

Village of Skaneateles  
Planning Board Meeting  
November 3, 2011

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In the matter of the application submitted by Robert Hennigan to vary the strict application of Section 225-A5, Density Control Schedule, for Percentage of open area and Rear yard set-back; and Section 225-69d, Non-conforming Buildings, Structures and Uses, Extension or Expansion to add a 130 SF sunroom and 130 SF deck with steps to grade and add a 7 ft. by 13 ft. patio in front of the house at the property addressed as 12 Kane Avenue 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

                 Bill Hennigan, on behalf of the applicant  
                 Robert Eggleston, Architect for the applicant

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

Absent:        William Eberhardt, Member

Chairman Kenan opened the meeting at 7:49 pm announcing the application of Robert Hennigan, 12 Kane Avenue.

Bob Eggleston, architect for the applicant introduced himself and presented, "We came in several years ago for a variance to put a sunroom addition and a deck on the side of the property. Time elapsed and they finally decided to do it. We came in for an extension to that variance so that they could get started on -- actually there's some other work back here enclosing the existing porch to make the great room a little bigger, but they decided they wanted to reconfigure -- instead of having the sunroom here with the deck there, they really wanted to have the sunroom where the deck was proposed and push the deck further back -- so they had a little more light coming into the great room as opposed to it being shadowed by the sunroom. So this is a variance for this change; actually the footprint will be smaller than what we had originally proposed. We will be going from, prior to the previous variance it was 89.61 % open space, and dropping down to 88.6. The other change is that the existing house is 36 foot deep and we have approval for a 33 foot rear yard set-back but because we have pushed this back it will be 28.5 foot rear yard set-back. The back property -- this is a shallow wide lot -- the back property is the Lakeview Cemetery, so obviously there will not be any construction going on there, so I think it

is a mitigating factor for having the shorter rear yard set-back. But otherwise, all the other set-backs comply with that portion.”

Mr. Eggleston continued, “The other thing that they’d like to do is to put a small, little patio 7 by 13, because they wanted to take advantage of my special, and put that in the front yard. What they find is that, in the afternoon, they do like to sit out on the front porch area because it’s cooler and they can kind of see the traffic going by. But the porch isn’t really big enough for two people to sit, so they are going to just nestle that patio in toward the front of the house and just put a small, little retaining wall around it, separating it from the driveway in that area. So these are the alterations that we are proposing to what had been approved prior. Are there any questions that you have relative to the application?”

Chairman Kenan asked “So the issue is open area?” Mr. Eggleston responded, “Open space and the rear yard set-back.”

The Chair asked, “Any questions on this one?”

Member Millman asked, “What’s the material on the retaining wall?” Mr. Eggleston responded, “They’ll probably be like a VersaLock modular unit, is that what you are thinking?” Mr. Hennigan replied, “Yeah, just like a standard landscape type thing...” Mr. Eggleston interjected, “Modular Masonry unit.” Mr. Hennigan continued, “Part of the reason that I want to do that is that the existing pavers that are there have sunken about 2 ½ inches, so it has created a trip-hazard; my father is not as agile as he used to be, so I’m trying to eliminate some of these trip-hazards before the winter comes. Now he kind of wants to put off doing this little thing until spring-time; I might still re-lay the pavers that are already there to bring them back up level with the concrete on the front steps. You come off of blacktop, you drop down to these pavers that have sunk and then you’ve got about a 2 ½ inch lip where the concrete slab is that goes to the steps to the front door. When I looked at trying to fix those, I was trying to come up with something for the front there. When he originally bought the house, the lady must have been a great gardener, because she had all these beautiful plants and stuff. Well now there’s a red maple tree that’s just not correct for that space; that’s already overwhelming the area. It’s too big and will grow way too big – I’m probably just going to cut it down. I have checked with some landscape people about moving it; they said the root ball will be so big that they wouldn’t be able to get it up and keep it alive anyways. It’s not the proper planting to put that close to a house. So I just wanted to try to—my goal was just to fix it so everything is smooth, all one elevation and eliminate some trip-hazards and at the same time just clean up some overgrown flower beds that aren’t maintained, and really just need to be set up where we can set a flower pot there for him to have in the summer and spring and in the winter we can get rid of it, and then the next spring we can bring a new one because he’s just not going to be doing any gardening or anything like that. So that was the point of trying to do a little bit out front.”

Chairman Kenan asked for a motion.

Member Sutherland said, “**I move that we recommend that the ZBA approve the variances that are requested.**” Member Millman 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 7:55 pm.