

Village of Skaneateles  
Zoning Board of Appeals Meeting  
January 10, 2024  
Village Hall

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Public Hearing 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 Percentage of structure width/lot width; 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.

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Present: Michael Stanczyk, Chairman  
Michael Balestra, Member  
Joshua Kemp, Member  
Walter Nyzio, Member

Riccardo Galbato, Special Counsel  
John Crompt, Code Enforcement Officer  
Ian Carroll, Municipal Planning and Development Coordinator  
Dennis Dundon, Clerk to the Boards

Adrienne Drumm, Architect, on behalf of the applicants  
Dario Arezzo, applicant

Tyde Richards, Village Trustee  
Bob Lotkowitz, 9 Academy St  
Eileen Nelson, 40 West Genesee St  
Safoora Usmani, 36 E Genesee St

Excused: Jean Miles, Member

At 7:00 pm Chairman Stanczyk convened the January 10 meeting of the ZBA. He welcomed Member Balestra who is rejoining the Board and said “I nominate Member Balestra as the most experienced member of the Board to be Deputy Chair.” Member Kemp seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0. Chairman Stanczyk then opened the public hearing for the Moran matter at 57 Jordan Street.

Ms. Drumm represented that the applicants are proposing changes to accommodate a growing family. They wish to demolish the 1966 detached garage and construct an attached 2 car garage with a master bedroom suite above. They would also like to construct a 440 SF permeable paver patio in the rear. Open area would go from 82.2% to 78.1% and the combined side yard from 30.2 to 27 feet. The change will eliminate an existing nonconformity with the current garage. For the owners it opens a view to the rear, alleviates a tight condition on the side and will match the 1852 character of the home. We have submitted letters from adjoining neighbors.

Member Balestra commented that the addition looks better than the existing garage and that 78% open area is consistent with the neighborhood. Chairman Stanczyk stated that the plan looks nice and that it fits into the neighborhood. Member Kemp said it opens up the back and looks great. Member Nyzio thinks it looks good. Chairman Stanczyk asked about the patio material? Ms. Drumm said it will be brick pavers.

There were no further questions from the Board and no one from the public desired to comment on this application. **Chairman Stanczyk, “I move to close the public hearing.” Member Balestra seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.**

**Chairman Stanczyk, “I move that the Board approves the area variance 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 Percentage of structure width/lot width; 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 pursuant to drawings dated 09.26.2023. This is a Type 2 action under SEQRA and as a condition of approval, the applicant shall have until 06.30.2025 to complete.” Member Balestra seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.**

This matter was concluded at 7:07 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards