

Village of Skaneateles Planning Board Meeting September 6, 2012

In the matter of the application submitted by **Don Thompson** to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area; and Section 225-14C (5) (a/b) Accessory Buildings, distance to lot lines or structures to construct/place a 10 foot high 8 foot by 14 foot shed in rear yard at the property addressed as **93 East 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

Bob Eggleston, Architect, representing the Applicant

James Lanning, Village Trustee
Nancy Dezio, Skaneateles

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

Chairman Kenan opened this portion of the meeting at 8:12 pm announcing the application of Donald Thompson for the property at 93 East Lake Street.

Mr. Eggleston introduced himself and presented, “Don redeveloped this property several years ago. He tore down a 1950s ranch, and put up this cape-styled house that he felt was a little more Village-appropriate. There were several variances granted at that time; one of them was for the percentage of open space – where 90% is required, 86.9% was granted. What he would like to do is to put an 8 by 14 foot shed in the back yard, to have some of his extra garden equipment and things like that. A shed is allowed to be 3 feet off a side yard, which does not matter in this plan, but it has to be 15 feet off the rear yard, so I have shown the proposed required rear yard. He would like to nestle it in there is a row of pines back here, gardens, there’s a large thing in this corner that he’d rather not take out. He has a very nice landscaped yard back there. This is kind of an appropriate place to put it. He selected a shed that will pick up some of the character of the house and he’ll have it finished in the same colors as the house. What we are requesting is for a rear yard setback of 6 foot, rather than the 15 foot required. Also we will decrease the open area to 86.4%, about half of one percent. Those are the two Variances required for placing the shed in that location.”

Mr. Eggleston continued, "Knowing the significance of this Variance, he has talked with 8 of his neighbors and they have all signed off, saying they have no objection." Member Keady asked, "Because, if I'm reading these right, the 125 feet plus or minus to the northwest corner of the house over here, so there will be some visibility of it from the street?" Mr. Eggleston said, "Yes. If you look hard enough, you might see it. And that's Jim Moore's house right there that sets back." Chairman Kenan asked, "So the property before the shed meets all the set-backs, and everything but the density. Right?" Mr. Eggleston said, "Actually, the property received Variances, and the density was one of the Variances. I believe we met the 35 foot side yard set-back, I think we were fine on the rear yard. It was the density that we got a Variance for originally. So technically it is not a non-conforming density."

Mr. Eberhardt asked, "Can you show me where?" Mr. Eggleston said, "There's a row of trees in the Moore's property, and this is taken from up near the street, so it's going to be tucked back in behind that, way back there. This is from the other side, showing some of the other plantings, and it's actually going to be setting right there in that spot. In the shadows to the lower right. The stakes are visible." Chairman Kenan said, "So the issue is that change in the density and also the rear yard setback." Mr. Eberhardt asked to see the neighbor list. Mr. Eggleston said, "Behind them on Barrow – it's Lyons'. Barb Lyons has the house behind. This area is accessed by Kennedy's and Williams' are up here. It sets kind of back quite a ways."

Chairman Kenan asked, "Any other questions? Any proposed motions?" **Member Keady said, "I propose that we recommend approval to the ZBA of the Variances in the application by Don & Judith Thompson based on drawings dated the 24th of August 2012, for the addition of a shed in the backyard." Member Eberhardt seconded the motion.**

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

Messrs. Eggleston thanked the Board.

This matter was concluded at 8:18 pm.