

Village of Skaneateles Planning Board Meeting August 6, 2012

In the matter of In the matter of the application submitted by John and Carol Young to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, Left; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion to construct a 5 foot by 6 foot porch at rear of house, a 632 square foot bluestone patio and walkway from the proposed porch to existing driveway, and to construct a short limestone wall on the south, west and north sides of the proposed patio at the property addressed as 46 West Lake Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
Bill Eberhardt, Member
Megan Keady, Member
Douglas Sutherland, Member

Dennis Dundon, Clerk to the Planning Board
Riccardo Galbato, Attorney for the Planning Board

John Young, Applicant

Trustee Lanning

Absent: Toby Millman, Member

Chairman Kenan opened the meeting at 7:00 pm announcing the application of John & Carol Young for additions to property at 46 West Lake Street. Mr. Young introduced himself and described the plans, saying, "It's a relatively straight-forward 5 by 6 foot porch added to the back of the house to connect to a patio to be built; a stone patio. Because of the way the house is constructed and some of the additions – that part of the house that connects to our kitchen is very close to the south property line. This will not be as close as what's already built. It is 4.5 feet at the end of the breakfast room and kitchen addition. The porch has been located on the advice of the landscape architect and building architect because the window configuration is already there. We are taking out a window and putting in a door. The location of the patio is pretty much dictated by where the exit will be. We tried to move the patio much farther away from the property line. The patio is stone; the wall will not be more than about 24 inches tall at the tallest and then it goes into the grade of the back yard which is a slight slope. The landscape architect has drawn it up with the patio about 20 feet deep and about 25 feet wide. The most extreme south portion of it is about 10 feet from the property line. The porch will be about 5 feet farther north than that."

Member Sutherland asked, "Out of curiosity, have you shown plans to the neighbors?" Mr. Young replied, "We have not shown plans; we have talked about what we plan to do and nobody seems to have an objection to it." Member Sutherland continued, "A lot of times the ZBA, it's a two-step process we have, having something that the neighbor signs off and says 'it's fine' is often a good idea. So, not for us, but if you do that..." Mr. Young said, "We'll take a copy of this to each of the adjacent neighbors and try to get their signatures." Member Keady said, "I think that will be very helpful for you." Mr. Young asked, "We can submit that in advance if we get that?" Member Sutherland said, "Or, for that matter, even if you have it that evening that's fine."

Chairman Kenan said, "The role of this board is an advisory opinion to the Zoning Board, and the issues are side-yard set-back and it is a non-conforming lot. Anyone have any questions? It sounds like no one does. Does anyone want to make a motion on the application?"

Member Eberhardt said, "I will move that we recommend that the Zoning Board of Appeals approve the Variances requested on the application of John and Carol Young dated 7/20/12." Member Keady seconded the motion. Upon unanimous vote of the members present in favor of the motion, the Chair declared, "The motion is passed."

Member Sutherland complimented the Applicant saying, "That was a nice submittal also." The rest of the Board agreed.

Mr. Young thanked the Board. This matter was concluded at 7:07 pm.