

Village of Skaneateles
Zoning Board of Appeals Public Hearing
August 28, 2012

In the matter of the application submitted by John and Carol Young 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 construct a 5 foot by 6 foot porch at rear of house, a 632 square foot bluestone patio and walkway from the proposed porch to existing driveway, and to construct a short limestone wall on the south, west and north sides of the proposed patio at the property addressed as 46 West Lake Street in the Village of Skaneateles.

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

Dennis Dundon, Clerk to the ZBA

John & Carol Young, Applicants

James Lanning, Village Trustee
Joseph Strodel, 73 East Lake St., Skaneateles
Mark Ramsgard, 22 West Elizabeth St., Skaneateles

Absent: Riccardo Galbato, Attorney for the ZBA

Chairman Banuski opened the Public Hearing at 7:30 pm announcing the application of John & Carol Young for 46 West Lake Street.

Mr. Young introduced himself and his wife and said, "I thought we'd just be available to answer any questions that you may have. I think two of you have come by to look at the site."

Chairman Banuski said, "We all probably have been by, even just in passing or whatever. We all generally visit the properties." Mr. Young continued, "It's a very straight-forward stone patio – 20 by 25 – connected to the house by a porch to-be-built that's 5 foot by 6 foot. The whole structure will, at closest, be 10 feet from the south property line. That's the only setback Variance that we need to do this project. We have spoken to both of the neighbors. The Baldettis, at 50, are out of town and put their house on the market last week. The Marshalls, on the other side, have given us a signature to submit to you."

Chairman Banuski asked, "Is this the neighbor most closely affected? I'm confused with my numbers." Mr. Young replied, "It turns out the Baldettis are on the south side." Mrs. Young

said, "She has told me that there is no problem. They like the idea. They have one, themselves." Chairman Banuski asked if any objections have come to the Village. Mr. Dundon indicated there were none. She continued, "In the Planning Board minutes, I thought they asked some good questions, and had a good discussion with you." Member Phinney asked, "Is the 5 by 6 going to be big enough for what you want to use it for?" Mr. Young replied, "Yes. It's just to access the bathroom. It's strictly a pathway – taking out a window and replacing it with a door." Mrs. Young said, "This will feed out directly from the kitchen. We have a preservation architect in Syracuse that we have used before interior-wise. They did the plans for the porch, which duplicates a kitchen porch that's a small porch toward the front of the house, so it should look as if it was always there."

Chairman Banuski asked, "With the new coverage, all the water just runs down the driveway? The additional pavement, whatever there is." Mr. Young said, "What water there is." Mrs. Young said, "Fred Squires has taken care of the property for a long time and he's the one who is doing the patio. He also did some drainage work for us, way out in the back of the property, and that seems to have helped take it away from the barn."

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. She asked Member Phinney to read the submitted letter into the record, "RE: the application for set-back Variance submitted by John & Carol Young for the property at 46 West Lake Street. We have reviewed the application for Variance submitted by the Youngs and we have no objection to the Variance requested.' This is from Todd Marshall and Jill Marshall at 44 West Lake Street. At the bottom they have noted 'We look forward to seeing the finished project and are sure it will be lovely, enhancing John & Carol's house. We have no objections!'"

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 Pardee said, "I move we approve the application submitted by John and Carol Young 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 construct a 5 foot by 6 foot porch at rear of house, a 632 square foot bluestone patio and walkway from the proposed porch to existing driveway, and to construct a short limestone wall on the south, west and north sides of the proposed patio at the property addressed as 46 West Lake 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 drawings dated 4/30/2012." Member Cromp seconded the motion.

Upon unanimous vote of the members present in favor of the motion, the Chairman declared "The motion is passed."

The Youngs thanked the Board, Mrs. Young observing, "I have mixed feelings about this, because if you had turned us down we'd be a lot richer." The Chairman closed this proceeding at 7:35 pm.