

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

Rich Krenzer, architect, representing the Applicant
Don & Judy Thompson, Applicants

James Lanning, Village Trustee
Tom Hofer, 73 West Elizabeth St., Skaneateles
Doug Clark, 24 West Lake St., Skaneateles
Caroline Gregory, 6 Griffin St., Skaneateles
Debora Gist, 14 Griffin St., Skaneateles
Nancy Dezio, 48 West Genesee St., Skaneateles

Chairman Banuski opened the Public Hearing at 8:00 pm announcing the application of Don Thompson for 93 East Lake Street.

Mr. Krenzer introduced himself and presented, "The Thompsons plan on locating a new shed behind their house within the required rear yard set-back. 15 feet is required and they are asking for a Variance for a 6 foot rear yard set-back. It just logically makes sense for the shed to be there, with the existing landscaping they have and the placement of the existing house. We have a few pictures here; really the impact will be quite minimal."

Chairman Banuski said, "In the notes, it said that you are going to match the exterior." Mr. Thompson confirmed, "Same colors." Chairman Banuski, "Do you have a drawing of the shed that's proposed?" Mr. Krenzer produced a brochure and said "it will be gray with white trim." Mr. Thompson said, "It's the one that says Cape Cod under it. It will be built by a Mennonite farmer from Route 34 south of Auburn."

Chairman Banuski indicated, "This comes down to a half of one percent change in coverage. I don't have any questions about this. I don't think drainage is affected out there. I will read a letter 'To the Village of Skaneateles ZBA. We the undersigned are aware that Donald Thompson is proposing to construct and place an 8 by 14 foot shed in the back yard of his property at 93 East Lake Road, with a height of 10 feet +/- . We are aware that this requires an area variance. We have reviewed the drawings of Robert Eggleston, architect, dated August 24, 2012 and have no objections to this application.' This is signed by the neighbors at 91 East Lake, 95 East Lake (the neighbors on either side), then across the street 90 East Lake, and 69 East Lake plus 1 and 2 Barrow Drive behind. Gregg, Lyons, Moore, Naro, Williams, Mazur, Kennedy."

Chairman Banuski said, "I will open this 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 Crompt seconded. Upon unanimous vote of the members present in favor of the motion, the Chairman declared "I'll take a motion."

Member Phinney said, "I move that we accept 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 and 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. We note this is a Type 2 transaction under SEQR regulations. Construction is to be completed within 1 year. Approval is based on 1 page of drawings dated 8/24/12." 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 8:08 pm.