

Village of Skaneateles
Zoning Board of Appeals Public Hearing
June 26, 2012

In the matter of the application submitted by Sean & Laura O'Keefe to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, Left; Both side yards combined; Rear yard set-back; Percentage of open area; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion to add a second floor to a one-story dwelling and a lakeshore patio, and to modify sidewalks and steps at the property addressed as 13 Day Lane in the Village of Skaneateles.

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

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

Robert Eggleston, Architect, representing the Applicant

Mike Tutor, Skaneateles

Absent: Stephen Hartnett, Member

Chairman Banuski opened the Public Hearing at 7:30 pm announcing the application of Sean & Laura O'Keefe for 13 Day Lane.

Mr. Eggleston introduced himself and presented, "The O'Keefe's have purchased this property. It is a relatively small house with just two small bedrooms on the main floor. What they'd like to do is to add the second floor onto it, turn the two bedrooms into one larger bedroom and stairway, and have a bedroom suite and office, or another bedroom, on the second floor. In that the only shoreline structures are some existing concrete steps, retaining wall, and temporary dock, they would like to add a 16 by 16 patio with fire pit down at the lakeshore. It will sit on top of the bank; it will be a permeable patio with just a little area that they could roast marshmallows. The existing house is non-conforming as far as percentage of open space; it's 83.64%, where 90% is required. The left side yard is 8.6 and 12.5 feet where 25 feet is required. The combined side yards are 39.7 feet where 55 feet is required. In the lake yard, there's one corner of the deck that's 45.4 feet, so that little corner is non-conforming. The proposed addition, because it's going on top of the existing footprint, doesn't increase any side yard variance. As a matter of fact, instead of 8.6, we'll have 12.6 feet for our south side yard, and the combined side yard is the same non-conformity as before. The open space is reduced to 82% because of the addition of this permeable patio. In the lake yard zone, within the 50 foot setback,

we are allowed 10% coverage and we meet that with no problem, in that we are at 90.51% open space. So we do not exceed the coverage for that portion of it.”

Mr. Eggleston continued, “They will be enhancing the exterior; adding a little more character to the exterior with Hardie Board on the lower level and cedar shingles on the second floor. As you approach the house it is a very understated, simple house; just a cottage that’s been remodeled. So there will be some architectural enhancements made to improve the appearance as one approaches the property. Something else that doesn’t fall into the realm of the Zoning – there are quite a few concrete steps and things. What they want to do is to bring the main entrance to the front door, instead of coming down these steps and walking right next to the house. They’d like to have a more appropriate entrance; and they’re going to take out all of this concrete and just put free-standing flagstones there, which will turn the concrete into permeable walkways in the rest of this area. Under the garage, there is a guest room that is existing; it’s just a bedroom and a bathroom which is used for overflow of guests. That remains the same. Are there any questions that you have relative to this application?”

Chairman Banuski said, “It’s very attractive; really it is.” Mr. Eggleston said, “Thank you. We actually designed it for the former owner, who decided not to do it, but that’s what sold the house.” Chairman Banuski continued, “I don’t have any questions.” Neither did Member Phinney. Chairman Banuski said, “It doesn’t really add anything from a drainage standpoint. Any runoff goes down the hill...” “And right into the lake,” finished Mr. Eggleston.

Chairman Banuski opened the public comment portion of the hearing, asking, “Is there anyone who would like to speak in favor of this application?” There was no one desiring to be recognized. She continued, “Is there anyone who would like to speak in opposition?” Again, there was no one desiring recognition. Chairman Banuski asked, “Do we have any letters from neighbors?” Mr. Eggleston replied, “We don’t. They have been trying to contact the people behind them, but the number they got was not a working number.” The Chairman noted that all neighbors are notified by mail in advance of the Hearing. Chairman Banuski said, “I move that we close the Public Hearing.” Member Phinney seconded. Upon unanimous vote of the members present in favor of the motion, the Chairman declared “I’ll take a motion.”

Member Pardee said, “I move we accept the application submitted by Sean & Laura O’Keefe to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back left, Both side yards combined, Rear yard set-back and Percentage of open area; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion to add a second floor to a one-story dwelling and a lakeshore patio, and to modify sidewalks and steps at the property addressed as 13 Day Lane in the Village of Skaneateles. We note this is a Type 2 transaction under SEQR regulations. The Applicant will have two years to complete construction. Approval is based on two pages of drawings dated 5/24/2012.” Member Crompt 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. The Chairman closed this proceeding at 7:41 pm.