

Village of Skaneateles
Zoning Board of Appeals Public Hearing
April 23, 2013

In the matter of the application submitted by **Dave & Jill Miller** to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area, and Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion to remove an aluminum & glass sunroom and deck, replacing it with a permanent sunroom over block foundation, and to reinstall portions of the original sunroom on the lower deck at the property addressed as **3 Sachem Drive** in the Village of Skaneateles.

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

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

 Dave Miller, applicant

 Robert Eggleston, Skaneateles
 Martin Hubbard, 52 Jordan St.
 Deborah Hubbard, 52 Jordan St.

Absent: Lisa Banuski, Chairman

Chairman Phinney opened the Public Hearing at 7:30 pm announcing the application of Dave & Jill Miller for 3 Sachem Drive. Mr. Dundon said, “Mr. Chairman, for the record, in the packet which the Board members received, there was an error in the rear yard dimensions which Mr. Miller has corrected with CEO D’Amico. It is now correct on the official file copy of the application in the record. The rear yard is currently 82 feet, and is proposed to be 81 feet. The required setback is 35 feet, so it does not affect the variances.”

Mr. Miller introduced himself and said, “I think the write-up speaks for itself. We put in a deck and sunroom about 20 years ago. The deck is 10 foot wide and the sunroom, a purchased sunroom, has a truss that’s 8 foot wide, so I built that part of the deck 8 foot wide. Now that I’m taking the purchased product down, I’d like to put in a stick-built sunroom and make it the same width as the deck; so it would be flush. That is 0.2% reduction in open space. I don’t think anyone builds a house with rooms 8 foot wide; I measured my house and the narrowest room in my house is 10 foot 4. It is really a repair; the glass seal has failed and the windows are cloudy. It doesn’t look visually attractive so I have to renovate it.”

Chairman Phinney asked, "Any questions or comments from the Board?" Member Crompton noted that the Planning Board had no objections and had recommended approval. Chairman Phinney opened the public comment portion of the Hearing asking, "Would anyone like to speak in favor of the proposal?" Hearing on one he asked, "Anyone against?" Again hearing no one, he said, "I move to close the Public Hearing." The motion was seconded by Member Crompton. Upon the unanimous vote of the members present in favor, the Chairman declared the Public Hearing closed.

Member Crompton said, "I move that we accept and approve the application submitted by Dave and Jill Miller to vary the strict application of Section 225-A5 Density Control Schedule for percentage of open area and Section 225-69D, Non-conforming Buildings, Structures, and Uses, Extension or Expansion to remove an aluminum & glass sunroom and deck, replacing it with a permanent sunroom over block foundation, and to reinstall portions of the original sunroom on the lower deck of the property addressed as 3 Sachem Drive in the Village of Skaneateles. We note that this is a Type 2 transaction under SEQRA. This approval is based on several pages of plans dated 4/23/2013. The applicant will have one year to complete construction." Member Pardee seconded the motion.

Upon the unanimous vote of the members present in favor of the motion, Chairman Phinney declared the motion passed. Mr. Miller thanked the Board. This portion of the meeting was concluded at 7:35 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards