

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

Public Hearing in the matter of the application of **Shannon Byrne** to vary the strict application of Section 225-A5 Density Control Schedule for Front yard setback; and Side yard setback, left; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to construct a 26 by 34 foot two car garage, retaining the existing garage at the property addressed as **20 East 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

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

Excused: Jean Miles, Member

At 7:10 pm Chairman Stanczyk then opened the public hearing for the Byrne matter at 20 East Street.

Mr. Eggleston presented that the applicant had previously put a second story addition on the house in the back. The existing garage is undersized and has some limitations. The applicant wishes to retain the existing garage and to construct a 26 by 34 foot garage. Because the angle of the house changes, the side yard setback will be reduced from 15.8 feet to 14.1 feet. While the Planning Board suggested that the applicant make the side yard conform, Mr. Eggleston asserted it is not practical.

Member Balestra characterized the impact as *de minimis* and Chairman Stanczyk noted that it is a large lot on which the impact is not apparent. Member Kemp said he has no questions.

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 approves the area variance application of Shannon Byrne to vary the strict application of Section 225-A5 Density Control Schedule for Front yard setback; and Side yard setback, left; and Section 225-69D Non-conforming Buildings, Structures and Uses, Extension or Expansion; to construct a 26 by 34 foot two car garage, retaining the existing garage at the property addressed as 20 East Street in the Village of Skaneateles, pursuant to drawings dated 03.13.2024. This is a Type 2 action under SEQRA and as a condition of approval, the applicant shall have until 05.01.2025 to complete.” 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 7:16 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards