

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

John Granato, Donohoe Design, representing the Applicant

James Lanning, Village Trustee
Don & Judy Thompson, 93 East Lake St., Skaneateles
Tom Hoefer, 73 West Elizabeth St., Skaneateles
Rich Krenzer, 1391 East Genesee St., Skaneateles
Michael Tutor, 21 Lake Vista, Skaneateles
Don Agate, 72 Onondaga St., Skaneateles
Doug Clark, 24 West Lake St., Skaneateles

Chairman Banuski opened the Public Hearing at 7:40 pm announcing the application of Amy Lopez for 54 West Genesee Street.

Mr. Granato introduced himself and said, "I would be happy to answer any questions you had." Chairman Banuski said, "I actually thought that the presentation to the Planning Board and the information submitted was pretty complete. I don't have any questions for this. There were photographs, the drawings were self-explanatory, it's such a minimal – it's not a minimal project, it's a big project to get done – but it's a minimal impact on the footprint of that property. I believe we also had the neighbors sign off, right?" Mr. Granato indicated that was correct. Member Phinney said, "Two in a row. I don't have any questions either."

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. Member Phinney read the following letter into the record, "From Mike and Amy Lopez. Dear neighbor, we are seeking Board approval to divide our upstairs bath into two baths – a master bath and a half bath. As you can see from the attached architect plan, we will not be expanding the footprint of the house. As our immediate neighbor, your agreement will facilitate the approval process. We would appreciate your endorsement of our design by signing and dating this letter. Thank you very much for your help. If you have any questions about the project, please talk with us. Sincerely, Mike and Amy Lopez. We approve of the plan shown on the attached. The western neighbor at 58 W Genesee St. is Sue Jones, the eastern neighbor is Judy Lindsey. Dated 8/6/12."

Chairman Banuski said, "There being no further questions or comments, I move that we close the Public Hearing." Member Cromp seconded. Upon unanimous vote of the members present in favor of the motion, the Chairman declared "I'll take a motion."

Member Pardee said, "I'll move that we accept the application submitted by Amy Lopez to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback 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. We note this is a Type 2 transaction under SEQR regulations. The Applicant will have one year to complete construction. Approval is based on 3 pages of drawings dated 8/21/12." Member Phinney 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 7:43 pm.