

Village of Skaneateles
Zoning Board of Appeals Meeting
July 26, 2023
Village Hall

Public Hearing in the matter of the Area Variance application of **Mark Byrne** to vary the strict application of Section 225-A5 for Minimum open area; and Minimum lot area; and Section 225-14C(5)(b) to construct a 22 by 29 foot two-car detached garage with storage space above and modify the driveway, fence and sidewalk at the property addressed as **50 East Street** in the Village of Skaneateles.

Present: Michael Stanczyk, Acting Chairman
Joshua Kemp, Member
Jean Miles, Member
Walter Nyzio, Member

John Crompt, Code Enforcement Officer
Riccardo Galbato, Special Counsel
Dennis Dundon, Clerk to the Boards

Bob Eggleston, architect, on behalf of the applicant

Rex Mahoney, 7 W Austin St
Matt Vredenburg, 1 Polley Lane

Excused: Gerald Carroll, Chairman

At 7:10 pm Chairman Stanczyk opened the public hearing in the Byrne matter for 50 East Street.

Mr. Eggleston presented that this is a year-round house that had received variances for a pool in the past. There is a 10 foot easement for a sewer line to the house in back that runs along the lot line. That's why the two-car garage cannot be 3 feet off the property line and is proposed to be 10 feet. He said the project was pushed back to accommodate the pool location and fence.

Mr. Eggleston continued that the new definition of height affects the variances requested, since the height is 17 feet which dictates the required setback from the house to be 17 feet. The garage is proposed to be 10 feet from the house. He argued that CEO Crompt's determination used 300 SF as the required parking space rather than his customary 180 SF. Regardless, the change in open area is less than 1.5%.

Member Nyzio reported that according to the Internet, the average length of a car in the US is 14.5 feet. He observed that the garage depth is proposed to be 29 feet, and that if it were shortened, its location could be farther from the house. Mr. Eggleston asserted that the 'all-american' garage is 24 by 24 feet and that Mr. Byrne's vehicle is considerably larger than 14.5 feet, more like 20 feet. There is also four feet in back to permit the stairs to get to the storage area. He said that the applicant is looking for a garage that has room for storage, and that the proposed two-car garage meets the definition for such a structure, including its attic.

Chairman Stanczyk noted that the proposed garage is not aligned with the house. Mr. Eggleston argued that doing so would require additional variances. The Chair asked if the applicant had considered outside stairs for the garage? Mr. Eggleston responded that they would have the same issue and would start within the pinch-point of the pool. He stated that he does not consider exterior stairs to be attractive and they were not considered. In response to a question from the Chair, Mr. Eggleston said that the slight existing encroachment into the easement shown on the survey would be removed as part of the project.

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 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, "I move that the Board approves the area variance application of Mark Byrne to vary the strict application of Section 225-A5 for Minimum open area; and Minimum lot area; and Section 225-14C(5)(b) to construct a 22 by 29 foot two-car detached garage with storage space above and modify the driveway, fence and sidewalk at the property addressed as 50 East Street in the Village of Skaneateles pursuant to application and plans dated 06.14.2023. This is a Type 2 action under SEQRA and as a condition of approval the work shall be completed by 07.25.2023." Member Kemp 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 7:21 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards