

Village of Skaneateles
Planning Board Meeting
May 7, 2020
REVISED AGENDA

Pursuant to Executive Order 202.1 issued by Governor Cuomo, this meeting will be conducted via video conference call.

To attend by phone, please call: (315) 313-6263. Once connected, please enter code: 310 591 423#.

To attend by computer, please click the link below:

[Microsoft Teams - Planning Board Meeting 5-7-20](#)

7:30 pm Public Hearing in connection with Critical Impact Permit determination in the matter of the application of **Helene Marie Gingras** to change use from C(21) Retail to C(19) Restaurant for Good restaurant at the property addressed as **18 West Genesee Street, Suite 2** in the Village of Skaneateles.

7:35 pm Area Variance recommendation in the matter of the application of **Polly Davis** to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; side yard set-back, left; both side yards combined; Minimum open area; Minimum lot area; and Percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a second story addition with a new roof design, extend the existing garage, and construct a new front porch at the property addressed as **14 Hannum Street** in the Village of Skaneateles.

7:40 pm Review of the current plans for providing water service to Mirbeau Inn & Spa and for relocation of an existing Town of Skaneateles water main in order to accommodate the approved Mirbeau Gateway development project. Also,

consideration of establishment of an escrow account for various water service improvements in connection with water service to Mirbeau Inn & Spa and the Mirbeau Gateway development project, per the recommendation from the Village Engineer.

7:45 pm Such other business as may be before the Board.

Note: All times listed after 7:30 pm are approximate. Any matters tabled and continued by the Board tonight will be heard by the Planning Board at its meeting scheduled for June 4, 2020 at 7:30 pm. Any variance recommendations made by the Board tonight will be heard by the Zoning Board of Appeals at its next meeting scheduled for May 27, 2020. Submission of an application prior to the cut-off date in any particular month does not necessarily ensure that the matter will appear on the agenda for the next scheduled meeting.

**Village of Skaneateles Land Use Boards (Planning, Zoning)
Conduct of teleconference meetings per NYS Executive Order 202.1**

For the immediate future, the Village of Skaneateles will conduct Planning Board and Zoning Board of Appeals meetings via video teleconferencing. The public is invited to attend these

meetings by computer or telephone, and in the case of a Public Hearing comment period, to participate by telephone as well.

Please visit the specific meeting agenda posted on the Village web site www.villageofskaneateles.com for instructions on how to connect with these meetings.

In the interests of maintaining good order and to allow for efficient meetings, the following procedural rules will be followed.

Public Meetings

Public Hearings

The public has the right to observe the conduct of all Public Meetings while the boards conduct their business.

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The agenda for each meeting will be posted on the Village web site www.villageofskaneateles.com under “Agendas” 3 days before each meeting.

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The public may submit comments before 4:30 pm on the meeting day in writing or by email to ctb@villageofskaneateles.com . Anonymous comments will not be accepted.

The public may submit comments before 4:30 pm on the meeting day in writing or by email to ctb@villageofskaneateles.com . Anonymous comments will not be accepted.

There will be a public comment period during which you may speak. To be called upon by the board, send an email before 4:30 pm on the meeting day to ctb@villageofskaneateles.com with your name, address, the phone number from which you will be calling in to the meeting and the agenda item on which you wish to comment. You will be called upon during the meeting. Please observe a 2 minute time limit.

You will be muted in order to limit noise and distractions for the Board members.

Any comments made outside of a Public Hearing public comment period will not be heard by Board Members or become a part of the record.

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

#100.00 pd March 12
B.P.# 6-2020
CK #129 for site plan review pd. March 28, 2020

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 3/3/2020 Permit Date and Number 6-2020 / 3-11-20

Name of Applicant Joel Wheeler (Capstone Contracting Group, LLC)

Address of Applicant 3913 Old Salt Rd, Moravia, NY 13118

Applicant's Email joel@capstonecontractinggroup.com Contact # 315-447-7434

Address of worksite 18 West Genesee St Suite 2

Name of Property Owner (if different from applicant) PIONEER COLDWATER, LLC, Marie - Helene Gingras (Tenant)

Property Owner Address 333 W. WASHINGTON ST, SUITE 600 13202

Property Owner Email MELISSA ZELL Contact # 471-2181

Type of Work Proposed:

New Structure Addition Alteration Swimming Pool Repair

Fence/Wal. Paved Surface Other

Square Footage of new work 0 Estimated Cost \$10,800 (\$100.00)

Describe the work proposed:

Remove shelving and cabinets. Install cabinet doors. Install sitting bench. Cap plumbing to one sink. Repair sheetrock. Install 4 outlets

Change of use from Retail to Full sit-down restaurant.

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number 006. - 06-20 Square Footage of Lot 13,787

Existing use of lot RETAIL Proposed use of lot RESTAURANT ?

STRUCTURE INFORMATION:

Single Family Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use Tasting Room - Retail Proposed Use eat RESTAURANT

RECEIVED

MAR 3 2020

VILLAGE OF SKANEATELES

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

S Front Yard 18 ft.

Front Yard 18 ft.

W Left Side Yard 31 ft.

Left Side Yard 31 ft.

E Right Side Yard 1.4 ft.

Right Side Yard 1.4 ft.

N Rear Yard 5.7 ft.

Rear Yard NC 5.7 ft.

New connection for: (Yes/No) Sewer NO Electric Service NO Storm Sewer NO

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A)

Architect's Name N/A Robert O. Eggleston

Architect's Address N/A 1391 E. Genesee St. Skaneateles, NY 13152

Contractor/Builder Name Capstone Contracting Group, LLC. Phone # 315-447-7434

Contractor's Address 3913 Old Salt Rd, Mora via, NY 13118

Contractor's Email Joel@capstonecontractinggroup.com

RECEIVED

MAR 3 2020

VILLAGE OF SKANEATELES

The applicant declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application is true and has made such representations to induce the Village of Skaneateles to issue a Building/Zoning Permit and the applicant will comply with all laws, codes and ordinances controlling this work.

Date 3/3/2020 Signature [Signature]

Print Applicant's Name Joel Wheeler (Capstone Contracting Group, LLC)

Affidavit of Owner or Applicant

(To be completed if application is not made by the property owner)

STATE OF NEW YORK)

) SS:

COUNTY OF ONONDAGA)

On this 12 day of March, 2020; Joel Wheeler

personally appeared before me.

Patricia A. Couch

PATRICIA A COUCH
Notary Public, State of New York
Registration No. 01CD5003259
Qualified in Onondaga County
My Commission Expires October 19, 2022

NOTARY PUBLIC

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 3/3/2020 Tax Map Number 006.-06-20

Applicant's Name MARIE-HELENE GINGRAS

Address of Worksite 18 W GENESSEE STREET suite 2

Permit Fee Date Received 3/12/20 Amount Received 100.00

Additional Info. Requested needs site plan critical impact application, plans

Date Review Completed 4-29-20 Signature [Signature]

Application Status: Approved Denied (X)

Reasons for Denial - Does not comply with the following:

Section 225-A5, Density Control Schedule for:

- Front Yard Setback Side Yard Setback, left Side Yard Setback, Right Rear Yard Setback Percentage of Open Area Both Side Yards Combined Percentage of Structure width/lot width

Other Density Control Schedule

- Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures Section 225-A1-3, Permitted Use Chart Other Sections of the Zoning Law

And/or Needs:

- Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25 (X) Critical Impact Permit, per Section 225-52, form Board of Trustees 225-52 A, F, H, K, L. Special Use Permit from the Zoning Board of Appeals

Permit Number Date Issue Planning Board Review Zoning Board of Appeals Approval N/A Critical Impact Permit Approval Historical Commission Approval N/A #

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
<p style="font-size: 1.2em; margin: 0;">'GOOD' RESTAURANT - MARIE-HELENE GINGRAS</p>							
<p>Name of Action or Project: CHANGE OF USE RETAIL TO RESTAURANT</p>							
<p>Project Location (describe, and attach a location map): 18 W GENESSEE ST, NORTH SIDE OF ROAD, WEST OF JORDAN ST.</p>							
<p>Brief Description of Proposed Action: CHANGE OF USE OF 1510 SF FROM RETAIL TO RESTAURANT</p>							
<p>Name of Applicant or Sponsor: MARIE-HELENA GINGRAS</p>		<p>Telephone: 811-718-8200 E-Mail: MARIE-HELENA.GINGRAS@HOTMAIL.COM</p>					
<p>Address: 1515 COOK HILL RD</p>							
<p>City/PO: SKANEATELES</p>		<p>State: NY</p>	<p>Zip Code: 13152</p>				
<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.</p>			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
<p>2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:</p>			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
<p>3. a. Total acreage of the site of the proposed action? <u>0.3</u> acres</p>		<p>b. Total acreage to be physically disturbed? <u>0</u> acres</p>					
<p>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0.3</u> acres</p>							
<p>4. Check all land uses that occur on, are adjoining or near the proposed action:</p>							
<p>5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland</p>							

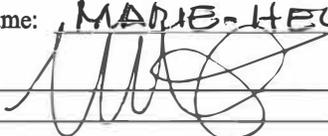
<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</p> <p>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>MARIE-HELENE GINGRAS</u> Date: <u>MAR 25, 2020</u>		
Signature: <u></u> Title: <u>TENANT / APPLICANT</u>		

Building Permit Review

Application/Permit# : 2014-33

Application Date : 06/24/14

Location: 18 W Genesee St

Skaneateles

Property Information:

Tax Map#: 006.-06-20.0
Class: 485

Front: 0.00 Lot:
Depth: 0.00 Subdivision:
Acres: 0.00 Zone: D

Owner:

Basin Assoc Llc,
250 S Clinton St Ste 200
Syracuse, NY

Applicant: David Lee
1741 Pork Street
Skaneateles, NY 13152
(315)685-8419

Construction Type: III
Material: Stories: 0.00
Estimated Project Cost: \$120,000.00 Bedrooms: 0
Square Feet: 0 Bathrooms: 0.00 Toilets: 0

Contractor: David Lee & Company

Project Description: Retail space remodel for wine tasting room.
Permit Closed

Census: ADD - Addition

Occupancy: A2 - Dining, Drinking

Occupant Load: 0

Sprinkler System? Required? Alarm System? Required?

Approved: 06/24/14 Denied: / / Reason for denial:

Issued: 06/24/14

Expires: 06/24/15

Fee:

Expiration Letter Printed: / / Extended from: / / Extended to: / /

C of O Date: 09/26/14 C of C Date: / / Closed No Final:

Inspections Required Passed Officer Notes

2014 - Building Permit

Pioneer Coldwater, LLC
333 West Washington Street, Suite 600
Syracuse, NY 13202
315-471-2181

March 12, 2020

Village of Skaneateles
Attn. Codes Enforcement Office
26 Fennell Street
Skaneateles, New York 13152

Re: 18 West Genesee Street, Skaneateles, NY 13152 (the "Premises")

To Whom It May Concern:

Please let this letter serve as notice that we have approved the attached Scope of Work provided by Capstone Contracting Group, LLC., to Skaneateles Homestead, Inc., d/b/a "Good" for work to be performed at the above referenced Premises.

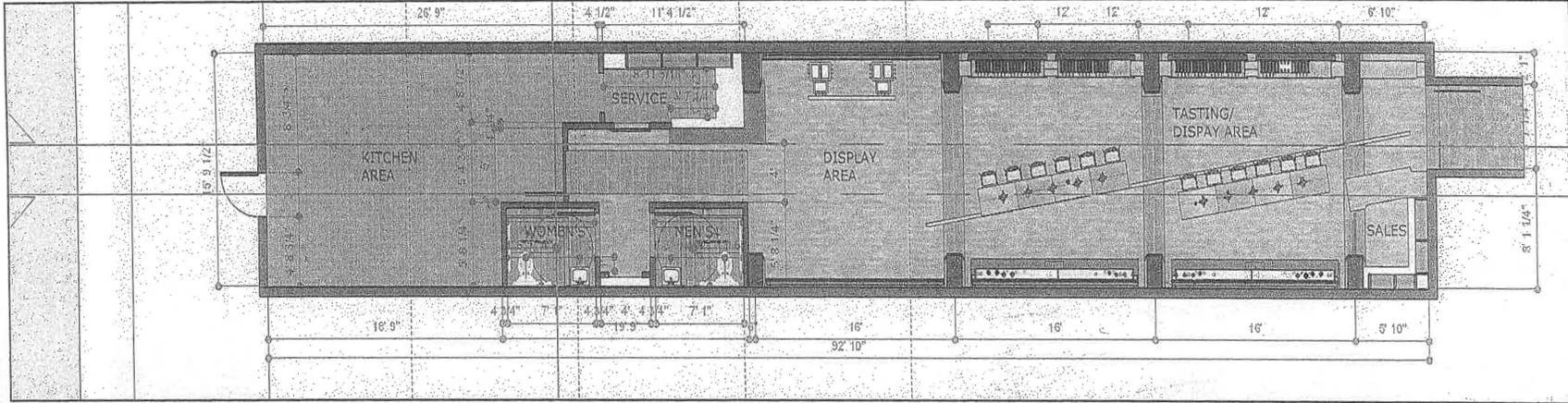
Sincerely,



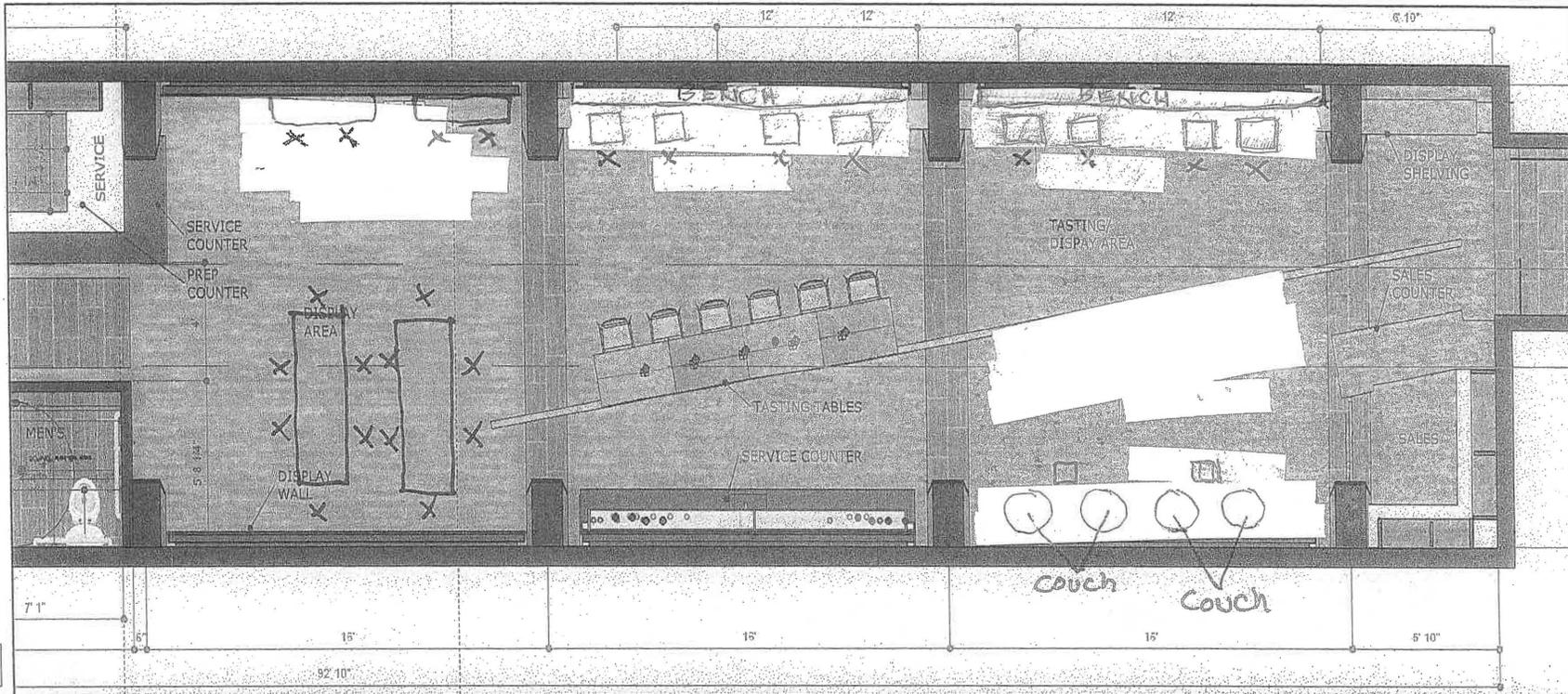
Melissa F. Zeli
Member

Enc.

A :: FLOOR PLAN
A.01
Scale: 1/8" = 1'-0"



B :: ENLARGED SALES AREA FLOOR PLAN
A.01
Scale: 1/4" = 1'-0"



2014.07.30

HOLMES-KING-KALOUKIT & ASSOCIATES, ARCHITECTS
575 North Salina Street Syracuse, New York 13208 315.476.8371 hkkarchitects.com

skaneateles,
new york

White Birch



'GOOD' RESTAURANT Proposed Seating 42 ppl.
18 W. GENESEE ST, MAR 25, 2020

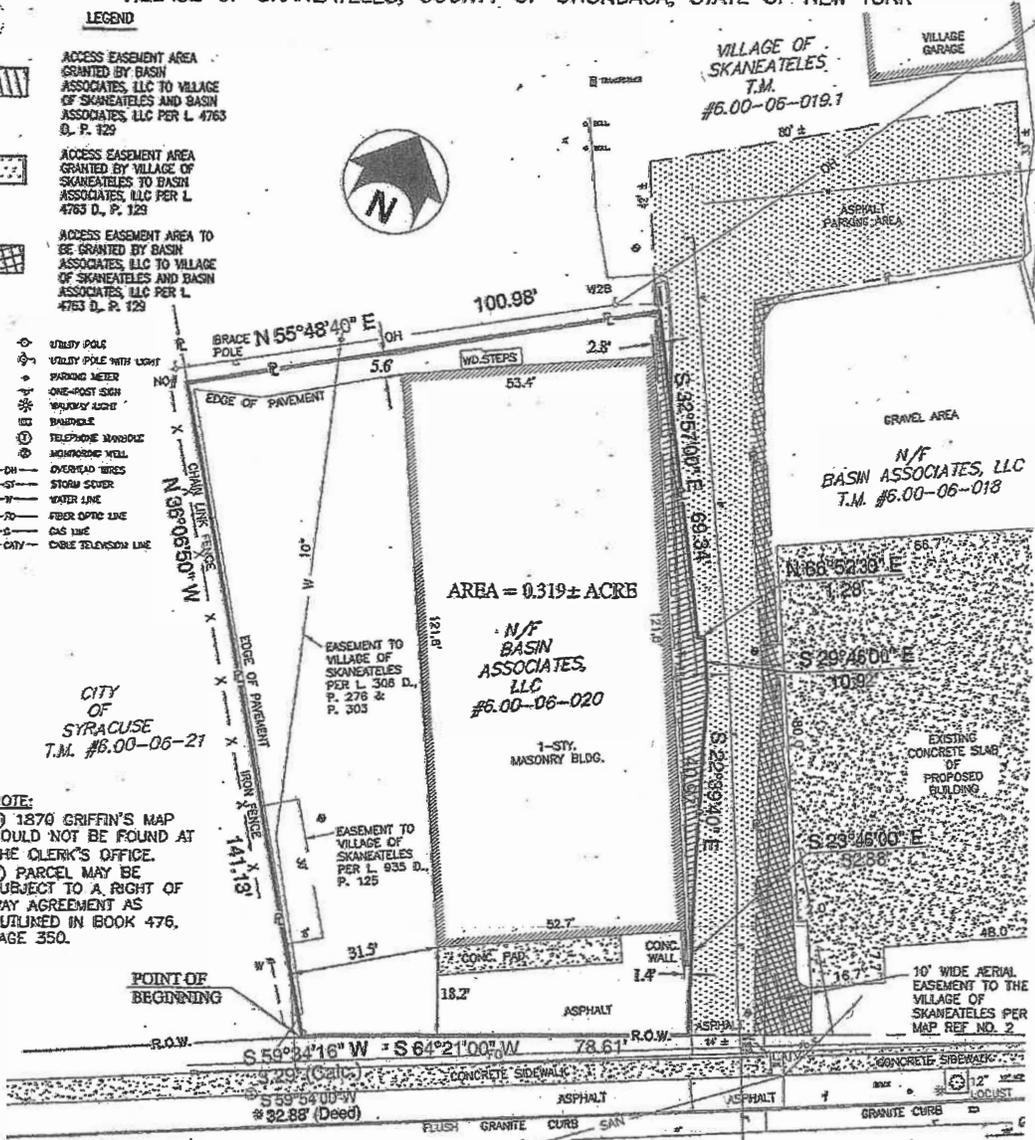
x = chair
□ = tables

**INSTRUMENT SURVEY OF LAND OWNED BY
BASIN ASSOCIATES, LLC**

18 WEST GENESEE STREET
BEING PART OF BLOCK 21
VILLAGE OF SKANEATELES, COUNTY OF ONONDAGA, STATE OF NEW YORK

LEGEND

-  ACCESS EASEMENT AREA GRANTED BY BASIN ASSOCIATES, LLC TO VILLAGE OF SKANEATELES AND BASIN ASSOCIATES, LLC PER L. 4763 D., P. 129
-  ACCESS EASEMENT AREA GRANTED BY VILLAGE OF SKANEATELES TO BASIN ASSOCIATES, LLC PER L. 4763 D., P. 129
-  ACCESS EASEMENT AREA TO BE GRANTED BY BASIN ASSOCIATES, LLC TO VILLAGE OF SKANEATELES AND BASIN ASSOCIATES, LLC PER L. 4763 D., P. 129
-  UTILITY POLE
-  UTILITY POLE WITH LIGHT
-  PARKING METER
-  ONE-POST SIGN
-  WOODWAY SIGN
-  PASSENGER VEHICLE
-  TELEPHONE MANHOLE
-  MONUMENT WELL
-  OVERHEAD WIRES
-  STORM COVER
-  WATER LINE
-  FIBER OPTIC LINE
-  GAS LINE
-  CABLE TELEVISION LINE



CITY OF SYRACUSE
T.M. #6.00-06-21

VILLAGE OF SKANEATELES
T.M. #6.00-06-019.1

N/F
BASIN ASSOCIATES, LLC
T.M. #6.00-06-018

AREA = 0.319± ACRE

N/F
BASIN ASSOCIATES, LLC
#6.00-06-020

1-STY.
MASONRY BLDG.

NOTE:
1) 1870 GRIFFIN'S MAP COULD NOT BE FOUND AT THE CLERK'S OFFICE.
2) PARCEL MAY BE SUBJECT TO A RIGHT OF WAY AGREEMENT AS OUTLINED IN BOOK 476, PAGE 350.

WEST GENESEE STREET
(82.5' WIDE)

- REFERENCES:**
- 1) MAP OF 18 WEST GENESEE STREET (V) SKANEATELES, NY PREPARED BY RONALD F. LINDERMAN, P.E. & L.S., MAP NO. SK-83-8119, DATED NOVEMBER 5, 1998.
 - 2) MAP OF PART OF BLOCK 21, VILLAGE OF SKANEATELES, ONONDAGA COUNTY, NEW YORK, PREPARED BY J. STEPHEN SEHNERT, DRAWING NO. 205-85-2013.2, DATED NOVEMBER 19, 1998.
 - 3) ABSTRACT OF TITLE NO. 530324438 PREPARED BY TICOR TITLE INSURANCE COMPANY AND DATED 3/20/03.
 - 4) TITLE REPORT NO. 20030211SWN PREPARED BY NORTHEAST INVESTORS TITLE INSURANCE COMPANY AND DATED 3/20/03.



Unauthorized alteration or addition to a Survey Map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

WE, BERGMANN ASSOCIATES, INC., DO HEREBY CERTIFY TO:

- BASIN ASSOCIATES, LLC;
- FIRST NIAGARA FUNDING, INC., ITS SUCCESSORS AND/OR ASSOCIATES;
- BOND SCHOENECK & KING, PLLC;
- NORTHEAST INVESTORS TITLE INSURANCE COMPANY;
- ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY.

THAT THIS MAP WAS MADE ON 05/05/03 FROM THE NOTES OF AN INSTRUMENT SURVEY DATED 04/28/03 AND FROM THE REFERENCES LISTED HEREON.



Kevin M. Sullivan
KEVIN M. SULLIVAN, L.S. No. 049963

DATE

B

BERGMANN
associates
Engineers / Architects / Surveyors

200 First Federal Plaza
28 East Main Street, Rochester, New York 14614
585.232.5195 / 585.232.4632 fax



18 WEST GENESEE STREET

ROBERT O. EGGLESTON, ARCHITECT

The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

March 25, 2020

Village of Skaneateles Planning Board
26 Fennell Street
Skaneateles, NY 13152

Re: Marie-Helene Gingras – Site Plan and Critical Impact
18 West Genesee Street
Tax ID #006-06-20.0

NARRATIVE

18 West Genesee Street is a 13,787 SF lot with 81.9 ft of street frontage. The 6,471 SF mixed use commercial building has three tenants which are restaurant and retail uses. The property has 21 on-site parking spaces which includes 13 spaces on the west side of the building, 7 spaces are located on the south side and one on the north end of the building. A dumpster is located in the north west corner of the building.

This application is to change the use of one the three tenant spaces from retail/food service (wine tasting) to restaurant which is 1,510 SF. The remaining two tenant spaces are a restaurant/deli and a liquor store. The proposed space was a restaurant (Chinese) up to mid 2014, before being changed to retail/food service (wine tasting) in 2014, no change of use approval was required when building permits were issued. The existing space has a full commercial kitchen with hood, ansel fire suppression system, required sinks and is connected to the building grease trap. The toilet rooms are handicap accessible and the building is fully sprinklered with required exit lights, emergency lighting and alarms. The only physical changes will be removing some shelving, one sinks and placing benches in the space. While the space is rated for 47 occupants, the dining area will have 42 seats. Much of the business will be take out orders.

The proposed restaurant named "Good" will feature coffee, smoothies, bagels and bowls offering patrons healthier food choices. Initially, it will be open Tuesday through Sunday, 7:00 am to 5:00 pm with the possibility of remaining open until 9:00 pm as the market demands. Four staff will be working during the peak times. Deliveries will be similar to the adjacent restaurant with curb side delivery or to the rear of the building via the alley access. Trash will utilize the existing dumpster on site that is shared with the other restaurant. While on-site parking in not required for commercial uses in the Downtown D district, 21 spaces are available for the three tenants, of which most is short term/ high turnover parking.

(315) 685-8144

The Village Clerk has provided a seven year history of the water/sewer usage and electric usage for the building. The electric usage has been consistent between 600 Kw/day and 700 Kw/day. The lower usage is when this space had stopped being used. The demand usage has been consistently about 60 Kw with a hike of 117 Kw in 2016 and 94 Kw in 2019. It is anticipated that the demand usage would remain under 100 Kw. The water usage peak was in 2013 at 632.85 gallons/day when the Chinese Restaurant was operating. The water usage was in the lower 600 g/d with White Birch operating and has dropped to 483.6 g/d this last year. The seven year average usage is 559.99 g/d. It is anticipated that the proposed use will not be significantly higher than the peak usage when the Chinese restaurant was operating in 2013 and will be well below a 400 g/d increase over the current 559.99 g/d average for the last 7 years. In that a large part of the business is take out, there is less water usage than a full service restaurant with dishwashing for plates, glasses and silverware.

CRITICAL IMPACT CRITERIA

As a supplement to the drawings and narrative submitted with this application, the following statements will assist in determining the critical impact of this project.

A) *“The plans for the proposed critical impact use meet the prescribed requirements of this chapter, including all of the regulations contained in this chapter for the district in which located.”*

No variances are required for this application. Site Plan review may be required if this is a change of use from retail back to restaurant.

B) *“The proposed critical impact use will not have an adverse impact upon the character or integrity of any land use within the immediate neighborhood having a unique cultural, historical, geographical, architectural, or other special quality of similar magnitude.”*

There will be no physical changes to the exterior of the building other than the sign and minor alterations inside. The use of the building has been restaurant and retail for over 30 years.

C) *“The proposed critical impact use is in harmony within the visual and physical context of the immediate neighborhood.”*

This application will have no changes to the exterior of the building other than the sign.

D) *“Such critical impact use and site development plan are in harmony with and will not impede the orderly development or redevelopment of the general neighborhood and the location, nature and height of buildings, structures, walls, fences and parking areas will not discourage the appropriate development and use of adjacent lands or adversely affect existing land use in close proximity to the subject site.”*

The change of use is back to a restaurant that had occupied this space in the past. Both retail and restaurant uses have occupied this building for over 30 years with a full grocery store before that.

E) *“The proposed critical impact use is to be developed in such a way as to ensure maximum amenities will be available to the site based upon a consideration of the site plan and functional requirements of the proposed critical impact use, including a specific finding that all structures, equipment and materials are reasonably accessible for police and fire protection and that the water supply, sewage disposal and surface drainage systems are adequate to serve the proposed critical impact use.”*

Emergency services can access the building on three sides. A 20 ft wide fire lane will be maintained on the east side of the building. There will be minimal change in the usage of water or sewers compare to recent years. Surface coverage will be remain the same with no change to storm water drainage.

F) *“Traffic controls for vehicular and pedestrian movement are designed to protect the safety of the general public and the occupants, employees, attendants, and other persons for whose benefit the use is intended.*

This application will have no changed to the exterior. The approved improvements in front of the building will improve pedestrian and vehicular circulation in front of the building,

(1) In making this determination, the Board of Trustees shall review but need not be limited to the following considerations.

(a) Location and adequacy of parking and loading facilities.

While no onsite parking is required for commercial uses in the Downtown D district, 21 spaces are available on site. Most parking is short term, in and out.

(b) Pedestrian rights-of-way.

The public sidewalk is defined along the street right of way.

(c) Traffic regulatory devices.

NA

(d) Location number and design of points of ingress and egress.

Public access to the building is facing the street. Service entrances are at the back of the building.

(e) Accessibility to emergency vehicles with particular emphasis on proximity to structures, no-parking or no-loading zones or areas and provision for turning and free movement.

Trucks will continue to deliver from West Genesee Street. Emergency vehicle access is available on three sides of the building. A 20 ft fire lane will be maintained on the east side of the building.

(f) Storage facilities for snow.

Snow will continue to be pushed to the north end of the parking lot and trucked off site during heavy accumulations.

(g) Age and mobility of all persons for whose benefit the use is intended.

Handicap parking is provided near the entry. The building is accessible for the disabled.

(h) Speed limits upon and general character of public highways in close proximity.

This is a state highway with a 30 MPH speed limit typical in the downtown district.

(2) Compliance with the provisions of Article X hereof shall not preclude a determination that the foregoing requirements have not been met."

G) "The proposed critical impact use shall comply with the provisions of Chapter 167, Article III, Use of Sewers, of the Village Code, as amended by Local Law No. 1-1994 and as it may be amended in the future, and all applicable laws, rules and regulations of the Village, United States and New York State governments (Added 3-22-1999 by L.L. No. 1-1999)

The potential change in water/sewer use and electric uses has been reviewed as compared to the last seven years when the Chinese Restaurant occupied the same space. The average water usage over the last seven years has been 559.99 gallons per day. The peak usage with the Chinese restaurant in full operation was 632.85 g/d. This is only a 73 g/d increase. The prior use as a Chinese restaurant would require as much or more water/sewer than the proposed coffee shop/restaurant.

Critical Impact Permit-Municipal Operations Form 07/2018

NOTE: Installation and connection of water and sewer, pipe and appurtenances shall be completed by the site contractor. This installation and connection must be inspected and approved by the Village.

Name of Applicant(s)

MARIE-HELENE GINGRAS

Local Address of Property

18 W. GENESEE ST, SKANEATELES

Mailing Address of Applicant(s)

General

Do you have architectural or engineering drawings? yes no

Do you have a grading plan? yes no

INTENTIONAL CHANGE OF USE

What is the total area of disturbance for this project? 0 acres

Do the drawings include a location of utilities? u yes no

Does the property have existing Village Utilities? yes no

Will structure have a sump pump? N/C yes no

Will gutters be directed into the municipal storm sewer? N/C yes no

If yes, what is the anticipated flow to the storm sewer? N/A gallons/day (GPD)

Water Service (in accordance with Village Code Chapter 218)

Does the proposed structure require fire protection? yes no

If yes, who will be the Fire Protection Engineer? Please provide name and NYS license number EXISTING

What was the last 5 year average water usage for property? (for existing properties) 559.9 GPD

What is the proposed usage for the property? 4632.8 GPD

What is the proposed length* of service for property? EXIST linear feet

*If this length is over 170 linear feet a meter pit must be shown.

Is a meter pit required? yes no

Is the meter pit drawn on the plans? yes no

What is the proposed material type for the service? EXIST copper poly other

Critical Impact Permit-Municipal Operations Form 07/2018

Sewer Service (in accordance with Village Code Chapter 167)

What is the current sewer flow rate?

483.6 2019 GPD
559.9 7 YEAR AVE

What is the proposed sewer flow rate?

< 632.85 GPD

An increase in flow >400 GPD requires a fee of \$4/GPD per Village Code Chapter 167-35-G.4. What is the proposed inflow/infiltration Remediation fee?

\$ —

Is the sewer gravity or pressure?

gravity pressure

Is there a need for an oil water separator?

— GREASE TRAP

yes no

If yes, the engineer name and NYS license number for the design:

EXISTING

Electric Service

What is the proposed Service Installation Type?

EXIST.

over-head under-ground

What is the anticipated Service Size?

EXISTING

Amps

What Type of Service is proposed?

single phase three phase

What is the anticipated Voltage?

240

V

What is the Current Electric Service/Demand of the parcel?

56

kW

What is the Proposed Electric Service/Demand?

< 100

kW

Do you have a Backup Generator?

none whole house portable

What is the proposed heating system for the new structure?

EXIST

Electric Natural Gas Propane

What is the proposed Hot Water Heater Type?

EXIST

Electric Natural Gas Propane

What is the Water Heater Tank Size

tankless

or

81

gallons

If you will have air conditioning what is the proposed unit?

N/A

EXIST

tons

Will there be any other ancillary uses (i.e. Electric Vehicle Charging Station, Pool, Workshop, Hot Tub/Pool, etc)? If so, please describe

EXIST

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 4/15/2020 Permit Date and Number

Name of Applicant Polly Davis

Address of Applicant 14 Hannum St, Skaneateles NY 13152

Applicant's Email polly@taurususa.com Contact # (315) 559-9999

Address of worksite 14 Hannum St, Skaneateles NY 13152

Name of Property Owner (if different from applicant)

Property Owner Address

Property Owner Email Contact #

Type of Work Proposed:

New Structure Addition X Alteration X Swimming Pool Repair X

Fence/Wall Paved Surface Other

Square Footage of new work Accurate Project Cost \$120,000.00

Describe the work proposed:

The owner of 14 Hannum St. would like to make improvements to the property in the form of a building addition/renovation. The addition would consist of a new second floor/roof design, an extension of the existing garage and a new front porch.

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number 006-06-28.0 Square Footage of Lot +/-8,500 sf

Existing use of lot single family residential Proposed use of lot single family residential

STRUCTURE INFORMATION:

Single Family X Two Family Multi-Family Garage X Commercial

Accessory Building Boat House Other

Existing Use Single-family residence Proposed Use Single-family residence

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26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

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Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION: Indicate in box [] North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

[W] Front Yard 26 ft.

Front Yard 22 ft.

[S] Left Side Yard 5.5 / 25.9 ft.

Left Side Yard 5.5 / 25.9 ft.

[N] Right Side Yard 25.9 ft.

Right Side Yard 25.9 ft.

[E] Rear Yard 19 ft.

Rear Yard 3.5 ft.

New connection for: (Yes/No) Sewer No Electric Service No Storm Sewer No

Does the proposed work/structure comply with the Energy Conservation Construction Code? [Yes, No, N/A]

Architect's Name Andrew J. Ramsgard, RA Adrienne - 415-8789 Drum

Architect's Address 61 E Genesee St, Skaneateles NY, 13152

Contractor/Builder Name

Contractor's Phone #

Contractor's Address

Contractor's Email

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The applicant declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application is true and has made such representations to induce the Village of Skaneateles to issue a Building/Zoning Permit and the applicant will comply with all laws, codes and ordinances controlling this work.

Date 4/14/20 Signature Perry H. Davis

Print Applicant's Name Perry H. Davis

Affidavit of Owner or Applicant

(To be completed if application is not made by the property owner)

STATE OF NEW YORK)

) SS:

COUNTY OF ONONDAGA)

On this _____ day of _____, 20____;

personally appeared before me.

NOTARY PUBLIC

VILLAGE OF SKANEATELES

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26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 4-16-2020 Tax Map Number 006-06-28

Applicant's Name POLLY DAVIS

Address of Worksite 14 HANNA ST.

Permit Fee Date Received Amount Received

Additional Info. Requested * AVG. SETBACK INFO.

Date Review Completed 4/29/20 Signature [Signature]

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Application Status: Approved (X) Denied

Reasons for Denial - Does not comply with the following:

Section 225-A5, Density Control Schedule for:

- (X) Front Yard Setback * (X) Side Yard Setback, left Side Yard Setback, Right
Rear Yard Setback (X) Percentage of Open Area (X) Both Side Yards Combined
(X) Percentage of Structure width/lot width

Other Density Control Schedule MIN. LOT AREA.

- (X) Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion
Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines
Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures
Section 225-A1-3, Permitted Use Chart
Other Sections of the Zoning Law

And/or Needs:

- Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25
Critical Impact Permit, per Section 225-52, form Board of Trustees
Special Use Permit from the Zoning Board of Appeals

* PREPARE CALCULATIONS FOR AVG. ADJACENT PROPERTIES FRONT SETBACK.

Permit Number Date Issue
Planning Board Review Zoning Board of Appeals Approval
Critical Impact Permit Approval N/A Historical Commission Approval N/A #

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

CK " 1318
\$250.00
pd. 4/15/2020

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application 4/ 15/2020

To the Zoning Board of Appeals of the Village of Skaneateles, Onondaga County, New York

I/We Polly Davis
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 14 Hannum St, Skaneateles NY 13152

(1) I hereby appeal the decision of the Village Code Enforcement Officer (Building Inspector)

 which was denial of a Zoning Permit

 which was denial of a Certificate of Occupancy

X to vary the strict application of the provisions of:

Article V Section 225 Subsection A5

Article XIV Section 225 Subsection 69 D

Article Section 225 Subsection

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VILLAGE OF SKANEATELES

(2) I hereby apply for: (check all applicable)

 A **SPECIAL USE PERMIT** required by the provisions of Article III, Section 225-10

B (1) & Section 225-11 B (2)

 A **FLOODWAY PERMIT** required by the provisions of Article III, Section 225-10

B (3) & Article VI, Section 225-18 B

This appeal or application relates to:

14 Street Number Hannum St. Street Name

Tax Map Number 006.-06-28.0

ZONING BOARD OF APPEALS

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot A-2

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)

Columns →	#1	#2	#3	#4
Open Area (sq. ft.) as a % of lot area	85%	+/- 79%	+/- 74%	+/- 11%
Front yard dimension (ft.)	30 ft (or avg.)			
Left side yard dimension (ft.)	15 ft	5.5	5.5	- 9.5'
Right side yard dimension (ft.)	15 ft	+/- 5.5 ft	+/- 5.5 ft	+/- 9.5 ft
Both side yards combined (ft.)	35 ft	+/- 31.4 ft	+/- 31.4 ft	+/- 3.6 ft
Rear yard dimension (ft.)	35 ft	+/- 19 ft	+/- 3.5 ft	+/- 31.5 ft
Max. width of structure as a % of lot width (Structure width divided by lot width)	65%			
Min. livable floor area, each dwelling	1,200 sf			

List below any OTHER variances, Special Permits requested
(Section of the Zoning Law) (Description)

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

As the property is pre-existing non-conforming since the adoption of the zoning ordinance, we seek relief to allow the owner to make reasonable improvements to their property. The proposed work will not substantially increase this non-conformance.

Dated 4/14/20

Robert H. Davis
Signature of Applicant/Appellant

APR 2020



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Addition/Renovation of 14 Hannum St.			
Project Location (describe, and attach a location map): 14 Hannum St. (North-East side of the street with Skaneateles Creek to the North-East of the Property) See 1/Z1.0			
Brief Description of Proposed Action: The owner of 14 Hannum St. would like to make improvements to the property in the form of a building addition/renovation. The addition would consist of a new second floor/roof design, an extension of the existing garage and a new front porch.			
Name of Applicant or Sponsor: Polly Davis		Telephone: (315) 559-9999	
		E-Mail: polly@taurususa.com	
Address: 14 Hannum St			
City/PO: Skaneateles		State: NY	Zip Code: 13152
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Skaneateles Zoning Board of Appeals			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.2 acres			
b. Total acreage to be physically disturbed? _____ 0.02 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.2 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: <u>Skaneateles Creek</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Skaneateles Creek. No proposed alteration to the creek. _____ _____				

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Project: _____
 Date: _____

**Short Environmental Assessment Form
 Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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PRINT FORM

Project: _____
 Date: _____

**Short Environmental Assessment Form
 Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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VILLAGE OF SKANEATELES

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

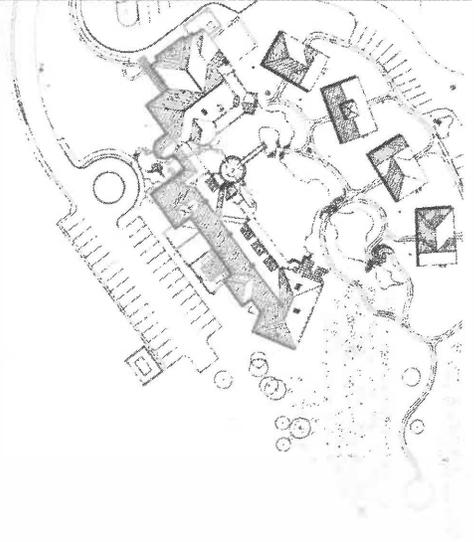
April 14, 2020

To Village of Skaneateles
26 Fennel Street
Skaneateles, NY 13152

Cc File, Polly Davis

From Adrienne Drumm, Ramsgard

Project Polly Davis Renovation/Addition of 14 Hannum St.
Project No. 1914



Dear Board Members,

The proposed project at 14 Hannum St. is a renovation/addition of the existing residence on site. The work includes an addition to the existing home's second story and forming a new, clean roofline for the residence. The scope also involves an addition to the rear of the existing garage and an expansion of the existing front porch. The owner is seeking relief from the following requirements listed in The Village of Skaneateles SK1975-225b Density Control Schedule.

The home is pre-existing non-conforming in rear-yard and side-yard setbacks. The proposed work involves maintaining the existing side yard setbacks and increasing the non-conformity of the rear yard setback (from +/- 19 ft to 3.5 ft) to accommodate an adequately sized garage. The front porch would also be expanded to increase the homes conformity with the essential character of the neighborhood. The property at 14 Hannum St. is also pre-existing non-conforming in minimum lot size, minimum lot width, and minimum open space requirements. The owner cannot make any reasonable efforts to improve lot size or width as there is no potential to expand the lot in any direction. This plan will reduce open space on the property by approximately 5%. Although the non-conformity is being increased, the functionality of the site and home will be greatly improved by these adjustments. These are the unique conditions of the site which the owner acquired it in, not self-created conditions. Bringing these requirements into conformance would require demolition of the existing house and the construction of a substantially smaller home, which is an unnecessary hardship to place on the owner.

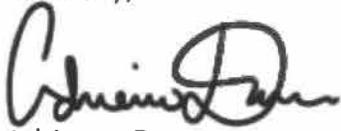
The second-floor renovation and addition will conform with the site's A-2 zoning requirements and will involve an expansion of the existing second floor master bedroom & master bathroom. There will also be second floor space added above the existing garage for a guest bedroom. The renovation and expansion of this floor will allow the roof structure of the home to be altered to create a more cohesive building form, as the building has been expanded haphazardly several times over the years. The proposed second floor/roof renovation will improve the home's external appearance in compliance with the essential character of the neighborhood.

The attached garage is pre-existing non-conforming in side-yard and rear-yard setbacks. The proposal includes a small addition (approximately 335 sf) to the rear of the existing attached garage to allow the garage to function more effectively, as the current 290 sf garage is too small to meet the needs of the owner. This addition would increase the non-conformance of the rear-yard setback on the property by approximately 15.5 ft. The unique conditions of the site do not allow an alternative compliant solution for the garage, as the owner cannot reasonably make changes to bring the structure into conformity without causing unnecessary financial hardship.

The proposed front porch replacement/expansion will increase the residence's aesthetic appeal along the street frontage in compliance with the essential character of the neighborhood. This expansion will form a connection between the two existing front exterior doors, and better utilize the existing hardscaped front yard. The expansion of the porch will also bring the existing building's front yard setback closer in line to the average front yard setback of the other structures on this street (approximately 16 ft from the public R.O.W.).

The renovation/addition proposed for the residence at 14 Hannum St. requires relief from the Village of Skaneateles SK1975-225b Density Control Schedule due to the pre-existing non-conforming nature of the property, which bringing into compliance would create unnecessary hardship on the owner. Granting the requested variances will allow the owner to improve both the aesthetics and functionality of the property in line with the spirit of the Village of Skaneateles zoning requirements and the essential character of the neighborhood.

Sincerely,



Adrienne Drumm
Ramsgard

