

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

In the matter of the application submitted by Adam Weitsman/Krebs Real Estate Holdings for Site Plan Review and to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, Right; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion to construct a handicap accessible ramp to the southeast side of the building and to delete the approved lift proposed for the front porch at the property addressed as 53 West Genesee Street in the Village of Skaneateles.

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

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

Rich Krenzer, architect, representing the Applicant

James Lanning, Village Trustee
Don & Judy Thompson, 93 East Lake St., Skaneateles
Tom Hoefler, 73 West Elizabeth St., Skaneateles
Michael Tutor, 21 Lake Vista, Skaneateles
Don Agate, 72 Onondaga St., Skaneateles
Doug Clark, 24 West Lake St., Skaneateles
Caroline Gregory, 6 Griffin St., Skaneateles
Debora Gist, 14 Griffin St., Skaneateles

Chairman Banuski opened the Public Hearing at 7:50 pm announcing the application of Adam Weitsman/Krebs Real Estate Holdings for 53 West Genesee Street.

Mr. Krenzer introduced himself and presented, "So the change in the application is a ramp on the east edge of the building, rather than the handicapped lift on the front of the building. It was just too difficult; we were a little too optimistic to get the lift to work on the front of the building. It also begins to preserve the windows. With the lift, we had shorter windows proposed before. Now we have longer windows – more in keeping with what was there originally. And we preserve the idea of the porch on the front. The ramp goes in the southeast corner of the property, down along the eastern side a wood ramp will be added and then a masonry ramp – kind of a scissor turn around toward the handicapped parking. So it puts the handicapped user closer to the parking; they don't have to use the sidewalk on the west, and we get rid of that lift

on the front and preserve the front of the building. Our east side set-back reduces from 22.8 or 27.1 existing to 14 feet proposed with the ramp.”

Chairman Banuski said, “I think it makes sense to do it there. The logistics of taking someone from the parking lot to the front of the building; in a four-season restaurant, that’s a long way to go. I appreciate that it preserves the integrity of the front porch.” Member Hartnett asked, “Again, what did you say the material was going to be?” Mr. Krenzer replied, “The long part of the ramp, here, is going to be wood. Then it’s going to be masonry when we get closer to the ground and the parking lot.” Chairman Banuski asked, “It’s not covered, correct?” Mr. Krenzer, “It’s not covered. There is a covered porch, there.”

Chairman Banuski said, “I don’t have any questions on this one either. I think that this is an improvement.” Member Hartnett said, “It certainly makes sense.” Member Crompt, “Absolutely.” Member Phinney, “I would agree.”

Chairman Banuski said, “But this is a public hearing, so I will open it up for public comment. 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 to this change?” 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 Pardee asked, “Do we need to extend the time period on your Variance by the way?” Mr. Krenzer said, “No it’s a minor amendment to the construction.” **Chairman Banuski said, “I’ll move that we approve the application to construct a handicapped accessible ramp to the southeast side of the building and to delete the previously-approved lift at the front porch at the property addressed as 53 West Genesee Street in the Village of Skaneateles. We note this is a Type 2 transaction under SEQR regulations. Approval is based on 2 pages of drawings dated 8/27/12. This will fall under the same deadline as the existing permit.”** 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 7:56 pm.