

Village of Skaneateles
Planning Board Public Hearing
June 6, 2013

Variance recommendation in the matter of the application of Marty Hubbard to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area, Side yard set-back left, Side yard set-back right, Both side yards combined, Rear yard set-back and Percentage of structure width/lot width; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to construct a new front porch and a roof over entry stoop at the property addressed as 52 Jordan Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 William Eberhardt, Member
 Mark Roney, Member
 Carol Stokes-Cawley, Member
 Douglas Sutherland, Member

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

Robert Eggleston, Architect, on behalf of the Applicant

Robert Greene, Skaneateles
Mary Sennett, Village Trustee

Chairman Kenan opened this portion of the meeting at 8:35 pm announcing the application of Marty Hubbard for 52 Jordan Street. Mr. Eggleston introduced himself and presented, "As what I am told is the last phase of his renovation and improvements to the property, we had recently approved the carport and some work on the side of the house. We had also put the cupola up on top, which is completed. As we are getting ready to actually build the carport, he was looking at the front door. It just has a rather unsightly stoop on the front. So we have designed a more traditional Italianate porch that will be 4 foot by 7 foot. Right now it is a 4x5 stoop. This will slightly decrease the open area from 55.8% to 55.6%. So it is two-tenths of one percent. The construction itself does not create any non-conformities. It is just that we have the existing non-conformity of the left yard, right yard, both yards, rear yard, maximum width as a percent of lot width for this structure. So it is really the two-tenths of one percent of the open space and expansion of a non-conforming structure. Are there any questions relative to this application?"

Chairman Kenan said, "It has been one of my favorite houses in the Village for a long time; any questions or comments or motions?" **Member Roney said, "I will move that we recommend to the Zoning Board of Appeals the approval of this variance application." Member Stokes-Cawley seconded the motion.**

Upon the unanimous vote of the members present in favor of the motion, Chairman Kenan declared the motion approved. Mr. Eggleston thanked the Board. This matter was concluded at 8:45 pm.

Respectfully submitted,

Dennis Dundon, Clerk to the Boards