

Village of Skaneateles  
Zoning Board of Appeals Public Hearing  
January 22, 2013

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In the matter of the a application submitted by **Guy A. Donohoe** (on behalf of John & Geri York) to vary the strict application of Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion to expand, remodel and update the home, including removal of 403 SF of covered patio and rebuilding 291 SF of covered patio at the property addressed as **8A Gayle Road** in the Village of Skaneateles.

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

                  Riccardo Galbato, Attorney for the ZBA  
                  Dennis Dundon, Clerk to the ZBA  
                  James Lanning, Village Trustee

                  Guy Donahoe, Architect, on behalf of the owners

Absent:        John Crompt, Member

Chairman Banuski opened the Public Hearing at 7:30 pm announcing the application of Guy Donahoe for 8A Gayle Road.

Mr. Donahoe introduced himself and presented, “The Yorks had purchased and closed on the property back in November. We had gotten a building permit to renovate the building in place – where it was. It has very low ceilings in the building. When we started to do the demolition in the building, the floors were out of level as much as 4 inches. The ceilings were already a challenge at some different heights – at 6-10, 7-2. To level the floor out only made that situation worse. The Yorks were content, in the beginning, to work around that. The builder that we selected after we had done some planning was David Lee. He had recently been involved in a project down East Lake Road where it was a similar situation. He did, in fact, raise the house. The structure as far as the second floor system, as far as the roof system, the exterior walls – other than the fact that we would be raising it and affecting the first floor walls – are in fine shape; they are square, they are plumb, they are level.”

Mr. Donahoe continued, “So what we would propose to do is to raise the building 2 feet. The other changes that we are making to the building – there is currently a covered patio on the west or lake side of the building. It is a large structure. The site plan shows that we are actually taking that structure down; it is not a very attractive structure. We are going to rebuild a portion of it into a screened porch. The proposal to do that actually moves the set-back from the lake

into a compliant situation. The other couple of changes that we would like to bring to the property in our expansion – there is a covered porch that provides entry into the building. We are going to fill in some of that area, reorienting the front door; again within the footprint of the building. And there is a bonus room that is over the top of the garage, which also has a very low ceiling – it is 6-4 or 6-6. In our proposal, we had added dormers onto that structure. We are not raising the roof of the garage, but we are going to put dormers in, in order to raise the ceiling height and make a larger usable area. We are before the Board because our raising the roof 2 feet causes an expansion.” The Board noted that all the relevant detail was contained in the plans and narrative.

Chairman Banuski said, “I actually don’t have any questions about this particular project. We have looked at this and the sister property a number of times. It is an evolving property, those two, and what’s been going on so we are all familiar with the location and what it is. Raising the height is not going to interfere with anyone’s views.” Mr. Donahoe said, “That’s what I was searching for. Yes we are raising it 2 feet, but it still falls far below the allowable height, and it is not in the view of other nearby properties.” Chairman Banuski said, “And obviously drainage isn’t an issue; none of our hot-button issues. Anyone have any questions?”

Hearing none, Chairman Banuski opened the meeting for public comment asking, “Is there anyone here who would like to speak in favor of the application?” Hearing no one, she asked, “Is there anyone here who would like to speak in opposition?” Hearing no one, the Board determined that there had been no written comments submitted by neighbors. Chairman Banuski said, “Then I will move that we close the Public Hearing.” Member Pardee seconded the motion. Upon the unanimous vote of the members present in favor, the Chairman declared the Public Hearing closed.

**Member Phinney said, “I move that we approve the application submitted by Guy A. Donahoe to vary the strict application of Section 225-69D, Non-conforming Buildings, Structures, and Uses, Extension or Expansion to expand, remodel and update the home, including removal of 403 SF of covered patio and rebuilding 291 SF of covered patio at the property addressed as 8A Gayle Road in the Village of Skaneateles. We note that this is a Type 2 transaction under SEQRA. This approval is based on plans dated 12/21/12. The applicant will have two years to complete construction.” Member Pardee seconded the motion.**

Upon the unanimous vote of the members present in favor of the motion, Chairman Banuski declared the motion passed. Mr. Donahoe thanked the Board. The meeting was adjourned by acclamation at 7:40 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards