

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

Site Plan Review (demolition) and Area Variance recommendation in the matter of the application of Cara & Terry Moran 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; and Section 225-69(D) Non-conforming Buildings, Structures and Uses, Extension or Expansion; to demolish existing 2-car detached garage and to construct an attached 2 story garage with bedroom suite above and to construct a 444 SF paver patio at the property addressed as 57 Jordan Street in the Village of Skaneateles.

Present: Stephen Hartnett, Chairman
Connie Brace, Member
Albert Giannino, Member
Melissa Komaneky, 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

Adrienne Drumm, Architect, on behalf of the applicant
Terry & Cara Moran, applicants

Tyde Richards, Village Trustee
Dave Hempson, 1769 Shady Pond La
Jacqueline Jones, 1934 Masters Rd
Ellie Krause, 317 S Clinton St, Syracuse
Andy Ramsgard, 61 E Genesee st
Nicole Vintimilla, 61 E Genesee St
Doug Smith, 3766 Highland Rd
Joseph Cavender, 450 S Salina St
Bill Murphy, 3 Fennell St

At 8:10 pm, Chairman Hartnett called for the Moran matter at 57 Jordan Street.

Attorney Galbato recapped the application for demolition of a detached garage and construction of an attached garage with bedroom suite above as requiring site plan review and area variances, so the Board is to consider SEQR, site plan review and an advisory opinion on the variances.

Ms. Drumm stated that the applicants would like to reallocate square footage from the current detached garage, which is visually prominent, to an addition containing a master suite and attached garage that is located on the rear of the home. The applicants are also seeking to construct a 440 SF permeable paver patio in the rear. While the property has largely preexisting nonconformities, there are two new variances. The first is a reduction in open area from 82.2% to 78.1%. The second is the combined side yard is reduced from 30.2 feet to 27.1 feet in order to allow a more functional driveway. Lastly, the addition will be in character with the existing architectural design.

Member Brace noted that the application proposes the demolition of a garage which is not historic. Ms. Drumm added that it is also nonconforming in side yard setback. Member Liccion asked if the addition will be on slab or basement? Ms. Drumm replied that there will be a slab under the garage.

Chairman Hartnett stated that typically the Planning Board has required a public hearing for substantial demolitions. He asked the members to state if they thought this instance required public hearing? Member Brace thinks No. Member Giannino thinks No. Member Liccion thinks No. Member Komanecky thinks it advisable to continue the Board's practice of scheduling it for public input.

Chairman Hartnett, "I move that the Planning Board directs the Clerk to schedule a public hearing and continue this matter for its December meeting." 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 8:14 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards