

# Village of Skaneateles Planning Board Meeting September 6, 2012

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In the matter of the application submitted by Kurt Honis to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, Left, Side yard set-back, Right, Both side yards combined and Percentage of open area; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion to enlarge an existing 10 foot by 12 foot deck to 25 feet by 12 feet at the property addressed as 22 Lakeview Circle in the Village of Skaneateles.

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

Dennis Dundon, Clerk to the Planning Board

Alvin Poppen, Applicant

James Lanning, Village Trustee  
Francis Moran, Skaneateles  
John Granato, Marcellus  
Amy Lopez, Skaneateles  
Mike Lopez, Skaneateles

Absent: Toby Millman, Member  
Riccardo Galbato, Attorney for the Planning Board

Chairman Kenan opened the meeting at 7:30 pm announcing the application of Kurt Honis for the property at 22 Lakeview Circle. Mr. Poppen introduced himself as the owner and described, "Basically we want to enlarge the existing deck. The enlargement would correspond to the porch that is already there. It requires a Variance on the set-backs on the left and right side; I point out that it is less than the set-back on the existing house already. The porch is not as wide as the house. So that is basically the purpose is to make the deck more useful and look better." Chairman Kenan said, "So if I understand it correctly, the left yard is non-conforming but remains unchanged, the right yard the same thing, both side yards combined the same thing. The Variance is really the reduction of the open area." Mr. Poppen replied, "Exactly. It is covering more space." Chairman Kenan continued, "So our obligation is to review that and make a recommendation to the Zoning Board." Mr. Poppen said, "I did submit pictures." Chairman Kenan said, "They are in here. Does anyone have any questions with regard to this?"

Mr. Poppen said, "We have spoken to neighbors and that deck is not really within anyone else's sight line under normal circumstances and everybody is..." Chairman Kenan said, "So it is

existing a 10 by 12 deck and it is going to be enlarged to a 25 by 12 deck, a 15 foot extension. It looks to me like the plan says a 12 foot extension, am I reading that wrong?" The Chairman and Member Keady examined the plans that had been submitted.

Member Eberhardt asked, "You have spoken to both neighbors about it?" Mr. Poppen said, "Yes I have."

Chairman Kenan said, "The computer-generated site plan has some information that is at odds with the hand-drawn site plan that is attached. In other words, it shows a porch and suggests that there will be a patio built..." Mr. Poppen said, "Originally the porch or patio was closer to the side. When it was built, it was actually put behind the porch." Chairman Kenan said, "Before going to the Zoning Board, it probably would be good to at least clarify that this is not the existing condition with regard to that patio, but that this drawing does represent the existing condition and proposed expansion."

Member Eberhardt said, "It would be really nice to add the neighbors' names on, since you said you spoke to them." Mr. Poppen said, "One of the neighbors is seasonal and they have just left for Connecticut, so it would be hard to get them. The other one is a rental; I do see him occasionally."

Chairman Kenan asked, "Any other questions? Does anyone have a motion to propose?"

**Member Keady said, "I make a motion that we recommend approval of the Variances to the ZBA based on the hand-drawn drawings dated 8/14/12, for the Honis/Poppen application." Member Eberhardt seconded the motion.** Upon unanimous vote of the members present in favor of the motion, the Chair declared, "The motion is passed. The Zoning Board meeting is September 25<sup>th</sup>."

Mr. Poppen thanked the Board. This matter was concluded at 7:36 pm.