Village of Skaneateles
Zoning Board of Appeals Public Hearing
April 24, 2012

In the matter of the application submitted by Gail Wellauer to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back left, Both side yards combined and Percentage of open area; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion to construct an 8 by 9 foot mudroom/entry and a 16 foot by 19 foot master bedroom at the property addressed as 23 West Elizabeth Street in the Village of Skaneateles.

Present: Lisa Banuski, Chairman
John Cromp, Member
Larry Pardee, Member
Craig Phinney, Member

Dennis Dundon, Clerk to the ZBA
Riccardo Galbato, Attorney for the ZBA

Gail Wellauer Applicant
Jack Wellauer, Applicant

Matt Short, Student, Skaneateles
Sam Gooddell, Student, Skaneateles
Peter Chion, Student, Skaneateles

Absent: Stephen Hartnett, Member

Chairman Banuski opened the Public Hearing at 7:30 pm announcing the application of Gail Wellauer for 23 West Elizabeth Street.

Chairman Banuski said, "You appeared before the Planning Board earlier this month, and they had some questions for you about windows, I know, specifically." Mrs. Wellauer replied, "The window was left out by the architect; we actually had the windows in, but he had inadvertently left them out, so he redrew that plans and they are in there." Mr. Wellauer clarified, "The windows facing the road; they also, one gentleman questioned about having windows on the end facing the neighbor – which we didn't put in there because it's a bedroom and we need that wall; that's the only place that you've got any wall space, because there's windows front and there's windows rear. That one wall is going to be all bookcases."

Chairman Banuski asked for questions from the Board. Member Pardee said, "I have one. What about gutters? Are you going to put gutters on the addition and then run them to the storm

sewer?" Mr. Wellauer said, "Well, we haven't decided yet. I talked with the plumber and he was going to check how easy it was going to be to get into the storm sewer – whether it was on our side of the street or the other side of the street. And he hasn't gotten back to me." Member Pardee said, "I'm on the same side of West Elizabeth on the other side of Orchard, and I know where I am, I think the sewer's on my side. There's a storm grate right at my driveway." Mr. Wellauer said, "There's a storm grate on both sides just up the road from us, so he wasn't able…he was going to check with the Village DPW or something. Obviously, if it's on the other side of the street, then we wouldn't be able to do it. If it's on this side of the street, we'd definitely like to do it."

Chairman Banuski asked, "Are there drainage issues back there, where you are?" Mr. Wellauer said, "Not that we know of." Chairman Banuski, "How long have you been there?" Mr. Wellauer, "Just bought it." Member Pardee said, "I talked with Bob Green today, who has a house across the street, and asked him that exact question. He said he has never seen any problem over there before, but now with all of the impervious surface that's going in there, it could be an issue. That's why I asked about the gutters. It's pretty flat over there." Mrs. Wellauer said, "The basement is dry, as well. Surprising because I looked around a lot of places…" Member Phinney, "Can I move there?" The Board had a sidebar discussion over the impact of the dry spring on basement moisture.

Chairman Banuski, looking at the Site Plan, asked, "I'm wondering how, with this addition, you could gutter it to the street. Isn't it kind of downhill to the back of the property?" Mr. Wellauer said, "It's a pretty flat lot; it probably runs down a little bit to the back of the property." Chairman Banuski said, "And all this driveway; how much of that exists now?" Mr. Wellauer, "There's none now. There's a driveway on the side of the house…" Chairman Banuski, "So all of that paver – all new." Member Pardee confirmed, "That's all new." Mrs. Wellauer said, "Right now there's no gutters at all and it's just dumping right alongside the house."

Member Phinney asked, "Were you able talk with any neighbors since the Planning Board meeting?" Mrs. Wellauer replied, "I didn't have a paper, but I did talk with the lady across the road and the lady kitty-corner and we spoke with a gentleman. They all knew what we were doing and, matter of fact, we got a lot of 'thumbs up.' Every time he's been over there the ladies want this." Member Pardee asked, "Did you talk to the Huxfords? They're the ones right at the corner there?" Mrs. Wellauer said, "We briefly talked with them, but we really haven't discussed exactly what we're doing. He's been trying to…" Chairman Banuski stated, "He got a notice." Member Phinney said, "He's been ill; he can't get out of his house right now." Chairman Banuski said, "But he could have made a call or written a letter. Did we get any letters?" Mr. Dundon said that no letters have been received.

Chairman Banuski opened the public comment portion of the hearing, asking, "Is there anyone here who'd like to speak in favor of this application?" Hearing no one, the Chairman asked, "Is there anyone who would like to speak in opposition?" No one wished to be recognized. The chairman said, "Then I will move that we close the Public Hearing." Member Phinney seconded the motion. Upon unanimous vote of the members present in favor of the motion the Public Hearing was closed.

Member Phinney said, "I move we accept the application submitted by Gail Wellauer to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back left, Both side yards combined and Percentage of open area; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion to construct an 8 by 9 foot mudroom/entry at the rear of the house, and a 16 foot by 19 foot master bedroom/bath addition on the west side of the house and to re-side the existing house at the property addressed as 23 West Elizabeth Street in the Village of Skaneateles. We note this is a Type 2 transaction under SEQR regulations. The Applicant will have one year to complete construction. Approval is based on drawings dated 4/12/2012 including the windows that were omitted." Member Pardee seconded the motion.

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

The applicants thanked the Board. The Chairman closed this proceeding at 7:37 pm.