

Village of Skaneateles
Planning Board Meeting
September 6, 2012

In the matter of the application submitted by Amy Lopez 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 raise the ceiling height and dormer the existing rear addition for bedroom, bathroom and laundry at the property addressed as 54 West Genesee 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

John Granato, Donohoe Architects, representing the Applicant
Amy Lopez, Applicant
Mike Lopez, Applicant

James Lanning, Village Trustee
Francis Moran, Skaneateles

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

Chairman Kenan opened this portion of the meeting at 7:36 pm announcing the application of Amy Lopez for the property at 54 West Genesee Street. Mr. Granato introduced himself and presented, “We put together a set of drawings to propose taking one single space and subdividing it into two bathrooms. So we want to take currently what is now an existing bathroom, and create two bathrooms and a laundry room. In order for us to achieve this, the challenge that we are faced with is not so much square footage, it’s volume, because currently the addition that is on the back of the residence is 1 ½ stories tall. In order for us to achieve our increased volume that we need for the ceiling heights to make this space happen, I need to raise the roof to 2 stories high. And that’s what the drawings suggest. So that’s what we are seeking to do in the scope of the design work. The challenge comes into place when we have an existing, non-conforming structure at this time. If you have any questions, I’ll be happy to answer them.”

Chairman Kenan asked, “The nature of the Variance is a very slight change is open area and an existing, non-conforming use. Is that it?” Mr. Granato replied, “That’s right.” Chairman Kenan asked, “Are there any questions? It looks like it is going from the required 85% open area and

after this it will be 84.83%. I would call that slight. Other than that, the front yard and the left yard are under the requirement but that is the existing condition, and not changed.” Mr. Granato said, “There is also the set-back on the left side, that is the west side, is non-compliant currently. But we are not proposing changing the square footage nor encroaching any further into that set-back. One thing I might want to add is that we have this letter from both the neighbors from the east and west sides of the property...” Chairman Kenan noted, “Sue Jones and Judy Lindsay. We’ll make sure that’s in the file. Any other questions? Does anyone have a proposed motion?”

Member Eberhardt said, “I’ll move that we recommend that the ZBA approve the Variances requested in the application by Amy Lopez, based on drawings dated 8/21/12.” Member Keady seconded the motion.

Upon unanimous vote of the members present in favor of the motion, the Chair declared, “The motion is passed.”

This matter was concluded at 7:42 pm.