

Village of Skaneateles
Zoning Board of Appeals Public Hearing
September 25, 2012

In the matter of the application submitted by Kurt Honis/Alvin Poppen 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.

Present: Lisa Banuski, Chairman
John Crompton, Member
Stephen Hartnett, Member
Larry Pardee, Member
Craig Phinney, Member

Riccardo Galbato, Attorney for the ZBA
Dennis Dundon, Clerk to the ZBA

Alvin & Carol Poppen, Applicants

James Lanning, Village Trustee
Don & Judy Thompson, 93 East Lake St., Skaneateles
Tom Hofer, 73 West Elizabeth St., Skaneateles
John Granato, Marcellus

Chairman Banuski opened the Public Hearing at 7:30 pm announcing the application of Kurt Honis/Alvin Poppen for 22 Lakeview Circle.

Chairman Banuski invited the Applicant to make a presentation. Mr. Poppen said, "It is simply the expansion of an existing deck to go across the back of a porch which the current deck is already attached to." Chairman Banuski said, "I knocked on your door this morning and walked around. I saw that there; it is pretty self-explanatory. The Planning Board made some notes about a patio, and I noticed it on my drawings as well. There is no patio there, and there are no plans for a patio, correct? So this is just an expansion of the deck?" Mr. Poppen said, "There is no patio and no plans." Chairman Banuski said, "And the other question I had – and I should know the answer to this – do you go through the Shadowlawn Association before you come before this Board? Has the Shadowlawn Association approved all of this?" Mr. Poppen replied, "As far as I know, Shadowlawn does not. We talked with our neighbors, but we have not formally approached the Association." Chairman Banuski said, "I thought there were certain covenants you had to abide by ahead of time. But it does not affect this Board." Mr. Poppen said, "I don't think so. We needed a Variance when we built the house and we didn't do it then."

Chairman Banuski continued, "I don't have any other questions. Thank you for the photographs you provided." Member Phinney said, "I have no questions."

Chairman Banuski opened the public comment portion of the hearing, asking, "Is there anyone who would like to speak in favor of this application?" There was no one present desiring to be recognized. Chairman Banuski asked, "Is there anyone who would like to speak in opposition?" Again, there was no one desiring recognition. Chairman Banuski said, "Then I move that we close the Public Hearing." Member Pardee seconded. Upon unanimous vote of the members present in favor of the motion, the Chairman declared "I'll take a motion."

Member Crompt said, "I'll make a motion that we accept 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 by 12 foot deck to 25 by 12 foot at the property addressed as 22 Lakeview Circle in the Village of Skaneateles. We note this is a Type 2 transaction under SEQR regulations. The Applicant will have one year to complete construction. Approval is based on drawings dated 8/14/12." Member Pardee seconded the motion.

Upon unanimous vote of the members present in favor of the motion, the Chairman declared "The motion is passed." The Chairman closed this proceeding at 7:34 pm.

In the interim period Chairman Banuski noted that the Western Gateway project hardscape is well along, but the landscaping was not included in the project because of budget concerns. She has been talking with a group of people about approaching the community to raise the money for people to buy trees. Trees are cheaper in the fall, and it is more cost-effective to do it all at once. She asked Trustee Lanning to report this potential initiative to the Board of Trustees, for some support. Trustee Lanning indicated he would.