

Village of Skaneateles  
Planning Board Meeting  
September 6, 2012

---

In the matter of the application submitted by Nancy Dezio for a Special Use Permit allowing the operation of a bed and breakfast homestay at the property addressed as 48 West Genesee Street in the Village of Skaneateles.

---

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

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

Nancy Dezio, Skaneateles

James Lanning, Village Trustee

Absent:        Toby Millman, Member

Chairman Kenan opened this portion of the meeting at 8:18 pm announcing the application of Nancy Dezio for the property at 48 West Genesee Street for a bed & breakfast.

Ms. Dezio explained, “I brought a picture of the house in case you don’t know which one it is. I bought the house in December from Martha Manilla and I would like to; I know that the town, according to Adam, sometimes allows a two bedroom bed & breakfast. The house is perfect for it. It is right on West Genesee Street it’s about 5 houses west of the Sherwood. I know from coming here and looking for a house, there were many weekends that I couldn’t find a place to stay. Everyone is always passing by the house and commenting on how beautiful it is and so inviting – and that they’d like to come up and sit on my porch. I have the room to do a B&B, I have extra bedrooms. I think it is the perfect house. It has the character, the town, and laid out perfectly for that. My house is actually on two parcels so there is a lot of land. The people who stay with me might enjoy the property. What I want to do is cater just to couples; I’m not looking for a big family thing – just couples looking for a quiet place to stay. And it’s right in town, so it is perfect walking distance to everything. So I’m here asking for permission to do that.”

Chairman Kenan asked, “How many bedrooms is the house?” Ms. Dezio said, “It has 4 actual bedrooms, and then a sitting room that doesn’t have a closet, so they can’t call it a bedroom. So

there are 4 bedrooms. I'm there with my husband, who is in Toronto during the week -- he's Canadian and works in Toronto. So for the most part, it's me in that house. My children are grown. So I'm looking to do something that would attract people on weekends, like a two-night stay.

Chairman Kenan asked, "So you are requesting that two of the rooms be bed & breakfast?" Ms. Dezio, "Right. Just two." Member Eberhardt asked, "You would live upstairs during...where are the bedrooms?" Ms. Dezio said, "The way my house is built, there is actually a room in the back with a back staircase that goes into the kitchen. There is actually a doorway that separates it from the rest of the upstairs hallway, where the rest of the bedrooms are. I could stay in that room when there were guests and find my way downstairs in the back and allow the guests to stay in two of the bedrooms that are remaining up there. Actually, there are three bedrooms remaining but I would only be using two. According to the house inspector that was originally servants' quarters. The Manillas had owned it since 1945. The house has an amazing history -- that's the thing that excites me -- I don't think that anyone really knows the history of this house. The house is actually older than anyone thought it was. When I bought it they said it was built in 1880; I have title work back to 1871 and I found some references to the house in a book which actually may put part of the house back to 1820. The man who owned it in 1871 was in the lumber and real estate business and I think he is the one who changed it. Inside the house there is woodwork, columns, it's absolutely beautiful." Member Eberhardt agreed saying, "Mrs. Manila has taken great care of the property."

Chairman Kenan said, "May I ask a few questions? Are there two on-site parking places for the owner and 1 ¼ spaces for each of the bed & breakfast rooms, which would mean 4 ½ spaces total?" Ms. Dezio said, "Right now I have a 2 ½ car garage attached. And I have a lot of space to put in the parking -- which I haven't done yet because I didn't want to get the cart before the horse. But I've got a lot of room to put in that parking." Chairman Kenan, "Will the bed & breakfast portion occupy less than 50% of the floor area of the house?" Ms. Dezio, "Oh, yes. Absolutely." Member Eberhardt said, "You know you can't put a sign out?" Ms. Dezio, "No, actually I didn't know that. What kind of a sign -- like the Sherwood has or the Lady of the Lake?" Attorney Galbato said, "If you want to put up a sign, that would be a different application with the Code Enforcement Officer's review." Chairman Kenan, "Because there are bed & breakfasts that do have a sign, that's a separate permit." Attorney Galbato, "What this Board is doing tonight is considering recommending the special use permit that you need for the use. This Board is the Planning Board and would give a recommendation to the Zoning Board of Appeals, who would entertain the Special Use Permit after a public hearing regarding the use of the property. For any kind of a sign, you would go to Adam and he would determine, if it doesn't comply with the code, if you could apply for a Variance from the ZBA. But there is no sign in front of this Board."

Chairman Kenan said, "I'll just read some of these other requirements to make sure we have covered the issues. What we do is to make a recommendation to the Zoning Board, who, if they choose, grant a Special Use Permit to allow the Bed & breakfast operation. Among the requirements:

- There shall not be any unreasonable detrimental effect by the establishment of such conditional use on any other building, structure or use, actual or permitted within the District
- Such conditional use and site development plan are in harmony with and will not impede the orderly development of the District
- The location, nature and height of buildings, structures, walls, fences and parking areas will not discourage the appropriate development and use of the adjacent lands
- The only meal to be provided to guests shall be breakfast and shall only be served to guests taking lodging in the home
- The architectural integrity and arrangement of the existing interior spaces must be maintained
- The number of guest rooms shall not be increased
- The exterior appearance of the structure shall not be altered from its single-family character
- Each bed & breakfast homestay operation shall be subject to an annual inspection by the Code Enforcement Officer.

Do you agree with all those conditions?” Ms. Dezio said, “Yes. That’s fine.” He continued, “You probably should prepare a site plan for discussion with the Zoning Board to show where the 4 ½ spaces would be located – to establish that it is not detrimental to adjoining uses and so on. This Board can choose to recommend without that if it chooses to.”

Chairman Kenan said, “Are there any other questions? Anybody care to make a motion?” **Member Keady said, “I move that we recommend to the ZBA to approve the application for Special Use Permit for Nancy Dezio for the use of a bed & breakfast homestay at her residence at 48 West Genesee Street for 2 bedrooms, breakfast only, same architecture, the remainder of the conditions discussed tonight and contemplating an annual visit by the CEO. Further that the Zoning Board review a site plan for the planned parking beyond the existing owners’ parking.” Member Sutherland seconded the motion.**

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

Ms. Dezio thanked the Board.

This matter was concluded at 8:31 pm.