

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 **David & Karrie Hoeft** to vary the strict application of Section 225-A5 Density Control Schedule for Front yard setback; and variance of Section 225-14C(5)(b) (distance to garage); to construct a 750 SF addition to the rear of the house and a front porch addition with turret at the property addressed as **163 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  
Dennis Dundon, Clerk to the Boards

Bill Murphy, 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  
Andrew Ramsgard, 61 E Genesee St  
Polly Davis, 14 Hannum St  
Bob Eggleston, 1391 E Genesee St  
Jeanne St. Claire, 38 Leitch Ave

At 7:53 pm Chairman Carroll opened the hearing for the Hoeft matter for 163 East Genesee Street. He noted that an additional variance of Section 225-14C(5)(b) is required for proximity of the garage to the expanded house.

Mr. Murphy presented that the addition is designed to provide a mudroom and expanded kitchen on the first floor, and to create a master suite on the second floor. The house will not require any new variances. The second variance for the garage setback is for the existing garage which will eventually be removed and replaced, in a location farther back on the lot, which will remove the proximity condition.

Mr. Murphy asserted that relative to the variance criteria, for neighborhood the expansion is not substantial and is in character; that he benefit cannot be achieved without a variance; that the variance is not substantial; that the only environmental impact is esthetics; and that the hardship was not self-created since it is existing. In response to a question from Member xxxxx, Mr. Murphy said that the garage is currently at 10 feet from the house and will be 8 feet from the addition. The height at the front door is 14 feet.

Member Nyzio asked what an object shown on the plan represented? Mr. Murphy clarified that it is a hot tub. 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 David & Karrie Hoeft to vary the strict application of Section 225-A5 Density Control Schedule for Front yard setback; and variance of Section 225-14C(5)(b) (distance to garage); to construct a 750 SF addition to the rear of the house and a front porch addition with turret at the property addressed as 163 East Genesee Street in the Village of Skaneateles. This is a Type 2 action under SEQRA, and as a condition of approval, the applicants shall have until 06.30.2025 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 8:00 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards