

Village of Skaneateles
Zoning Board of Appeals Meeting
November 29, 2023
Village Hall

Public Hearing in the matter of the Area Variance application made by **Nichols Family Trust** to vary the strict application of Section 225-A5 Density Control Schedule for 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 construct a new foundation under the existing cottage, to construct/add Bilco entrance door on south side, and to construct new interior basement stairs at the property addressed as **5 Elson Lane** in the Village of Skaneateles.

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
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicants

Tyde Richards, Village Trustee
Polly Davis, 14 Hannum St
Jeanne St. Claire, 38 Leitch Ave

At 8:01 pm Chairman Carroll opened the hearing for the Nichols matter for 5 Elson Lane.

Mr. Eggleston presented that this is part of a family succession plan. The majority of the house is on piers, with a portion of it on slab. That portion (former garage) will be maintained, while the rest is to be raised up and a foundation built below it. The foundation will have a Bilco entrance to provide a second means of egress. This new door structure comes closer to the side lot line by 2.6 feet and decreases combined side yard setback by 3 feet, to 20.4 feet. The construction method will be insulated concrete form.

Mr. Eggleston continued that the neighbor, Mr. Leonard, in his written comments had raised questions about the ditch on the south lot line. Silt fences will contain and control any eroded materials headed towards the lake. All of the excavation spoils will be removed from the site. Half of the open area is the parking area.

There were no further questions from the Board and no one from the public desired to be heard on this matter. **Chairman Carroll, “I move to close the public hearing.” Member Stanczyk seconded the motion. Upon the unanimous vote of the members in favor, the motion was carried 5 – 0.**

Chairman Carroll, “I move to approve the application of Nichols Family Trust to vary the strict application of Section 225-A5 Density Control Schedule for 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 construct a new foundation under the existing cottage, to construct/add Bilco entrance door on south side, and to construct new interior basement stairs at the property addressed as 5 Elson Lane in the Village of Skaneateles. This is a Type 2 action under SEQRA, and as a condition of approval, the applicants shall have until 12.31.2024 to complete.” Member Stanczyk seconded the motion. Upon the unanimous vote of the members in favor, the motion was carried 5 – 0.

This matter was concluded at 8:09 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards