

Village of Skaneateles
Zoning Board of Appeals Meeting
May 1, 2024
Village Hall

Public Hearing in the matter of the application of **Dustin & Julia Trivissono** to vary the strict application of Section 225-A5 Density Control Schedule for Front yard setback, Side yard setback, left; Side yard setback, right; Both side yards combined; Minimum open area; and number of stories and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to construct a 23 by 34 foot 2-story addition with garage in basement, to construct a 12 by 12 foot deck with stairs to grade, to construct an 8 by 22 foot front porch and to extend the driveway at the property addressed as **17 Onondaga 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

Bob Eggleston, Architect, on behalf of the applicants
Dustin Trivissono, applicant

Cindy & Jim Bright, 12 Lakeview Cir.
Andy Ramsgard, 61 E Genesee St.

Excused: Jean Miles, Member

At 7:00 pm Chairman Stanczyk convened the May 1, 2024 meeting of the ZBA, noting that this is the Board's regularly scheduled meeting for April. Chairman Stanczyk then opened the public hearing for the Trivissono matter at 17 Onondaga Street.

Mr. Eggleston presented that the applicants had presented their application to the Planning Board which had asked for improvements in the architectural details and a reduction in the size of the addition. Those changes had been made and the Planning Board forwarded the application

recommending its approval. On the site plan those areas shaded in light yellow are existing, those in dark yellow are proposed to be added. The existing home has a limited driveway with parking currently located on a paved area between the sidewalk and the curb. The lot is 45 feet wide at the street. The new under-house parking has been designed to allow maneuvering room for garage access. The proposal adds a new front porch and a new rear deck, with 6 of its 12 feet depth located over the garage. Open area is improved from 82% to 83.6%. The left side yard and combined side yard variances are unchanged. Only the front yard setback is decreasing by 1 foot. The applicant has submitted letters of support from neighbors.

Member Nyzio concluded that this is a 3-story house. Mr. Eggleston agreed, stating that it has historically been a 3-story house. Member Balestra said that he has no questions. Chairman Stanczyk said he did not either, commenting that the plans look great and noting that the applicants are removing the above ground pool.

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 stated that he saw no issues with the proposal. Member Balestra noted that the coverage percentage is reasonable and that the front yard request is OK, noting that the Village loves porches. He characterized it as a useful improvement. Member Nyzio agreed.

Chairman Stanczyk, “I move that the Board approves the area variance application of Dustin & Julia Trivissono to vary the strict application of Section 225-A5 Density Control Schedule for Front yard setback, Side yard setback, left; Side yard setback, right; Both side yards combined; Minimum open area; and number of stories and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to construct a 23 by 34 foot 2-story addition with garage in basement, to construct a 12 by 12 foot deck with stairs to grade, to construct an 8 by 22 foot front porch and to extend the driveway at the property addressed as 17 Onondaga Street in the Village of Skaneateles, pursuant to drawings dated 03.14.2024. This is a Type 2 action under SEQRA and as a condition of approval, the applicant shall have until 12.31.2025 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 7:10 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards