

Village of Skaneateles Planning Board Meeting November 1, 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: Bruce Kenan, Chairman
Bill Eberhardt, Member
Megan Keady, Member
Douglas Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
Dennis Dundon, Clerk to the Planning Board

Mark Waite, McClurg Group, representing the Applicant

Patricia Blackler, Chair, Historical Landmarks Preservation Commission
Walter Blackler, Skaneateles
Robert Eggleston, Skaneateles

Absent: Mark Roney, Member

Chairman Kenan opened the meeting at 7:40 pm announcing the application of John Shehadi for the property at 11 Day Lane. Mr. Waite introduced himself and said, "What we are proposing is a 5 by 12 addition to the existing structure itself. With that we do not propose any change in the lot coverage whatsoever. We really want to take a small section of the rear deck and pull the addition from the rear of the house. I did bring pictures with me so I could show you exactly the area that we are proposing. There are not changes whatsoever to lot coverage at all."

Chairman Kenan asked, "So this lot is apparently a non-conforming lot at the present time, and those non-conforming characteristics are what?" Mr. Waite, "They are listed there on that one form that we filled out. Those are close but not exact." Chairman Kenan, "Looks like both side yards and rear yard." Mr. Waite said, "Yes, I believe there was only one conforming setback which was the front yard." Mr. Dundon noted that CEO D'Amico denied the application based on Section 225-69D – non-conforming structure extension or expansion. Chairman Kenan, "It is an expansion of a non-conforming structure, and the non-conformance doesn't change." Mr. Waite, "That's correct."

Chairman Kenan, "Can you describe, on this plan, what is proposed to take place?" Mr. Waite, "This is kind of a picture of the area itself and what we want to do is to come down 12 feet and pull that out 5 feet, taking the space out of the deck area there and just returning back to the

structure itself.” Chairman Kenan, “Is that what’s drawn there? Is it to scale?” Mr. Waite, “5 by 12, literally 60 SF. “ Chairman Kenan, “So you are going to build a building addition in place of where there is now a deck, so lot coverage doesn’t change.” Mr. Waite, “That’s exactly right.”

Mr. Eberhardt asked, “What’s that achieving?” Mr. Waite said, “It is achieving more room in the adjacent space. The existing space behind it is like a recreational room; they have a TV and a small little bar area, and that’s what we are trying to increase – the entertainment area if you will.”

Chairman Kenan asked, “Any additional questions? Does anyone have a motion to suggest?” **Member Keady said, “I would like to make a motion that we recommend to the ZBA that they approve the Variance for a 5 by 12 foot addition to the house on Day Lane, based on drawings dated October 3rd.” Member Eberhardt seconded the motion.**

Upon the unanimous approval of the members present, Chairman Kenan declared, “That motion is approved.” Mr. Waite thanked the Board.

This portion of the meeting concluded at 7:42 pm.