

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

Public Hearing in the matter of the Special Use permit and Area Variance application made by **Eileen & Michael Nelson** to construct a carriage house above the detached garage and to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, left; Rear yard setback; Minimum open area; and Percentage of structure width/lot width; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; at the property addressed as **40 West Genesee Street** in the Village of Skaneateles.

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

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

Adrienne Drumm, architect, on behalf of the applicants
Eileen Nelson, applicant

Tyde Richards, Village Trustee
Safoora Usmani, 36 E Genesee St

Excused: Jean Miles, Member

At 7:15 pm Chairman Stanczyk then opened the public hearing for the Nelson matter at 40 West Genesee Street.

Ms. Drumm explained that the applicants had a burst pipe in the carriage house behind the home, so it was necessary to demolish the space. They are now proposing to rebuild a bedroom, bathroom and living room in the space. They are not proposing a kitchen. It will only be used by family members and is not intended for use as an apartment. All of the variances are for preexisting nonconforming existing conditions. Ms. Drumm submitted neighbor comments for the record.

Member Balestra asked if there is any extension or expansion? Ms. Drumm answered No, the footprint remains the same.

Chairman Stanczyk noted that this is an application for a carriage house as contemplated in the Code. Ms. Nelson said that she believes the structure was built in 1900 but was remodeled for living space in 1995. Chairman Stanczyk noted that this application is not part of an enforcement action.

Member Balestra stated that he redrafted this section of the Code and that he believes this is the first application for carriage house the Board has considered. The revisions arose from a need to restrict the definition of a garage and establish the carriage house as a different entity. The Special Use Permit is required because a garage is a low impact use where carriage house is more impactful than parking cars. The Code exempted structures if they were not being extended or expanded. You already have a carriage house, which by definition is a carriage house in its entirety. Member Balestra said that in his opinion, the applicant does not need any variances or special permit modification, just a building permit. Chairman Stanczyk said this does not meet the test of a supplemental dwelling unit.

Member Balestra, “I move that the Board determines that this is a preexisting carriage house that is not being extended or expanded, and therefore requires no variances or special use permit. The Board dismisses the application.” Chairman Stanczyk 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 7:24 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards