

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

Continuation of Public Hearing in the matter of the Area Variance application made by **Safoora Usmani** to vary the strict application of Section 225- 15A(7) for access width; and Section 225-69D nonconforming Buildings, Structures and Uses, Extension or Expansion to change the location of air conditioning units (1) from roof to rear of the building, and (2) from west side to east side of the building at the property addressed as **36 East 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 Cromp, Code Enforcement Officer
Ian Carroll, Municipal Planning and Development Coordinator
Dennis Dundon, Clerk to the Boards

Safoora Usmani, applicant

Tyde Richards, Village Trustee

Excused: Jean Miles, Member

At 7:25 pm Chairman Stanczyk then opened the public hearing for the Usmani matter at 36 East Genesee Street.

Ms. Usmani stated that the pictures of the south elevation of the building show the air conditioning unit on the west side of the building. She is proposing to move the units for the basement and retail store to the east side where they will be more protected and less visible. The matter was put on hold for a period of time so that she and the Village could resolve some building permit issues. The drawings dated 09.27.2023 show what she would like to have approved. Any potential enforcement actions have been resolved.

Member Kemp noted that the adjacent building to the east sticks out beyond Ms. Usmani's building. Member Balestra established that the door is for the exclusive use of the owners.

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.**

Member Balestra, “I move that the Board grants the Area Variance application made by Safoora Usmani to vary the strict application of Section 225- 15A(7) for access width; and Section 225-69D nonconforming Buildings, Structures and Uses, Extension or Expansion to change the location of air conditioning units (1) from roof to rear of the building, and (2) from west side to east side of the building at the property addressed as 36 East Genesee Street in the Village of Skaneateles, a Type 2 action under SEQRA and pursuant to plans dated 09.27.2023. As a condition of approval, the applicant shall have until 10.31.2024 to complete. The motion was seconded by Member Kemp. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.

This matter was concluded and on motion of Chairman Stanczyk, seconded by Member Kemp, the meeting was unanimously adjourned at 7:32 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards