

Village of Skaneateles
Zoning Board of Appeals Public Hearing
October 23, 2012

Informal discussion regarding the request by **Mark Waite** for a determination as to whether a variance is necessary for a structure expansion at the property addressed as **11 Day Lane** in the Village of Skaneateles.

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

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

Mark Waite, 11 Day Lane, Skaneateles

Bob Eggleston, Skaneateles
Frank Moran, Skaneateles
Herbert Alexander, 19 West Austin St., Skaneateles
Bob Chapman, 60 Fennell St., Skaneateles
Patti Chapman, 60 Fennell St., Skaneateles
Nancy Dezio, 48 West Genesee St., Skaneateles

Chairman Banuski, prior to opening the Public Hearings scheduled on the agenda took up the question from Mark Waite regarding the property at 11 Day Lane saying, “This is a non-conforming building on a non-conforming lot. There is an existing deck and the homeowner would like to build an addition out over part of the deck. It does not increase the footprint and he wondered if it needed a Variance. My first thought was, because it increases the volume of a non-conforming building – an addition is a little different than just a deck. But I said I would bring it up, because if we can save someone a hassle or some money, I thought I would get all of your thoughts on this.”

Member Phinney asked, “We can’t take view into account, right?” Chairman Banuski, “No. I guess what I’m thinking is where do you draw the line – and if this is a 1 story addition, what if it’s a 2 story addition, does that make a difference? And we don’t see here where the neighbor is.” Member Hartnett, “Was there a variance for the deck when he did it? Chairman Banuski, “Good question. I don’t know the answer to that.” Member Hartnett, “If so, that variance may account for any addition that he wants to do in the same square footage.” Chairman Banuski, “Maybe when we’re done here tonight we can take a look at the files and make a decision then.”

[The Board paused to begin the scheduled hearing]

Chairman Banuski said, "We'll take care of that now so you don't have to wait through another public hearing. You represent the McClurg Group?" Mr. Waite, "I do for 11 Day Lane."

Chairman Banuski said, "We have talked about it and we think it needs a Variance; the neighbors need to be able to weigh in at a Public Hearing. So that process should start, can it still get in for the Planning Board meeting so we can hear it at our November 27th meeting?" Mr. Dundon indicated that it could, though the cutoff for the application was at close of business the following day.

Attorney Galbato indicated that the Code Enforcement Officer makes any and all variance determinations, once he reviews the application. Mr. Waite, "I'm actually asking about the blueprints for the actual structure." Mr. D'Amico said, "If I get the building permit application, I will deny it and get it forwarded. The supporting documentation would have to be in by the November meetings."