

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

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Public Hearing 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.

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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  
Dennis Dundon, Clerk to the Boards

Andrew Ramsgard, Architect, on behalf of the applicants

Tyde Richards, Village Trustee  
Kathleen Zapata, Village Trustee  
Catie Blackler, 24 E Austin St  
Walt Blackler, 10 Whitegate Dr  
Derek Raymond, 24 E Austin St  
Laurie Haefele, 40 State St  
Patricia Carroll, 7 E Elizabeth St  
Bill Murphy, 3 Fennell St  
Polly Davis, 14 Hannum St  
Bob Eggleston, 1391 E Genesee St  
Jeanne St. Claire, 38 Leitch Ave

At 7:45 pm Chairman Carroll opened the hearing for the Sadlowski matter for 56 Onondaga Street.

Mr. Ramsgard presented that a previous owner had done additions to the home. Side yards, front yard and rear yard were all granted variances in the 90s. Now, the driveway is different from the prior condition, and given the way driveways are being counted for coverage, it now introduces the need for variance. To mitigate the impact on the current proposal, the applicants are proposing to remove 400 SF of unnecessary driveway, reduce the size of the deck and convert it to screen porch, remove the existing front porch and fill in some other areas to increase its size. The overall impact is to reduce the real coverage of hard surfaces.

Member Miles asked how high is the deck? Mr. Ramsgard replied 5 feet above grade, with the garage below one section. 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 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, pursuant to plans dated 09.07.2023. 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 7:52 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards