Village of Skaneateles
Planning Board Meeting
October 4, 2012

In the matter of the application submitted by Nancy Dezio to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion to construct a 24 foot by 25 foot parking area in the rear at the property addressed as 48 West Genesee Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
Bill Eberhardt, Member
Douglas Sutherland, Member
Mark Roney, Member

Riccardo Galbato, Attorney for the Planning Board
Adam D'Amico, Code Enforcement Officer
Dennis Dundon, Clerk to the Planning Board

Bob Eggleston, Architect, representing the Applicant

James Lanning, Village Trustee
Patricia Blackler, Chair, Historical Landmarks Preservation Commission

Absent: Megan Keady, Member

Chairman Kenan opened this portion of the meeting at 8:20 pm announcing the application of Nancy Dezio for the property at 48 West Genesee Street. CEO D'Amico said, "My name is Adam D'Amico and I'm the Code Enforcement Officer. The issue that is before the Board now is kind of a change of pace from the usual, I guess. Ms. Dezio came before the Board last month; my understanding was, and I wasn't at the meeting, that you suggested some specific parking arrangements for her. She took a proposal to the Zoning Board last month and the Zoning Board was concerned with what I thought of the parking since I had not seen it yet. I have reviewed it since then, and I am comfortable with what she has now. I know there was some concern specifically with lot coverage issues, which she will need a Variance for, and the Chairman of the ZBA offered to leave it open and allowed Ms. Dezio to come back with a variance application so they could render a decision on that and also the Special Use Permit. So I guess she'd be looking for a recommendation from this Board tonight on the Variance. Also there was a question brought up about the area of the parking – if it would be adequate for the requirements for a bed&breakfast homestay and if there would be adequate area for vehicles to turn in and out of the parking stalls. After reviewing it today and referring back to the code on

dimensions for parking stalls and access ways, I am comfortable with what she has, as proposed. I think that provides adequate space."

Mr. Dundon showed the Board the applicant's site plan saying, "This you did not see before it didn't exist when you considered this matter." CEO D'Amico said, "This, my understanding, was created on your recommendation and brought to the Zoning Board." Mr. Dundon explained, "What Nancy has is this, and based on your recommendation that she come to the ZBA with a site plan, she actually had Bob Card consider an addition for space for parking." CEO D'Amico said, "Now the reason why this is out of order is that Ms. Dezio did not apply for a building permit prior, for me to deny, for there to be the normal process. However the Zoning Board – their desire is kind of to have it done all at once."

Member Sutherland said, "The way it works is that this driveway is the shared driveway between the two. So you would come in this way and this is to be paved?" Ms. Dezio said initially it is to be crusher run gravel until it settles and then it will eventually be paved. This is a 2 ½ car garage and the door is in the front." Chairman Kenan asked, "So where's the limit? Is this all pavement here?" Ms. Dezio, "Yes, actually. This is all paved. Actually coming up here and into here. This is my neighbor's property which is also all paved. They have one, two, three cars and a one car garage." Member Sutherland, "Where does the paving stop?" Ms. Dezio, "Actually it is right here." Member Sutherland, "So what you're looking at is this." Ms. Dezio, "Exactly. That's what we are adding, what's in red." Chairman Kenan asked, "Is there pavement here or does it come to the building?" Ms. Dezio, "This is not pavement but interlocking paving stones here. These are my stairs, so the interlocking paving stones go right to here and then the rest is pavement." Member Eberhardt said, "So it's all solid surface." Ms. Dezio confirmed, "It's all solid surface." Chairman Kenan, "So you are adding pavement here and the purpose is to accommodate…" CEO D'Amico, "Because it's a bed and breakfast each room requires 1 ¼ parking spaces, so 2 ½ total. And without getting into the rounding up or down, she has proposed a 3 car parking area. But then her contractor proposed 8 feet width that gives her 3 slots, but looking at the code stipulates that parking slots be 9 feet wide. So 2 ½ at 9 feet wide you get 22.5 and she has 24. So she is within the requirement. As far as the turning radius, the ZBA was concerned with whether people would be able to back out and remain on pavement the whole time. I feel they will, because looking to the code there's several dimensions dealing with access ways into parking areas. Taking the largest one which was 16 feet, you would be very minimal onto the right of way for pulling out." Chairman Kenan said, "So from here to here you would have 46 to 47 feet, which is enough. It might take a little jockeying but it's enough." CEO D'Amico said, "We are kind of doing this out of order because the building permit has not been applied for, my understanding is that Ms. Dezio will present this to the ZBA and if it satisfies them, their Special Use Permit would have the condition that a building permit be applied for."

Chairman kenan, "The request to the Planning Board is what?" CEO D'Amico, "A recommendation on the area Variance because for lot coverage on this lot…" Mr. Dundon said, "Bruce, what happened was the Planning Board was considering only the Special Use Permit. That's what went to the Zoning Board. The ZBA looked at that and also looked at this Site Plan that Ms. Dezio had brought to the meeting and said 'if we are going to do that development on lot tax map #18, because it is separate from the huge parcel behind, then there may be an issue

on coverage. They wanted Adam to look at whether or not there would be a coverage issue." Chairman Kenan asked, "So what is the coverage with this additional pavement?" Mr. Dundon said, "My calculation on that was that the proposed open space would be 73% where 85% is required in A2." Chairman Kenan, " What is it before you pave this?" Mr. Dundon, "79.2% roughly." Chairman Kenan said, "So it is already non-conforming; we would be making it more non-conforming." Mr. Dundon said, "So the Variance would be percentage of open space and extension or expansion of a non-conforming structure." Chairman Kenan asked, "Do we need a Site Plan approval? Is that what this constitutes? Is one required?" CEO D'Amico said, "I don't believe so. This would just be a recommendation on the Variance."

Member Eberhardt asked, "Nancy, do your neighbors know you are planning this change?" Ms. Dezio, "Yes, in the file I went to 5 of my neighbors – all the ones closest."

Chairman Kenan said, "So if we were to consider a motion to, upon viewing this survey with the parking area delineated on it, to make a recommendation to the Zoning Board that they – in addition to the Special Use Permit that has already recommended that they grant a lot coverage variance – that would be what our recommendation would be. Anyone care to make a motion?"

Member Sutherland said, "I will make that motion. I move that having reviewed the survey with the proposed parking area delineated on it, that we, in addition to our recommendation for approval of the Special Use Permit, recommend that the Zoning Board of Appeals grant a variance for additional lot coverage for the necessary parking that will be required if the ZBA approves the Applicant's Special Use Permit application." Chairman Kenan seconded the motion.

Upon the unanimous approval of the members present, Chairman Kenan declared, "That motion is passed."

Member Sutherland moved to adjourn the meeting. Member Roney seconded and the meeting was adjourned by acclamation at 8:30 pm.