

Village of Skaneateles
Zoning Board of Appeals Public Hearing
November 22, 2011

In the matter of the application submitted by Ed Keller to vary the strict application of Section 225-A5, Density Control Schedule, for Right side yard set-back, Both side yards combined, Percentage of open area; and Section 225-69d, Non-conforming Buildings, Structures and Uses, Extension or Expansion to construct a 20 ft. by 10 ft. by 8 ft. carport over existing asphalt at the property addressed as 94 West Elizabeth Street in the Village of Skaneateles.

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

 Dennis Dundon, Clerk to the ZBA
 Riccardo Galbato, Attorney for the ZBA
 Eric Sell, Codes Enforcement Officer

 Ed Keller, Applicant

 Bill Hennigan, Skaneateles
 Rich Krenzer, office of Robert Eggleston, Architect
 Lisa Riordan, Skaneateles
 Stephen White, Skaneateles

Absent: Craig Phinney, Member

Chairman Banuski opened the Public Hearing at 7:30 pm announcing the application of Ed Keller for 94 West Elizabeth Street.

The Chairman asked, "Are you Ed Keller?" Mr. Keller responded, "That's me." Chairman Banuski continued, "I really don't have any questions. I took a walk down there, looked in, and it specifically said, I do want to just get that on the record that it will not extend over the existing asphalt. Correct? I saw that, I thought, in the minutes." Mr. Keller asked, "You are saying beyond the existing asphalt, is that what you're saying?" Chairman Banuski replied, "I thought that was the note in here, already, that it said it was not going to." Member Hartnett confirmed that it was in the Planning Board minutes. Chairman Banuski said, "Then I just wanted to confirm that, because that is pretty close to the property line there." Mr. Keller responded, "It is; there is a hedgerow there." The Chair continued, "But not pretty close to the house." Member Pardee observed, "No, it's a long way away."

Member Buttolph inquired, "Is the hedgerow your property or is that the neighbors?" Mr. Keller said, "I'd like to tell you I could answer that question, but I'm really not sure." Chairman

Banuski asked, "Did you provide all these photos?" Mr. Keller answered, "My wife did." The Chairman continued, "That was amazing to get these; I wasn't sure if I was the only one who got them." Mr. Keller responded, "Yes, she keeps me in line, that same kind of attention to detail." Member Buttolph said, "Actually, looking at the picture, didn't they say that the telephone pole they usually try to put on the property line?" The Chair confirmed, "We did have someone tell us that once before." Member Buttolph said, "It looks like the hedgerow would be to the left of the pole, so you may own a new hedgerow." Mr. Keller said, "Excellent." Member Pardee asked, "Who trims it, I guess that's the question, right? Do you?" Mr. Keller responded, "Another great question. We have somebody who maintains it, so I don't do a lot of that stuff."

Chairman Banuski stated, "Well drainage doesn't become an issue because it's already impermeable surface. I know that over in that neighborhood drainage can be an issue, but isn't in this case. And there really doesn't seem to be any other place where you can accomplish this goal without putting it so close to the property line, because that's where the driveway is."

Chairman Banuski opened the comment portion of the hearing. Mr. Keller indicated his desire to speak in favor of this application, stating, "I guess I would. We bought this as a rental property. We have put great investment into getting it modernized, you know completely updating inside, refinishing the floors, painting on the outside. We intend to add a new roof and we want to have something that's a high quality property. We have an elderly couple that lives there and the whole purpose of this was that he didn't want to have to clean off his car any more – and I don't think he should. So we are adding it to accommodate them with every intention of making sure that our contractor does it in a way that's, you know, consistent with the architectural goals of the community, and is a quality job. So that would be our expectation, to meet your goals as well." The Chairman asked, "Will it be guttered; I'm just curious?" Mr. Keller answered, "If needed." Member Buttolph observed, "It looks like the house is." Member Pardee said, "It looks like there's a gutter on that side right there. Are you going to put siding or paneling on to keep the snow out? Your tenant had mentioned that to me when I was up there the other day." Mr. Keller replied, "If there is any face showing, the way that it's designed, then I would want it sided. I would expect that it would be sided." Member Pardee clarified, "Just to keep the snow out of there, from blowing through in the winter?" Member Hartnett asked, "You are not intending to make it a garage." Chairman Banuski observed, "Then it's not a carport; then it's a garage." Mr. Keller responded, "You mean on the side wall – no. It's just a carport. I just mean that on the face I will do something there, but I do not intend to enclose the other three sides. It would just not make a good investment; this should accommodate them." Chairman Banuski stated, "The driveway goes further back than that." Mr. Keller confirmed, "It goes to the back of the house."

There was no one else desiring to speak in favor. There was no one desiring to speak in opposition. The Chairman moved to close the Public Hearing. The motion was seconded by Member Pardee. Upon unanimous vote of the members present in favor of the motion to close the Public Hearing, the Chairman declared "I'll take a motion."

Member Pardee said, "**I move that in the matter of the application submitted by Ed Keller to vary the strict application of Section 225-A5, Density Control Schedule, for Right side yard set-back, Both side yards combined, Percentage of open area; and Section 225-69d, Non-**

conforming Buildings, Structures and Uses, Extension or Expansion to construct a 20 ft. by 10 ft. by 8 ft. carport over existing asphalt at the property addressed as 94 West Elizabeth Street in the Village of Skaneateles, that we grant the variances, noting that this is a Type 2 action under the SEQR regulations and that it is based on drawings and sketches as provided, that we will date November 22, 2011. The Applicant will have 1 year to complete construction.” Member Hartnett seconded the motion.

Upon unanimous vote of the members present in favor of the motion, the Chairman declared “The motion is passed.” She asked, “Mr. Keller, would you like your photographs back?” He indicated that he would. The Chair noted that one set would be retained for the file.

Mr. Keller thanked the Board. The Chairman closed the Public Hearing at 7:36 pm.