence that goes around the property. There used to be a fence there but it fell into disrepair and has been removed recently, and they will be putting that

back up. So the variances, in this case, this is one of those properties that has one, two, three, four, five, six, seven elements that are non-conforming about it. We are decreasing the open area; going from 75.6 % to 72.54 % and of course we're continuing the existing side yard set-back; it is no more non-conforming than what the existing is. It will be actually a permeable patio, not a concrete patio, so it will have less impact relative to the coverage issues. Are there any questions that you have relative to this application?"

Chairman Kenan asked "So it's a 6 foot fence along the patio, it drops to 4 and then it goes back to 6 again?" Mr. Eggleston asked "Is it 6 or 4 foot around the back?" Mr. White replied, "It's 4 foot." Mr. Eggleston said "That was a mistake on my part; the existing fence is 4 feet."

Member Sutherland asked, "What's the fence material?" Mrs. White responded that, "It's a PVC, and I have it right here (showing a catalog to the Board)." Mr. White pointed out that, "That's the high part and this is the low part, and the low part is just replacing what was there – that the neighbors kept backing into and knocking over."

Member Millman asked, "Just out of curiosity what is the paver material?" Mrs. White responded, "It is bluestone." Mr. Millman asked, "But it's permeable?" Mr. Eggleston replied, "Yes, it's set on stone as opposed to concrete."

Member Keady asked, "Your measurement here, Bob, that says 6.3 is that the height of the covered patio right now; is that the height of the roofline, or is that just the distance?" Mr. Eggleston responded, "That's the horizontal distance of the porch, and then the patio is 18ft. by 15 ft." Member Keady followed-up, "And you'll just have the 6 foot fence here so there is still this wall right here?" Mr. Eggleston indicated that was correct. Member Keady continued, "On top of that 6 foot?" Mr. Eggleston said, "It's a little less, more like 7 or 7 ½ feet."

Chairman Kenan asked, "Any other questions?" There were no further questions from the Board. The Chair asked "Any Motions?"

Member Keady said **"I make a motion that we accept the proposed plan of the drawings dated 27<sup>th</sup> of September for Steve and Bev White for 20 State Street for putting in a proposed patio and to recommend to the Zoning Board that they approve the variances."**

Chairman Kenan asked "Is there a second?" Member Sutherland 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 7:48 pm.