

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

 Lisa Riordan, Applicant
 Rich Krenzer, office of Robert Eggleston, Architect representing the Applicant

 Bill Hennigan, Skaneateles
 Stephen White, Skaneateles

Absent: Craig Phinney, Member

Chairman Banuski opened the Public Hearing at 7:38 pm announcing the application of Lisa Riordan for 101 East Genesee Street.

Mr. Krenzer, representing the applicant, introduced himself and presented, “Rich Krenzer, architect, from Bob Eggleston’s office representing Dan and Lisa Riordan, 101 East Genesee Street. Like Lisa said, the Riordans plan on constructing a 16 ft by 28 ft patio to the west of the residence and a set of stairs as well. One set of stairs exists already there. This is an area variance in that 85% is required and they have 83% existing and 80% proposed with the new patio.”

Chairman Banuski stated, “I thought this was pretty straight-forward, as well. I didn’t have any questions as I looked through it. This is property that has been proposed, at different times in the past, for commercial uses, but it is not commercial. We are delighted to see how it’s been really upgraded since you guys owned it and have fixed it up. It’s obviously a beautiful home. A little problematic on a busy corner next to a busy church; a church that’s busy all week and everything else.” Ms. Riordan stated, “That’s the private side of our house, though – the church side.” Chairman Banuski agreed, “I was going to say that is the private side of the house.” Member

Hartnett stated, "It was more private until my son did his Eagle Scout project and cleared all that stuff out of the back of that." The Chair continued, "There is very little privacy there, the house that's to the north of it looks right down on -- that property -- the hill is so steep right there. I don't know where else you could put a patio." Member Hartnett said, "Right, that is going to keep with everything else. I don't have any problems with it." Chairman Banuski offered, "And drainage isn't an issue there either."

Chairman Banuski asked, "Well, with that being said, does anyone have any questions about it?" Member Pardee answered, "Not me; other than the new stairs will match the old stairs, I would assume. Right?" Mr. Krenzer responded, "The railings are going to be slightly different in that the new railings will be more of a wrought iron, more of a secondary, lighter railing, rather than the white railing, the heavier wood railing, on the other steps." Chairman Banuski asked, "And it's all limestone? Or a limestone wall?" Ms. Riordan answered, "It will all be limestone, limestone wall..." Mr. Krenzer offered, "Like a blue stone, limestone set in a concrete bed... Limestone yes." Ms. Riordan indicated, "He quarries it himself, so we'll see what we get, but it should be limestone."

Chairman Banuski opened the comment portion of the hearing. There was no one desiring to speak in favor of the application. The Chair instructed Ms. Riordan that she did not have to speak in favor, saying "You don't have to, no, not at all. It's nice to have a representative for you where you don't have to speak unless you have something that you specifically want to add." There was no one desiring to speak in opposition. The Chairman observed that there were three church members present who were not speaking in opposition, and then moved to close the Public Hearing. The motion was seconded by Member Pardee. The members present voted unanimously in favor of the motion to close the Public Hearing.

Member Pardee said, **"I move that 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, that we grant the variances, noting that this is a Type 2 action under the SEQR regulations and that it is based on two pages of drawings dated September 27, 2011. The Applicant will have 2 years to complete construction."** Member Buttolph seconded the motion.

Upon unanimous vote of the members present in favor of the motion, the Chairman declared "The motion is passed." The Chairman closed the Public Hearing at 7:36 pm.