

Village of Skaneateles  
Zoning Board of Appeals Public Hearing  
November 27, 2012

---

In the matter of the application submitted by **John Shehadi** to vary the strict application of Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion to construct a 5 foot by 12 foot addition with crawl space foundation within the existing footprint at the property addressed as **11 Day Lane** in the Village of Skaneateles.

---

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

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

Mark Waite, McClurg Group, on behalf of the Applicant

Bob Eggleston, Skaneateles  
Frank Moran, Skaneateles  
Herbert Alexander, 19 West Austin St., Skaneateles  
Michelle Alexander, 19 West Austin St., Skaneateles  
Bob Chapman, 60 Fennell St., Skaneateles

Absent: Craig Phinney, Member

Chairman Banuski opened the Public Hearing at 7:37 pm announcing the application of John Shehadi for 11 Day Lane.

Mr. Waite introduced himself and said, "We have finished the actual plans for the project since our last discussion. This is the actual bump-out addition right here. It is 5 by 12 here going out into the existing deck that is currently there. We are going to reattach the deck itself after it is done, so it stays within the same coverage, everything existing." Chairman Banuski said, "I guess I don't understand how you are going to attach the deck again." Mr. Waite, "With a ledger right to the actual new structure. Right now the deck apparently runs straight across here. There's a deck that comes from here to; let me show you the survey." Chairman Banuski, "The far reaches, the far corners of the deck will not exceed where they are standing now. Correct?" Mr. Waite, "Correct." Chairman Banuski, "So they are going to have a substantially smaller deck." Mr. Waite, "By 5 by 12. This shows the actual perimeters of the deck and this is where the addition actually comes out. So the limits of the existing deck do not change whatsoever."

Chairman Banuski said, "So this is not a two-story addition. Just one, but you are replacing this whole part here." Mr. Waite, "That's correct. This is the window that shows being relocated

down and then we actually bring the new roof line up onto..." Chairman Banuski, "Up to here." Mr. Waite, "Exactly. So we can meet the existing roof pitch." Chairman Banuski said, "Anybody have any questions?" Member Crompt said, "Looks pretty straight-forward to me." Chairman Banuski said, "A lot of work going on in that neighborhood isn't there." Mr. Waite, "There sure is. The biggest thing now is the place for parking; you've got to get there early." Chairman Banuski, "Any questions?" Member Crompt, "I don't have any questions."

Chairman Banuski opened the public comment portion of the hearing, saying, "Is there anyone here who would like to speak in favor of this application?" Hearing no one, she asked, "Is there anyone who would like to speak in opposition or have any questions?" Again, hearing no one she said, "Then I will move that we close the Public Hearing." Member Crompt seconded. Upon the unanimous vote of the members present in favor, Chairman Banuski declared the Public Hearing closed. She said, "I'll take a motion."

**Member Pardee said, "I move that we approve the application submitted by John Shehadi to vary the strict application of Section 225-69D Non-conforming Buildings, Structures or Uses, Extension or Expansion to construct a 5 foot by 12 foot addition with crawl space foundation within the existing footprint at the property addressed as 11 Day Lane in the Village of Skaneateles. The approval is based on 4 pages of drawings dated 11/26/12. This is a Type 2 transaction under SEQRA. The applicant will have one year to complete the project." Member Crompt seconded the motion.**

Upon the unanimous vote of the members present in favor of the application, Chairman Banuski declared that the motion had passed. Mr. Waite thanked the Board.

This matter was concluded at 7:44 pm.