

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

Discussion requested by Joseph Strodel, Jr. regarding the expired Variance at the property addressed as 73 East Lake Street in the Village of Skaneateles.

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

Dennis Dundon, Clerk to the ZBA

Joseph Strodel, 73 East Lake St., Applicant

James Lanning, Village Trustee
Mark Ramsgard, 22 West Elizabeth St., Skaneateles

Absent: Riccardo Galbato, Attorney for the ZBA

Chairman Banuski opened the Discussion at 7:36 pm noting that this is not a Public Hearing, though it is a meeting open to the public.

Chairman Banuski continued, "I wanted to address a couple of things. Joe Strodel is here tonight, as is Mr. Ramsgard, to request extensions for projects whose time limit has lapsed. In both of these cases, the time limit lapsed quite a while ago. And in both cases, I believe, neither have any changes to what was approved previously. We are one of the very few municipal Boards that puts time limits on Variances. Usually when a Variance is granted, it stays with the property until something else happens. Probably ten years ago, we decided to put time limits on our approvals, just because things change in five years or ten years. I know, since I have a property next door to me that has permission for a Variance to put a massive addition on. That Variance has no expiration date. So some subsequent owner could actually put this addition on the house next to mine and I would not be too happy about it. So that was the thinking behind putting deadlines on --so that we would have a chance to review them again if they lapsed. It seems punitive to expect you to come back and go through the entire process again, pay the fees, doing the month to go to the Planning Board, another month to come to the Zoning board. So in discussions with Adam D'Amico as these two items came up, I agreed that we would hear these tonight to decide if we want to handle them as extensions. As Board members, I would really appreciate your input on the whole process of what we are doing here. Are the deadlines a good idea, are we satisfied with how we handled extensions. We will hear these individually tonight, but then afterwards we might talk about what would be some criteria -- what's an extension. Is it

when you come back when it is lapsed for 6 months? For a year? Let's talk about and think about it. Rick isn't here so we really can't make a decision on it tonight, because I really want his input on that."

She continued, "That being said, Joe Strodel is here to request an extension for a set of stairs and a porch." Mr. Strodel said, "Not really a porch, it's a landing. We finally got somebody to do it. It took us years to find someone because it is a very small job."

Chairman Banuski asked, "Have you all read through the minutes?" Hearing assent, she continued, "I'm going to move that we grant this extension with the caveat that the work be done within a year, after which this has truly expired. This was something that was approved in 2007. It actually sounds like it is a codes issue anyway; it's something from a safety standpoint that you'd want to do anyway." Member Hartnett seconded the motion.

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

Mr. Strodel thanked the Board. The Chairman closed this proceeding at 7:41 pm.