

Village of Skaneateles  
Zoning Board of Appeals Meeting  
October 25, 2023  
Village Hall

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Public Hearing in the matter of the application of **Dario & Kristin Arezzo** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, left; Side yard setback, right; Both side yards combined; Minimum open area, and Percentage of structure width/lot width and Section 225-69(D) Non-conforming Buildings, Structures and Uses, Extension or Expansion; to expand first and second floors at the property addressed as **190 East Genesee Street** in the Village of Skaneateles.

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Present: Gerald Carroll, Chairman  
Joshua Kemp, Member  
Jean Miles, Member  
Walter Nyzio, Member  
Michael Stanczyk, Member

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

Bob Eggleston, Architect, on behalf of the applicants  
Dario Arezzo, applicant

Tyde Richards, Village Trustee  
Bill Murphy, 3 Fennell St  
Lisa & Jeff White, 107 Weathervane Way, Syracuse  
Amy Rollieri, 72 W Elizabeth St  
Ron Butchart, 72 W Elizabeth St  
Candice Bennett, 62 W Elizabeth St  
Dan Bennett, 62 W Elizabeth St  
April Shatraw, 15 E Lake St  
Jeff Moro, 53 W Elizabeth St  
Peter Babbles,

At 7:00 pm Chairman Carroll opened the public hearing for the Arezzo matter at 190 East Genesee Street.

Mr. Eggleston represented that the applicants bought the house a couple of years ago. It is just a 2 bedroom, 1 bath house. The applicants have 3 daughters and require more space. The plan is to construct an extension out 8 feet on the side and to construct a 6 foot 8 inch by 10 foot addition that will square off the first floor, and permit construction of a third bedroom and second bath on the second floor. The first floor space will be used to create a mudroom. Stairs on the back will be shifted to create the mudroom access. While they do have a garage in back, it has a flagstone patio in front of it. Including the required parking spaces, the existing 65.7% open area is reduced to 64.8%; less than a 1% reduction. The side yard dimension is reduced by just 6 inches, and Mr. Eggleston argued that the reductions are *de minimis* to create a 1,780 SF house that the family can reside in. He further argued that if only the buildings were considered, open area would be greater than 80%.

Member Miles asked if the applicants are retaining the garage? Mr. Eggleston replied Yes; it is 390 SF and will be used as storage space.

Chairman Carroll noted that open area in the A-1 District is supposed to be 90%, and asked if it has always been 65%? Mr. Eggleston replied that previous owners had abandoned the garage and made the driveway into a patio. Chairman Carroll asked if the footprint of the house has changed? Mr. Eggleston replied that there has been no change.

Mr. Eggleston continued saying that he believes an additional variance is required – in that there is but 9.5 feet distance from the porch to the garage and 6.5 feet with the porch. His design will bring fire retardance up to Code. The height of the garage is 12 feet 11 inches, and the required variance would be for a 6 foot 4 inch setback deficiency. Chairman Carroll asked if this application requires a variance for proximity? Mr. Eggleston said it did not happen. CEO Crompt stated that he would modify his determination to require a variance from Section 225-14C(5)(b). Chairman Carroll asked what the distance from the house to the garage is? Mr. Eggleston replied that it is 9 feet existing.

There were no further questions from the Board and no one from the public desired to comment on this application. Mr. Eggleston submitted letters of no objection for the record. **Chairman Carroll, “I move to close the public hearing.” Member Stanczyk seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 5 – 0.**

**Chairman Carroll, “I move that the Board approves the area variance application of Dario & Kristin Arezzo to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, left; Side yard setback, right; Both side yards combined; Minimum open area, and Percentage of structure width/lot width and Section 225-69(D) Non-conforming Buildings, Structures and Uses, Extension or Expansion; to expand first and second floors at the property addressed as 190 East Genesee Street in the Village of Skaneateles. The Board also grants a variance to Section 225-14C(5)(b) for a garage too close to the house, pursuant to drawings dated 09.09.2023. This is a Type 2 action under**

**SEQRA and as a condition of approval, the applicant shall have until 06.01.2025 to complete.” Member Stanczyk seconded the motion, noting that if the technicalities of the driveway were ignored, the open area would be greater than 80%. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.**

This matter was concluded at 7:14 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards