

Village of Skaneateles
Planning Board Meeting
November 2, 2023
Skaneateles Village Hall

Area Variance recommendation in the matter of the application of Wayne & Maureen Sadlowski to vary the strict application of Section 225-A5 Density Control Schedule for Front yard setback; Side yard setback, right; Both side yards combined; Minimum open area; Percentage of structure width/lot width; and Minimum lot area; and Section 225-69(D) Non-conforming Buildings, Structures and Uses, Extension or Expansion; to rebuild and expand the front porch and replace the rear deck with a screen porch at the property addressed as 56 Onondaga Street in the Village of Skaneateles.

Present: Stephen Hartnett, Chairman
Connie Brace, Member
Albert Giannino, Member
Melissa Komanecky, Member
Jeff Liccione, Member

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Code Enforcement Officer
Ian Carroll, Municipal Planning and Development Coordinator
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Andy Ramsgard, Architect, on behalf of the applicants

Tyde Richards, Village Trustee
Bill Murphy, 3 Fennell St
Kristin Bealer, 26 W Genesee St
Terry & Cara Moran, 57 Jordan St
Dave Hempson, 1769 Shady Pond La
Jacqueline Jones, 1934 Masters Rd
Ellie Krause, 317 S Clinton St, Syracuse
Adrienne Drumm, 61 E Genesee St
Nicole Vintimilla, 61 E Genesee St
Doug Smith, 3766 Highland Rd
Joseph Cavender, 450 S Salina St
Bob Eggleston, 1391 E Genesee St

At 7:45 pm, Chairman Hartnett called for the Sadlowski matter at 56 Onondaga Street.

Attorney Galbato recapped the application as requiring variances, so the Board is to consider making an advisory opinion to the ZBA. Ms. O'Sullivan said that inclusion of the driveway turnaround results in open area of 74.31%.

Mr. Ramsgard noted that this property had previously received variances for the preexisting conditions several years ago. The only new required variance is for open area. The applicants wish to take down the existing deck and replace it with a smaller screen porch. They also wish to expand the front porch so it can be a place to sit. As a mitigating factor they are also proposing to remove 400 SF of unnecessary driveway space. The turnaround did not count since it is necessary to be able to exit the garage and enter the street safely. The removal of driveway will more than offset the porch space and will still be less than the existing condition. This is a one story ranch house and there will be no change in setbacks. Member Brace noted that they appear to be removing an extra curb cut for the adjacent driveway? Mr. Ramsgard said Yes.

Member Brace, "I move that the Board recommends ZBA approval of the required variances pursuant to drawings dated 09.07.2023." Member Liccion seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.

This matter was concluded at 7:51 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards