

Village of Skaneateles
Zoning Board of Appeals Meeting
Wednesday June 24, 2020

Pursuant to Executive Order 202.1, this meeting will be conducted by video conference call. The public may attend any meeting but may comment only during public hearings. To attend by telephone please call 315-313-6263. When prompted, please enter the conference ID number: 705 414 100#. To attend by computer, please click the link below. Prior to the meeting, those wishing to speak during a public hearing may make a request to be called upon by sending an email to CTB@villageofskaneateles.com. Please mention ZBA and the matter you wish to comment upon in the subject line. Comments can be submitted in writing to ZBA, Village of Skaneateles, 26 Fennell St., Skaneateles, NY 13152. Requests to comment during the meeting and any written comments sent to ZBA by mail must be received by 4:30 pm on the day of the hearing.

[Link to ZBA Meeting 06.24.2020](#)

AGENDA

7:30 pm Public Hearing in the matter of the Special Use Permit application of **Meryl & Gregg Eriksen** to construct a chicken coop and house chickens in the rear yard and Area Variance application by **Meryl & Gregg Eriksen** to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; side yard set-back, left; Minimum open area; Minimum lot area; Minimum Livable floor 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 and construct a rear deck and trellis at the property addressed as **11 West Elizabeth Street** in the Village of Skaneateles.

7:32 pm Public Hearing in the matter of the Area Variance application by **Colin & Corrie Carroll** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; and Minimum lot area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to replace existing deck, porch and sidewalks at the property addressed as **7 East Street** in the Village of Skaneateles.

7:35 pm Public Hearing in the matter of the Area Variance application by **Patrick & Amy MacDonald** to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; side yard set-back, left; side yard set-back, right; 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 an addition to the home and to the garage, to construct two new porches and to construct a deck and trellis at the property addressed as **5 Ashwood Lane** in the Village of Skaneateles.

7:37 pm Continuation of the Public Hearing in the matter of the Area Variance application by **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 Continuation of the Public Hearing in the matter of the Area Variance application of **Adam Weitsman** to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back, Side yard set-back, right, Rear yard set-back, and Minimum open area; Section 225-14C(2)(c) for front yard driveway/parking; Section 225-14C(3) Fences and Walls; Section 225-14C(5)(d) Accessory Buildings and Uses; Section 225-20 D for development within 50 feet of Skaneateles Lake; 225-58B(8)(a) and (b) for front yard driveway/parking; to merge two lots, demolish an existing single-family residential dwelling unit and to construct a swimming pool, hot tub, 89 by 48 foot pool deck with storage and mechanical space below, plus appurtenances (temple w/ roof, trellis and fence), driveways, walkways and retaining walls at the properties addressed as **61 West Lake Street and 45 West Lake Street** in the Village of Skaneateles. *This hearing was continued to the regularly scheduled ZBA meeting on May 27, 2020.*

7:35 pm Such other business as may be before the Board.

Note: The next regularly scheduled meeting of the Zoning Board of Appeals is July 29, 2020 at 7:30 pm.

OK # 1604
\$200.00
Pd. 5/14/2020
for Special Use Permit

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

11/16jc

Fax: 315-685-0730

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

Date of Application 5/11/2020 Permit Date and Number _____

Name of Applicant MERYL AND/OR GREGG ERIKSEN

Address of Applicant 11 WEST ELIZABETH STREET

Applicant's Email meryl.eriksen@gmail.com Contact # 315-569-9279

Address of worksite 11 WEST ELIZABETH STREET

Name of Property Owner (if different from applicant) SAME

Property Owner Address SAME

Property Owner Email SAME Contact # SAME

Type of Work Proposed:

New Structure _____ Addition _____ Alteration _____ Swimming Pool _____ Repair _____

Fence/Wall _____ Paved Surface _____ Other X CHICKEN COOP

Square Footage of new work ± 28.92 Accurate Project Cost _____

Describe the work proposed: _____

* SEE ATTACHED NARRATIVE + PHOTO ON APPLICATION FOR SPECIAL USE PERMIT

* LOCATION OF COOP MARKED ON SOUTH SIDE OF BARN SEE ATTACHED SURVEY

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

Tax Map Number 006.-05-06.0 Square Footage of Lot ± 10,815.6 SF

Existing use of lot SINGLE FAM RESIDENTIAL Proposed use of lot SINGLE FAM RESIDENTIAL

STRUCTURE INFORMATION:

Single Family _____ Two Family _____ Multi-Family _____ Garage _____ Commercial _____

Accessory Building _____ Boat House _____ Other X

Existing Use SFH | SUP-CHICKENS Proposed Use SFH | SUP-CHICKENS

RECEIVED

MAY 12 2020

VILLAGE OF SKANEATELES

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26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

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

Front Yard _____ ft.
Left Side Yard _____ ft.
Right Side Yard _____ ft.
Rear Yard _____ ft.

Front Yard _____ ft.
Left Side Yard _____ ft.
Right Side Yard _____ ft.
Rear Yard _____ ft.

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

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

Architect's Name N/A
Architect's Address N/A
Contractor/Builder Name N/A
Contractor's Phone # N/A
Contractor's Address N/A
Contractor's Email N/A

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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 5/11/2020 Signature Meryl Eriksen

Print Applicant's Name MERYL ERIKSEN

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

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

Building/Zoning Application Review Sheet

Date Received 5/12/2020 Tax Map Number 006.-05-06.0

Applicant's Name Meryl and/or Gregg Erikson

Address of Worksite 11 W. Elizabeth St.

Permit Fee Date Received 5/11/20. Amount Received 200.00

Additional Info. Requested UPDATED SURVEY

Date Review Completed 5/28/20. Signature [Handwritten Signature]

Application Status: Approved [X] Denied

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

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MAY 12 2020

VILLAGE OF SKANEATELES

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, [X] Special Use Permit from the Zoning Board of Appeals

Permit Number, Date Issue, Planning Board Review, Zoning Board of Appeals Approval, Critical Impact Permit Approval, Historical Commission Approval

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

.....
(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT
.....

Date of Application 5/11/20

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

MERYL GREGG ERIKSEN
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 11 W. ELIZABETH ST.

(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

to vary the strict application of the provisions of:

Article VII Section 225 Subsection 28D

Article _____ Section 225 Subsection _____

Article _____ Section 225 Subsection _____

(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:

11 Street Number WEST ELIZABETH ST. Street Name

Tax Map Number 006 - 05 - 06

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 | | | | |
| Front yard dimension (ft.) | | | | |
| Left side yard dimension (ft.) | | | | |
| Right side yard dimension (ft.) | | | | |
| Both side yards combined (ft.) | | | | |
| Rear yard dimension (ft.) | | | | |
| Max. width of structure as a % of lot width (Structure width divided by lot width) | | | | |
| Min. livable floor area, each dwelling | | | | |

List below any OTHER variances, Special Permits requested

(Section of the Zoning Law)

(Description)

SPECIAL USE PERMIT REQUEST TO HOUSE CHICKENS
IN REAR YARD.

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

Dated 5/11/20


Signature of Applicant/Appellant

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: MERYL GREGG ERIKSEN | | | | | | | |
| Project Location (describe, and attach a location map): CHICKENS IN REAR YARD | | | | | | | |
| Brief Description of Proposed Action: SPECIAL USE PERMIT APPLICATION TO HOUSE CHICKENS IN REAR YARD. | | | | | | | |
| Name of Applicant or Sponsor: MERYL GREGG ERIKSEN | | Telephone: 569-9279 | | | | | |
| Address: 11 W. ELIZABETH ST. | | E-Mail: ON APPLICATION | | | | | |
| 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. | | | <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"/> | | | | | | |
| 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: ZBA | | | <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"/> | | | | | | |
| 3. a. Total acreage of the site of the proposed action? | | 0.25 acres | | | | | |
| b. Total acreage to be physically disturbed? | | — acres | | | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | — 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 type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | | | | | |
| <input type="checkbox"/> Parkland | | | | | | | |

| | NO | YES | N/A |
|---|---|--|--|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? | <input checked="" type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input checked="" 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"/> | <input 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: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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? 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 checked="" type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> | <input 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? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban 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? If Yes, | NO | 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: _____ _____ | | |

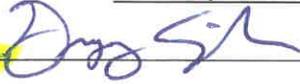
| | | |
|---|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____ | NO | YES |
| | <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? If Yes, describe: _____ _____ | NO | YES |
| | <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? If Yes, describe: _____ _____ | NO | YES |
| | <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: GREGG EAKSEN Date: 5/11/20

Signature:  Title: HOMEOWNER

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: | | |
| 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"/> |

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.

- 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

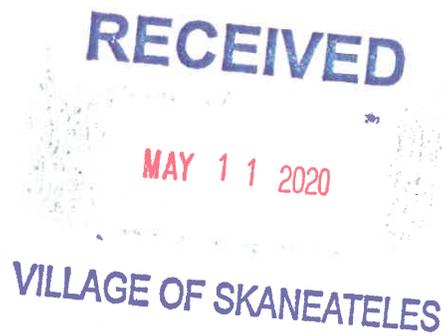
Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM



May 5, 2020

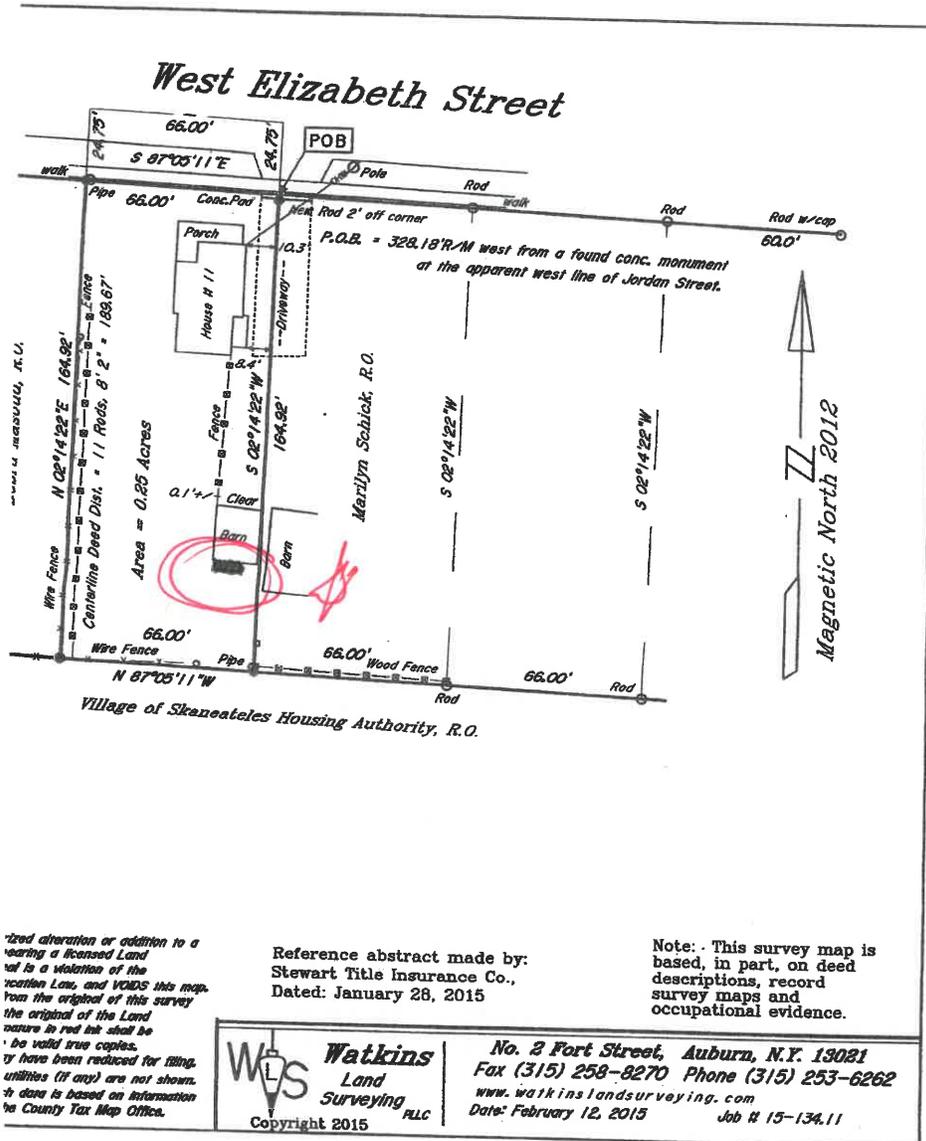
Dear Dennis,

My name is Gretchen Underhill. I am a Skaneateles resident and home owner living at 9 West Elizabeth Street, Skaneateles, New York 13152. I live next door to Meryl and Greg Eriksen, 11 West Elizabeth Street. While I know there is a Village ordinance regarding chicken ownership based on property size, I am writing to support the Eriksen's desire to own chickens. I am completely in favor of their request and I sincerely hope that their appeal might be considered. I grew up in the mid-west in farm country where chicken ownership is a way of life. Let there be chickens!

Thank you.

Sincerely, Gretchen Underhill

Gretchen Underhill



Any alteration or addition to a surveying a licensed Land Surveyor in a violation of the State Law, and Voids this map. You the original of this survey the original of the Land nature in red ink shall be the valid true copies. They have been reduced for filing. utilities (if any) are not shown. This data is based on information from County Tax Map Office.

Reference abstract made by:
Stewart Title Insurance Co.,
Dated: January 28, 2015

Note: This survey map is based, in part, on deed descriptions, record survey maps and occupational evidence.

| | | |
|---|--|---|
|  Watkins Land Surveying Copyright 2015 | WLS Land Surveying LLC Copyright 2015 | No. 2 Fort Street, Auburn, N.Y. 13021 Fax (315) 258-8270 Phone (315) 253-6262 www.watkinslandsurveying.com Date: February 12, 2015 Job # 15-134.11 |
| | | |

VILLAGE OF SKANEATELES

MAY 19 2020

RECEIVED

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 5/14/2020 Permit Date and Number

Name of Applicant GREGG AND/OR MERYL ERIKSEN

Address of Applicant 11 WEST ELIZABETH STREET SKANEATELES, N.Y. 13152

Applicant's Email Meryl.eriksen@gmail.com Contact # 315-569-9279

Address of worksite 11 WEST ELIZABETH STREET

Name of Property Owner (if different from applicant) SAME

Property Owner Address SAME

Property Owner Email SAME Contact # SAME

Type of Work Proposed:

New Structure Addition X Alteration X Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work ± 469.2 sf Accurate Project Cost

Describe the work proposed:

SEE ATTACHED NARRATIVE

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

Tax Map Number 006.-05-06.0 Square Footage of Lot ± 10,815.6 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 Commercial

Accessory Building Boat House Other

Existing Use RESIDENTIAL Proposed Use RESIDENTIAL

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)

N Front Yard ± 11.4 ft.

W Left Side Yard ± 32.7 ft.

E Right Side Yard ± 8.4 ft.

S Rear Yard ± 108.0 ft.

Setbacks - Proposed work

Front Yard ± 11.4 ft.

Left Side Yard ± 26.79 ft.

Right Side Yard ± 8.4 ft.

Rear Yard ± 96.0 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 SPACE ARCHITECTURAL STUDIO

Architect's Address 3 FENNEL STREET, SUITE # 2, SKANEATELES

Contractor/Builder Name _____

Contractor's Phone # _____

Contractor's Address _____

Contractor's Email _____

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 _____ Signature _____

Print Applicant's Name _____

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

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received _____ Tax Map Number _____

Applicant's Name _____

Address of Worksite _____

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed _____ Signature _____

Application Status: _____ **Approved** _____ **Denied**

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
- _____ Critical Impact Permit, per Section 225-52, form Board of Trustees
- _____ Special Use Permit from the Zoning Board of Appeals

| | |
|---------------------------------------|--|
| Permit Number _____ | Date Issue _____ |
| Planning Board Review _____ | Zoning Board of Appeals Approval _____ |
| Critical Impact Permit Approval _____ | Historical Commission Approval _____ # _____ |

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

.....
Instructions for Application for Appeal and/or Applications for Special Use Permit to the
Zoning Board of Appeals
.....

- A. Please prepare this 2 page Appeal or Application for a Special Use Permit by printing in ink or by computer. Submit the signed and dated original and 6 copies to the Secretary of the Zoning Board of Appeals.
- B. Please complete the "Short Environment Assessment Form, Appendix B" located on the Village of Skaneateles website. Submit the signed and dated original and 6 copies to the ZBA secretary.
- C. Please submit with your application and copies the appropriate fee per the schedule below:
 - 1. Appeals and Application for Variances:
 - a. Shed, Fence, A/C Pad.....\$100.00*
 - b. A variance that does not increase non-conformity.....\$100.00*
 - c. Adaption for handicapped accessibility.....\$100.00*
 - d. Residential up to \$500,000.....(per parcel).....\$250.00*
 - e. Residential over \$500,000.....(per parcel).....\$500.00*
 - f. Commercial.....(per parcel).....\$300.00*
 - 2. Applications for Special Use Permits.....(per parcel).....\$200.00*
 - 3. Other applications: If public hearing is required.....\$200.00*
If no public hearing is required.....\$100.00*
 - 4. Renew expired time limit condition or a variance.....\$50.00*

***Plus expert assistance expenses, professional fees**

(Section 2, paragraph 5 of Local Law #2 of 1995, defines this as "Expert assistance expenses to be paid on behalf of the Zoning Board of Appeals: On any application or appeal the applicant or appellant shall be obligated to pay for all expert assistance, including but not limited to engineering services required by and as determined by the Zoning board of Appeals through and including the date of the application for a Certificate of Occupancy or a Certificate of Completion.")

- D. Please attach to your appeal and/or application, all information required by the provisions of Zoning Law of the Village of Skaneateles, (Local Law #2-1975) relating to your appeal and/or application. A copy of the Zoning Law is available for viewing at the Village Office, or on the internet at www.generalcode.com.
- E. Upon receipt of the COMPLETE "Notice of Appeal or Application for Special Use Permit" and the required fee(if any), the Zoning Board Secretary shall forward all said information to the Planning Board for recommendation, and then to the Zoning Board of Appeals. A legal notice of the Zoning Board of Appeals will be published in the *Skaneateles Press* or other declared legal publications 10 days before the public hearing.

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

.....
(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT
.....

Date of Application 5/14/2020

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

I/We GREGG AND/OR MERYL ERIKSEN
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 11 WEST ELIZABETH STREET, 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

_____ to vary the strict application of the provisions of:

Article _____ Section 225 Subsection _____

Article _____ Section 225 Subsection _____

Article _____ Section 225 Subsection _____

(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:

11 Street Number WEST ELIZABETH STREET Street Name

Tax Map Number 006.-05-06.0

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% | - | ± 81.8% | ± 3.2% |
| Front yard dimension (ft.) N | 30' | ± 11.4' | ± 11.4' | ± 18.6' |
| Left side yard dimension (ft.) W | 15' | - | ± 26.79' | - |
| Right side yard dimension (ft.) E | 15' | ± 8.4 ft. | ± 8.4' | ± 6.6' |
| Both side yards combined (ft.) | 35' | - | ± 35.19' | - |
| Rear yard dimension (ft.) S | 35' | - | ± 96.0' | - |
| Max. width of structure as a % of lot width (Structure width divided by lot width) | 65% | - | ± 46.7' | - |
| Min. livable floor area, each dwelling | | | | |

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

MIN. LOT SIZE (± 19,184.4 sf ^{P.E.N.C.} VARIANCE)

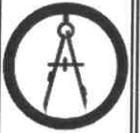
MIN. LOT WIDTH (~~34'~~ ^{P.E.N.C.} 34' VARIANCE)

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

SEE ATTACHED NARRATIVE

Dated _____

Signature of Applicant/Appellant _____



Project Narrative

Gregg & Meryl Eriksen

Project Location: 11 West Elizabeth Street, Skaneateles, N.Y. 13152

Tax Map No.: 006.-05-06.0

Village Zoning District: A-2

SPACE Architectural Studio project #: 2020-03

Date: 12 May 2020

Gregg & Meryl Eriksen really enjoy their small house in the village and would like to continue raising their daughters at 11 West Elizabeth Street. The small home is charming and has a mix of great and not-so-great spaces. A couple of the not-so-great spaces on the first floor include the mudroom, shared kitchen/laundry, and the powder room. These are offset by the fantastic living & dining rooms. They also really enjoy their front porch and the back yard. The second-floor bedrooms are small and have minimal closet space. The only full bathroom in the home is also located on this level. The attic provides a storage space as well as a small workout space and desk.

The proposal is to maintain the existing structure, at the front of the lot, and erect a new structure above the existing single-story portion of the home. The existing side porch is also proposed to be enclosed. A deck and trellis are proposed, off of the rear of the home, to give them better access to the backyard. The first-floor space would be maintained, as it exists, in the original front portion of the home with an updated kitchen, laundry room, powder room, and some more private outdoor space on the deck in the renovated area. The second-floor addition would contain a master bedroom suite with a new bath and closet space. Also proposed are some improvements to the existing bedroom closets and some additional space for the smallest existing bedroom. Those changes would bring it more in line with the other two existing bedrooms. These modest updates to this great village home require a few variances, which are listed below:

The Pre-Existing Non-Conforming variances requested by the Eriksen's in the proposal include:

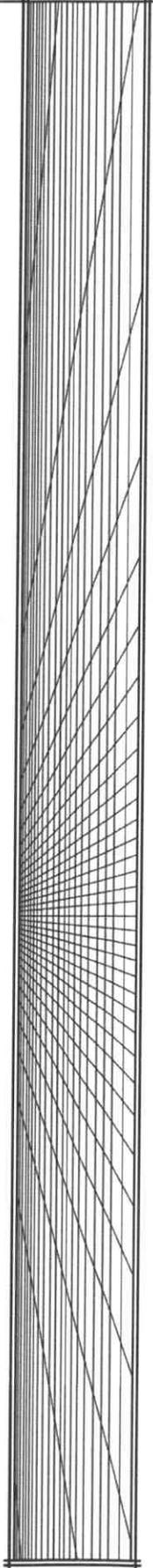
- Minimum Lot Area: +/- 10,815.6 SF where 30,000 SF are required, a variance of +/- 19,184.4 SF is requested
- Minimum Lot Width: +/- 66 FT where 100 FT are required, a variance of +/- 34 FT is requested
- Minimum Front Yard Setback: +/- 11.4 FT where 30 FT are required, a variance of +/- 18.6 FT is requested
- Minimum Side Yard Setback, East: +/- 8.4 FT where 15 FT are required, a variance of +/- 6.6 FT is requested

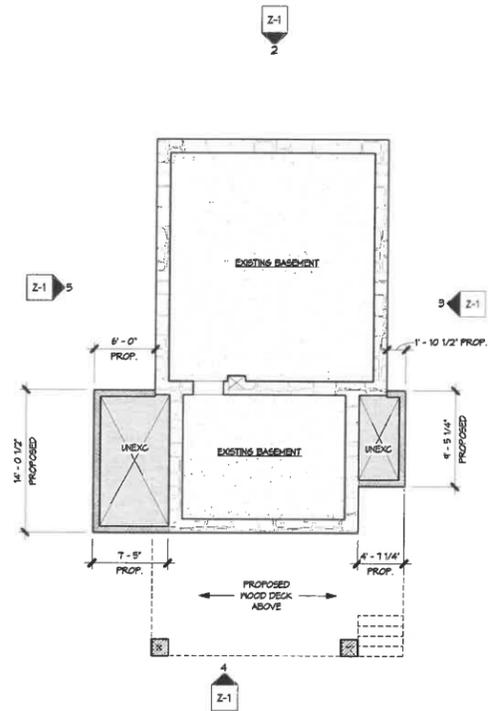
The new variances requested by the Eriksen's in this proposal include:

- Minimum Open Space: +/- 81.8% where 85% is required, a variance of +/- 3.2% is requested.

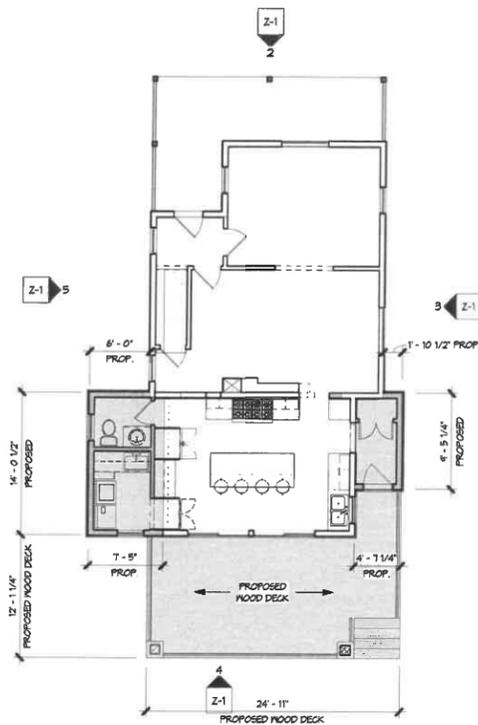
The proposed structure will also look to incorporate some additional details and finishes found throughout the village to create a more charming structure with some additional character on the property. This will be a result of continued needed maintenance on the property and improving the overall character of the property and neighborhood in the process. The proposed structure will not impact the surrounding lots as the increased area does not increase the pre-existing non-conforming side-yard setbacks. The structure is larger but is expanded to rear of the existing structure and within the buildable area on the property. See attached photograph of the existing single-story structure that is proposed to be replaced.

The Eriksen's have discussed the project with their immediate neighbors and while they are decreasing the open space on the property, the variance requested is similar to neighboring village lots of this era. While the variances may seem substantial at first glance, it is solely due to the pre-existing non-conforming nature of the property. This development fits within the village design guidelines and would blend into the neighborhood nicely while giving the Eriksen's reasonable use of their property and giving them great joy in being able to accommodate their family needs at this great location. Thank you for considering our proposal.

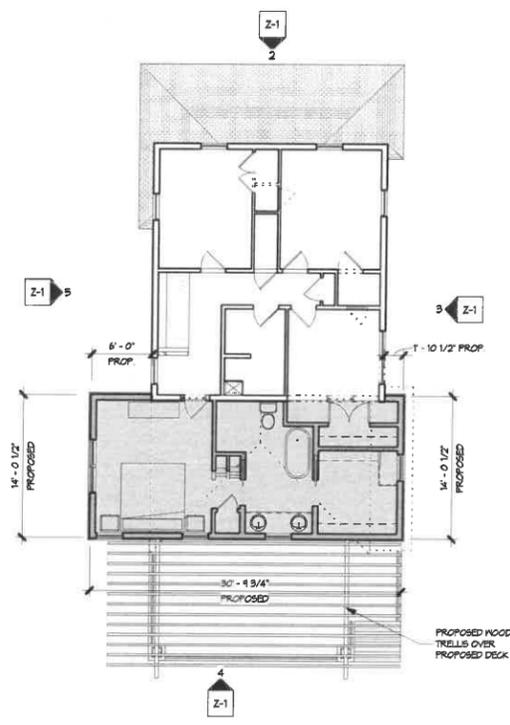











SPACE Architectural Studio, P.C.
 3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152
 Phone: (315) 685-0540 Email: SPACArchitecturalStudio@yahoo.com

Proposed Renovations
 for
Gregg & Meryl Eriksen
 11 West Elizabeth Street
 Skaneateles, NY 13152

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMPLETION OF ANY WORK AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND.
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED.

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 PART 645(b) OF TITLE VII OF THE EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED, AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 645(d).

| | | | |
|-----------------|--------------|-------------|-----|
| Project Number: | 2020-03 | Drawn by: | ECM |
| Date: | 05/14/2020 | Checked by: | MLM |
| Scale: | 1/8" = 1'-0" | | |

Zoning Plans

Z-2



| DENSITY CONTROL SCHEDULE | | | | | |
|---|----------------------|-----------------|-----------------|--------------|----------------------------|
| VILLAGE OF SKANEATELES ZONING DISTRICT: A-2 | | | | | |
| | REQD./ALLOWED | EXISTING | PROPOSED | DIFFERENCE | REQD. VARIANCE |
| MINIMUM LOT AREA | 30,000 SF | +/- 10,815.6 SF | +/- 10,815.6 SF | 0 | +/- 19,184.4 SF (P.E.N.C.) |
| MINIMUM LOT WIDTH | 100 FT. | 66 FT. | 66 FT. | 0 | 34 FT. (P.E.N.C.) |
| MINIMUM OPEN SPACE | 85% | +/- 86.11% | +/- 81.8% | +/- 4.31% | +/- 3.2% |
| MINIMUM FRONT YARD SETBACK (NORTH) | 30 FT. | +/- 11.4 FT. | +/- 11.4 FT. | 0 | +/- 18.6 FT. (P.E.N.C.) |
| MINIMUM SIDE YARD SETBACK (EAST) | 15 FT. | +/- 8.4 FT. | +/- 8.4 FT. | 0 | +/- 6.6 FT. (P.E.N.C.) |
| MINIMUM SIDE YARD SETBACK (WEST) | 15 FT. | +/- 26.74 FT. | +/- 26.74 FT. | +/- 5.91 FT. | - |
| MINIMUM SIDE YARD SETBACK, TOTAL | 35 FT. | +/- 41.1 FT. | +/- 35.14 FT. | +/- 5.91 FT. | - |
| MINIMUM REAR YARD SETBACK (SOUTH) | 35 FT. | +/- 108.0 FT. | +/- 96.0 FT. | +/- 12.0 FT. | - |
| MAXIMUM WIDTH OF STRUCTURE (% OF LOT WIDTH) | 65% | +/- 57.6% | +/- 46.7% | +/- 9.1% | - |
| MAXIMUM BUILDING HEIGHT | 35 FT. / 2.5 STORIES | +/- 22.6 FT. | +/- 25.0 FT. | +/- 2.4 FT. | - |

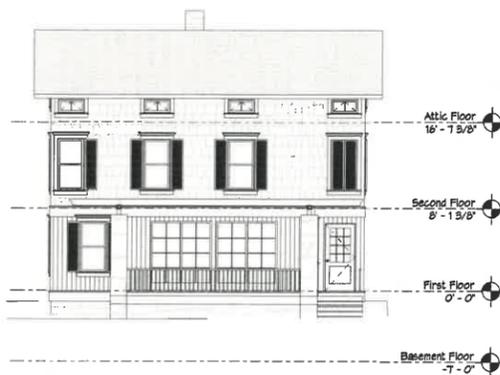
* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING.



2 Proposed North Elevation
Z-1 SCALE: 1/8" = 1'-0"



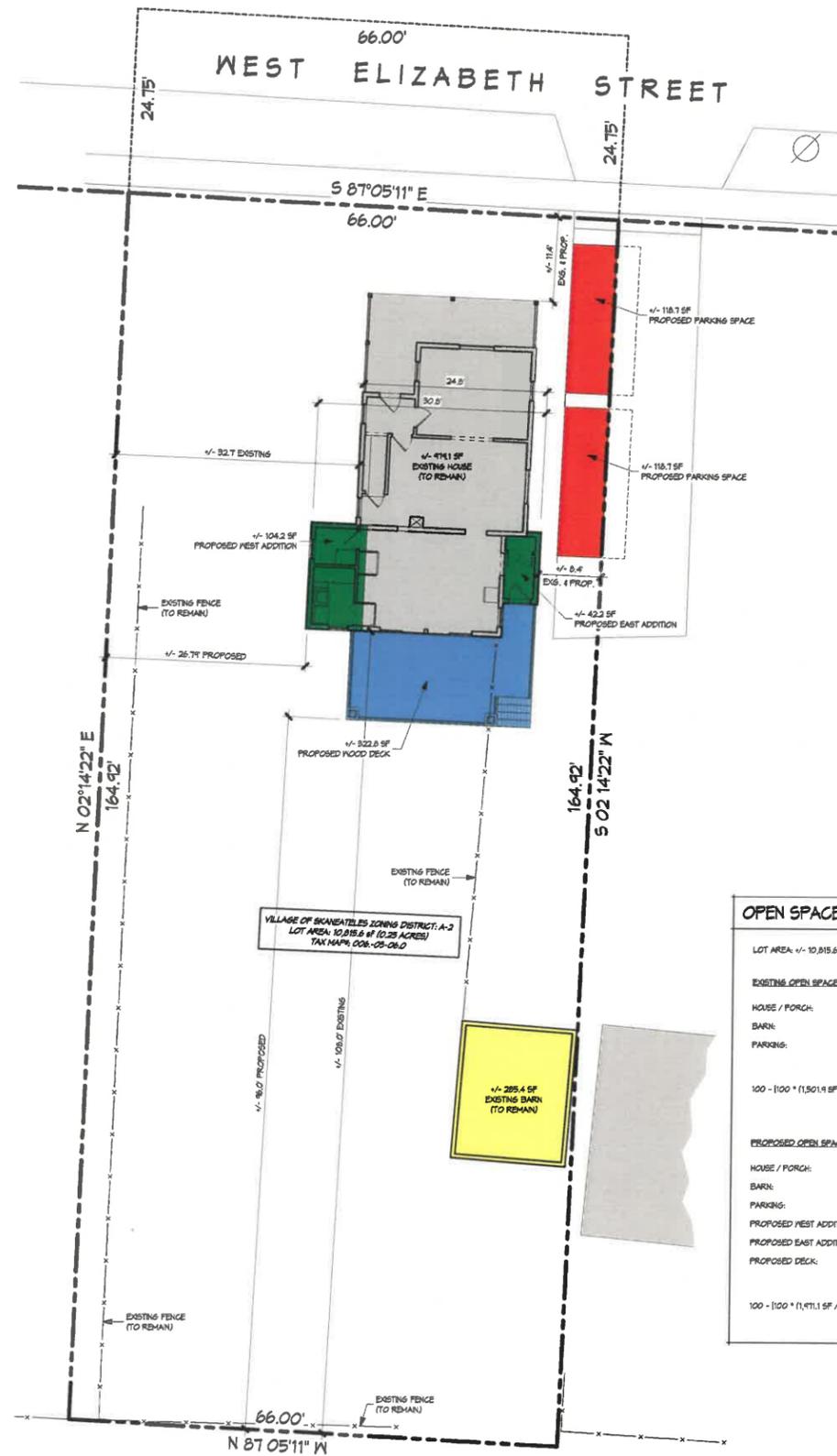
3 Proposed East Elevation
Z-1 SCALE: 1/8" = 1'-0"



4 Proposed South Elevation
Z-1 SCALE: 1/8" = 1'-0"



5 Proposed West Elevation
Z-1 SCALE: 1/8" = 1'-0"



1 Site Plan
Z-1 SCALE: 1" = 10'-0"

| OPEN SPACE CALCULATIONS | |
|--|-----------------|
| LOT AREA: | +/- 10,815.6 SF |
| EXISTING OPEN SPACE: | |
| HOUSE / PORCH: | +/- 474.1 SF |
| BARN: | +/- 255.4 SF |
| PARKING: | +/- 237.4 SF |
| | +/- 1,501.9 SF |
| 100 - 100 * (1,501.9 SF / 10,815.6 SF) = | +/- 86.11% |
| PROPOSED OPEN SPACE: | |
| HOUSE / PORCH: | +/- 474.1 SF |
| BARN: | +/- 255.4 SF |
| PARKING: | +/- 237.4 SF |
| PROPOSED NEST ADDITION: | +/- 104.2 SF |
| PROPOSED EAST ADDITION: | +/- 42.2 SF |
| PROPOSED DECK: | +/- 322.8 SF |
| | +/- 1,471.1 SF |
| 100 - 100 * (1,471.1 SF / 10,815.6 SF) = | +/- 81.8% |

SPACE Architectural Studio, P.C.
3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152
Phone: (315) 685-0540 Email: SPACearchitecturalstudio@yahoo.com

Proposed Renovations
for
Gregg & Meryl Eriksen
11 West Elizabeth Street
Skaneateles, NY 13152

| No. | Date | Description |
|-----|------|-------------|
| | | |
| | | |
| | | |



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMPLETION OF ANY WORK AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND.
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED.

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PART 6456) OF TITLE VII OF THE EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED, AND SIGNED BY THE ACTING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 6456).

| | | | |
|-----------------|--------------|-------------|-----|
| Project Number: | 2020-03 | Drawn by: | ECM |
| Date: | 05/14/20 | Checked by: | WLM |
| Scale: | As Indicated | | |

Zoning - Site Plan

Z-1

"CABIN COOP ORDERS" We are running a little behind schedule due to some logistics of COVID having some supplies limited. We will keep you updated. Thanks for your patience. [Shop now](#)



URBAN NORTHERN COOPS

[HOME](#)

[BLOG](#)

[OUR STORY](#)

[CONTACT](#) 





RESORT Chicken Coop PRE_ORDER

\$ 899.99

Color

LIGHT TRANSPARENT RED STAIN.

RESORT COOPS;

ALL RESORT COOPS NOW COME WITH ASPHALT ROOFING FOR SUPERIOR PROTECTION IN ALL CLIMATES.

ITEM SPECIFICATIONS:

PRODUCT SIZE 143.3" x 68.5" x 66.9" Dimensions are overall space.

The Resort is a high quality Large Deluxe Chicken Coop. Comes stained with an animal safe water base stain, grooved wood roof and is easy to clean with a sliding pull out tray.

All solid fir wood.

Asphalt roof.

12' run area with door.

6 Nesting boxes included with lids for easy egg retrieval.

Slide out Cleaning Tray.

Fully treated for outdoor use with animal safe water based stain.

The run attached to the hutch is included.

3 Roosting Bars inside.

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

E Front Yard 46.83 ft.

Front Yard 33.98 ft.

S Left Side Yard 20.17 ft.

Left Side Yard 20.17 ft.

N Right Side Yard 47.20 ft.

Right Side Yard 40.89 ft.

W Rear Yard 82.4 ft.

Rear Yard 82.4 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 WILLIAM L MURPHY JR

Architect's Address 3 FENNEL ST ; SUITE 2

Contractor/Builder Name T.B.D.

Contractor's Phone # _____

Contractor's Address _____

Contractor's Email _____

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 5.12.2020 Signature [Signature]

Print Applicant's Name COLIN & CORRIE CARROLL

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

RECEIVED

MAY 18 2020

VILLAGE OF SKANEATELES

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 5/12/2020 Permit Date and Number

Name of Applicant COLIN & CORRIE CARROLL

Address of Applicant 7 EAST STREET

Applicant's Email CORRIEB@GMAIL.COM Contact # 1 (415) 298 2475

Address of worksite 7 EAST STREET

Name of Property Owner (if different from applicant) N/A

Property Owner Address N/A

Property Owner Email N/A Contact # N/A

Type of Work Proposed:

New Structure Addition Alteration X Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work Accurate Project Cost

Describe the work proposed: REPLACE EXISTING DECK, PORK, & SIDEWALKS IN THE FRONT YARD OF THE HOME WITH NEW MATERIALS AND DESIGN.

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

Tax Map Number 008.-01-17.0 Square Footage of Lot ± 26,571.6 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 Commercial

Accessory Building Boat House Other

Existing Use SINGLE FAMILY Proposed Use SINGLE FAMILY

RECEIVED

MAY 18 2020

VILLAGE OF SKANEATELES

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 5/18/20, Tax Map Number 008-01-17

Applicant's Name COLIN CORRIE CARROLL

Address of Worksite 7 EAST ST.

Permit Fee Date Received Amount Received

Additional Info. Requested SHORT ENVIR. FORM.

Date Review Completed 5/31/20, 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, (X) Percentage of Open Area, Both Side Yards Combined, Percentage of Structure width/lot width

Other Density Control Schedule MIN. LOT AREA (P.E.N.C.)

- (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

RECEIVED

MAY 18 2020

VILLAGE OF SKANEATELES

Permit Number, Date Issue, Planning Board Review, Zoning Board of Appeals Approval, Critical Impact Permit Approval, Historical Commission Approval

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

CK #893
Pd. 5/12/2020
\$250.00

.....
(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT
.....

Date of Application 5.12.2020

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

I/We COLIN & CORRIE CARROLL

Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 7 EAST STREET

(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

to vary the strict application of the provisions of:

Article _____ Section 225 Subsection A5

Article XIV Section 225 Subsection 69D

Article _____ Section 225 Subsection _____

RECEIVED

MAY 18 2020

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:

7 Street Number EAST STREET Street Name

Tax Map Number 008.-01-17.0

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% | 84.49 | 83.85% | ±1.15% |
| Front yard dimension (ft.) | 30' | 46.83' | 33.98' | — |
| Left side yard dimension (ft.) | 15' | 20.17' | 38' | — |
| Right side yard dimension (ft.) | 15' | 47.2' | 40.89' | — |
| Both side yards combined (ft.) | 35' | 67.19' | 78.89' | — |
| Rear yard dimension (ft.) | 35' | 82.4' | 82.4' | — |
| Max. width of structure as a % of lot width <small>(Structure width divided by lot width)</small> | 65% | 45.2% | 45.2% | — |
| Min. livable floor area, each dwelling | 1200sf | >1200sf | >1200sf | — |

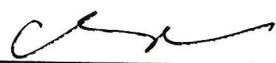
List below any OTHER variances, Special Permits requested
(Section of the Zoning Law) (Description)

MINIMUM LOT AREA : ± 26,488.7 SF WHERE 30,000 SF
ARE REQUIRED. VARIANCE REQUESTED ± 3,511.3 SF.

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

SEE NARRATIVE DESCRIPTION

Dated 5.12.2020


Signature of Applicant/Appellant

RECEIVED

MAY 18 2020

VILLAGE OF SKANEATELES

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: <p style="text-align: center; font-size: 1.2em;">CARROLL SITEWORK</p> | | | |
| Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">7 EAST STREET SKANEATELES, N.Y. 13152</p> | | | |
| Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">SEE PROJECT NARRATIVE</p> | | | |
| Name of Applicant or Sponsor: <p style="font-size: 1.2em;">COLIN AND/OR CORRIE CARROLL</p> | | Telephone: 415-298-2475 | |
| Address: <p style="font-size: 1.2em;">7 EAST STREET</p> | | E-Mail: | |
| City/PO: <p style="font-size: 1.2em;">SKANEATELES</p> | | State: <p style="font-size: 1.2em;">N.Y.</p> | Zip Code: <p style="font-size: 1.2em;">13152</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. | | | NO <input checked="" type="checkbox"/> YES <input 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: <p style="font-size: 1.2em;">VILLAGE BUILDING PERMIT</p> | | | NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | <u>.608</u> acres | |
| b. Total acreage to be physically disturbed? | | <u>.035</u> acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | <u>.608</u> 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 type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| 5. Is the proposed action, | NO | YES | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 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? | NO | YES | |
| | <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: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <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: _____ _____ | NO | YES | |
| | <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: _____ _____ | NO | YES | |
| | <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: _____ _____ | NO | YES | |
| | <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? | NO | YES | |
| | <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? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

| | | |
|---|-------------------------------------|-------------------------------------|
| 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 type="checkbox"/> Urban <input checked="" 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? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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)? If Yes, explain the purpose and size of the impoundment: _____ | NO | YES |
| | <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? If Yes, describe: _____ | NO | YES |
| | <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? If Yes, describe: _____ | NO | YES |
| | <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: _____ Date: <u>6/1/2020</u> Signature: _____ Title: _____ | | |

Project:

Date:

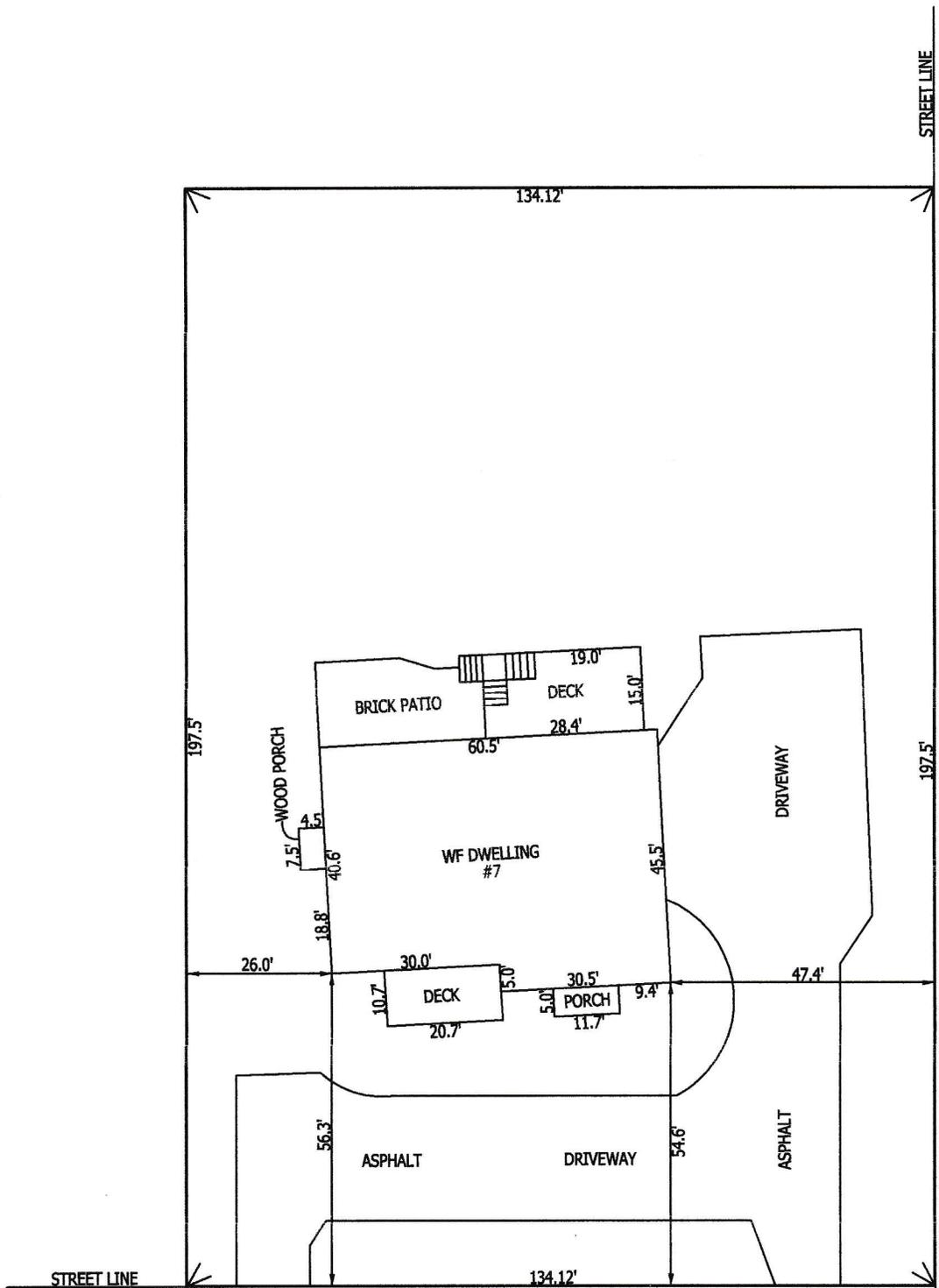
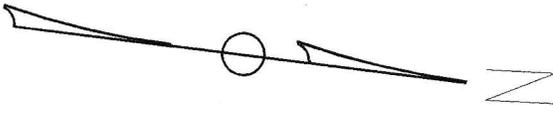
**Short Environmental Assessment Form
Part 2 - Impact Assessment**

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?"

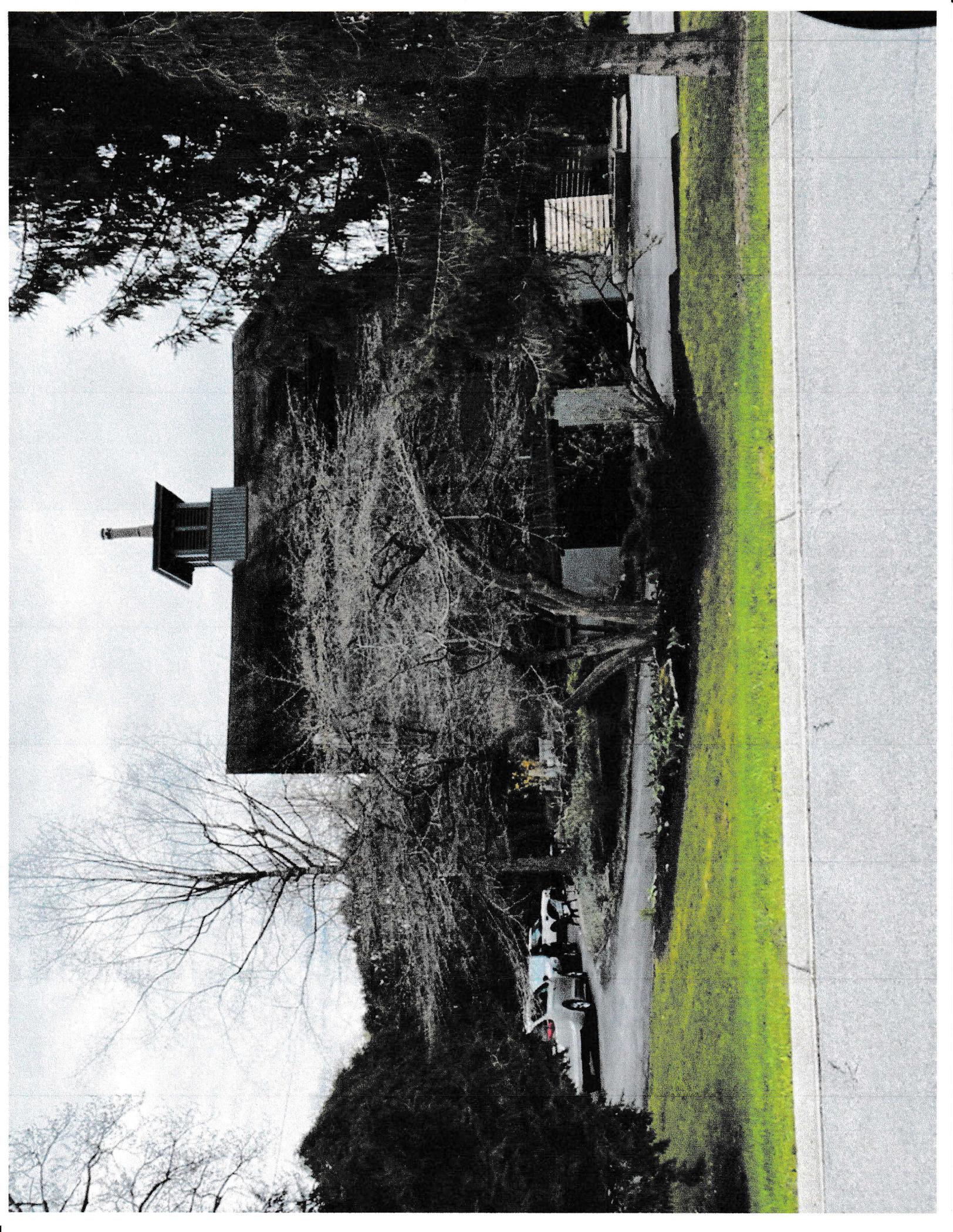
| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | | |
| a. public / private water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

NO ABSTRACT PROVIDED AT TIME OF SURVEY.
SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS
& EXCEPTIONS OF RECORD WHICH AN UPDATED
ABSTRACT WOULD SHOW.



RAMBLE WOOD DRIVE

EAST STREET





10/10/2023

10/10/2023



Project Narrative

Colin & Corrie Carroll

Project Location: 7 East Street, Skaneateles, N.Y. 13152

Tax Map No.: 014.-01-15.0

Village Zoning District: A-2

SPACE Architectural Studio project #: 2019-16

Date: 15 May 2020

Colin and Corrie Carroll have to do some maintenance on their brick front stoop. The existing cobblestone pavers have been in place for a long time. The timber retaining walls are dilapidated and rotting. Rather than just replace all of these items as is, resulting in the same hodgepodge of things, the Carroll's are proposing some modifications to create a more unified aesthetic. The existing deck and porch are proposed to be replaced with a sidewalk style concrete patio and a small planter, for some landscaping, is proposed to the right of the Front Door. The proposed stair and retaining wall allow grade to transition down the existing driveway. The front door and side door each have a proposed sidewalk of concrete and turf as well. This proposal would require a few variances, which are listed below:

The Pre-Existing Non-Conforming variances requested by the Carroll's in the proposal include:

- Minimum Lot Area: +/- 26,488.7 SF where 30,000 SF are required, a variance of +/- 3,511.3 SF is requested

The new variances requested by the Carroll's in this proposal include:

- Minimum Open Space: +/- 83.85% where 85% is required, a variance of +/- 1.15% is requested.

The Carroll's improvements and modifications are minimal in nature and will improve the safety of the existing condition greatly. The grass and concrete look will be a pleasant update to the property and more in line with the renovation and maintenance work already performed on the existing structure. Thank you for your time and consideration.

| DENSITY CONTROL SCHEDULE | | | | | |
|---|----------------|--------------|--------------|--------------|---------------------------|
| VILLAGE OF SKANEATELES ZONING DISTRICT: A-2 | | | | | |
| | REQ'D./ALLOWED | EXISTING | PROPOSED | DIFFERENCE | REQUESTED VARIANCE |
| MINIMUM LOT AREA | 30,000 SF | 26,488.7 SF | 26,488.7 SF | 0 SF | +/- 3,511.3 SF (P.E.N.C.) |
| MINIMUM LOT WIDTH | 100 FT. | 134.12 FT | 134.12 FT | 0 FT | - |
| MINIMUM OPEN SPACE | 85 % | +/- 84.49 % | +/- 83.85 % | 0.64 % | +/- 1.15 % |
| MINIMUM FRONT YARD SETBACK (EAST) | 30 FT. | +/- 46.83 FT | +/- 33.98 FT | +/- 12.85 FT | - |
| MINIMUM SIDE YARD SETBACK (NORTH) | 15 FT. | +/- 47.2 FT | +/- 40.89 FT | +/- 6.31 FT | - |
| MINIMUM SIDE YARD SETBACK (SOUTH) | 15 FT. | +/- 20.17 FT | +/- 20.17 FT | 0 FT | - |
| MINIMUM SIDE YARD SETBACK, TOTAL | 35 FT. | +/- 67.37 FT | +/- 61.06 FT | +/- 6.31 FT | - |
| MINIMUM REAR YARD SETBACK (WEST) | 35 FT. | +/- 82.4 FT | +/- 82.4 FT | 0 FT | - |
| MAXIMUM WIDTH OF STRUCTURE (% OF LOT WIDTH) | 65 % | +/- 45.2 % | +/- 45.2 % | 0 % | - |

* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING.

OPEN SPACE CALCULATIONS

LOT AREA: +/- 26,488.7 SF (0.608 ACRES)

EXISTING OPEN SPACE:

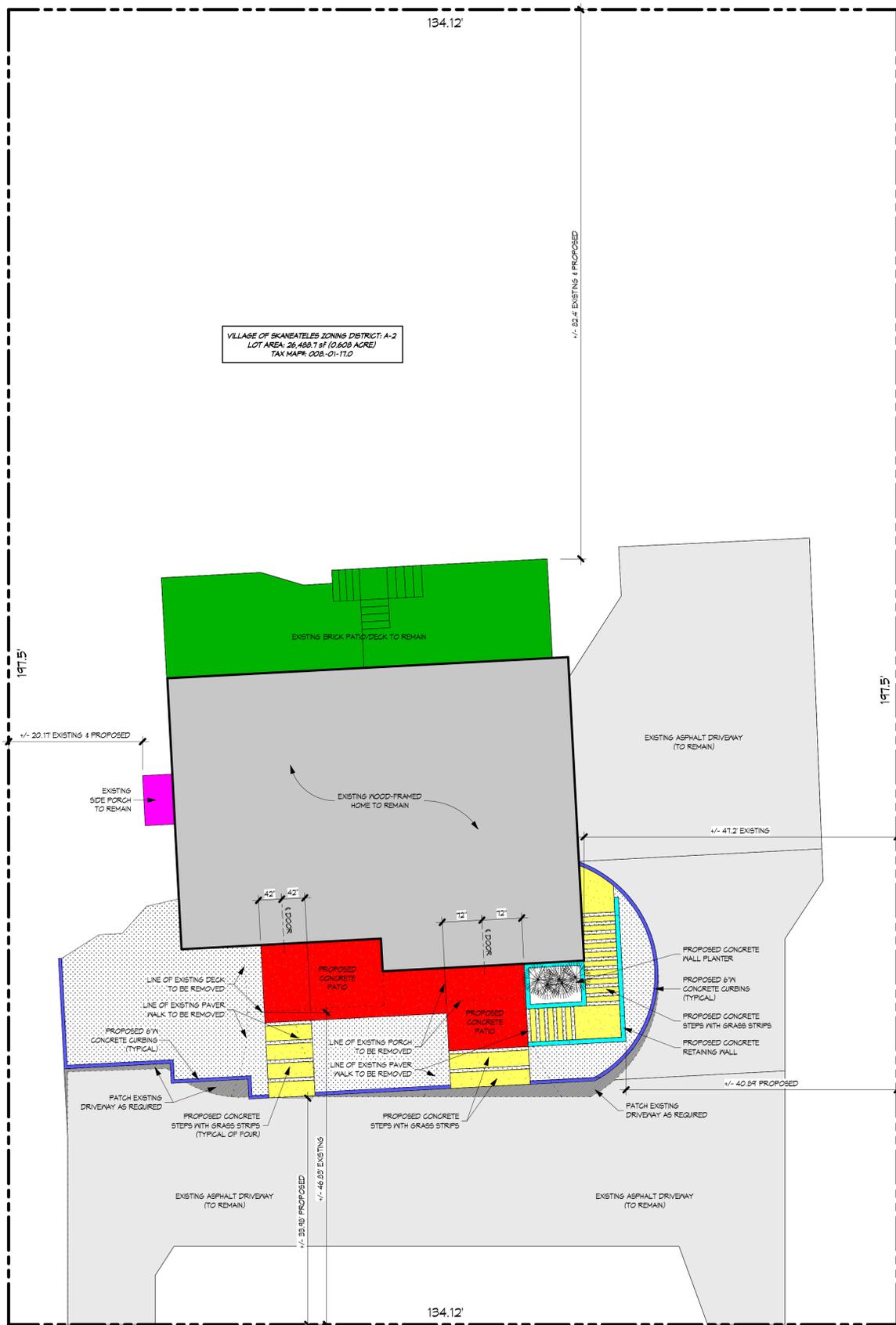
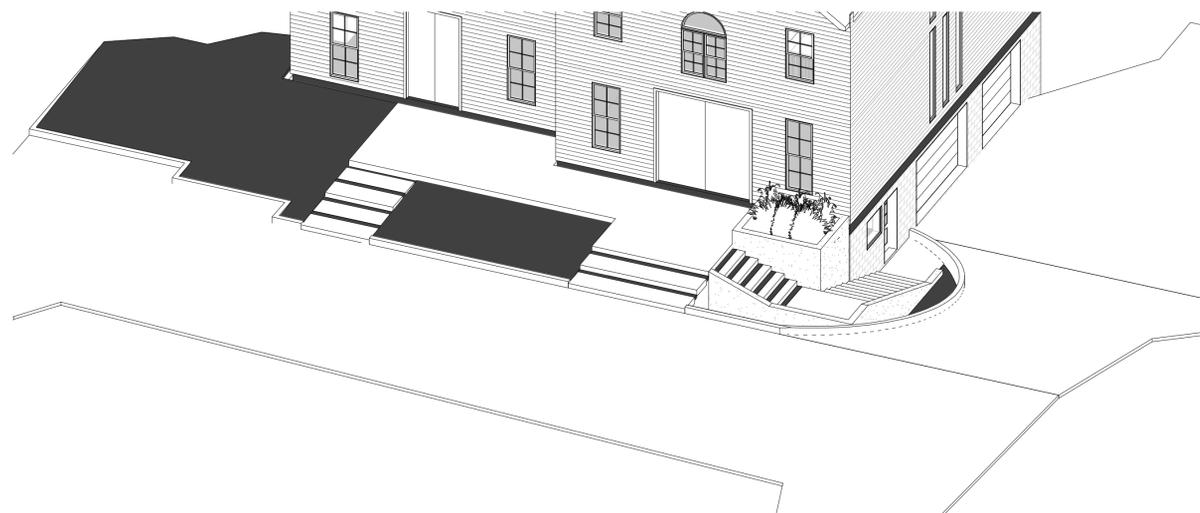
| | |
|--------------------------------|-------------------|
| EXISTING HOUSE | 2,611.3 SF |
| EXISTING FRONT DECK | 207.0 SF |
| EXISTING FRONT PORCH | 58.5 SF |
| EXISTING SIDE PORCH | 33.8 SF |
| EXISTING BACK PATIO/DECK | 856.0 SF |
| EXISTING FRONT WALKWAY (NORTH) | 213.4 SF |
| EXISTING FRONT WALKWAY (SOUTH) | 127.4 SF |
| TOTAL | 4,107.4 SF |

$100 (100 * (4,107.4 SF / 26,488.7 SF)) = +/- 84.49 %$

PROPOSED OPEN SPACE:

| | |
|---------------------------|-------------------|
| EXISTING HOUSE | 2,611.3 SF |
| EXISTING SIDE PORCH | 33.8 SF |
| EXISTING BACK PATIO/DECK | 856.0 SF |
| PROPOSED CONCRETE PATIO | 424.4 SF |
| PROPOSED CONCRETE STEPS | 246.9 SF |
| PROPOSED CONCRETE CURBING | 61.8 SF |
| PROPOSED RETAINING WALLS | 43.2 SF |
| TOTAL | 4,271.4 SF |

$100 (100 * (4,271.4 SF / 26,488.7 SF)) = +/- 83.85 %$

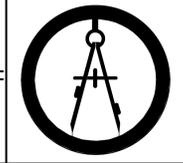


PROJECT NORTH TRUE NORTH
 1 Z-1 Site Plan
 SCALE: 1" = 10'-0"

SPACE Architectural Studio, P.C.
 3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152
 Phone: (315) 685-0540 Email: SPACearchitecturalstudio@yahoo.com

Proposed Site Improvements
 for
Colin & Corrie Carroll
 7 East Street
 Skaneateles, New York 13152

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMPLETION OF ANY WORK AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND.
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED.

COPYRIGHT © OF THE EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED, AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART §1650.

| | | | |
|-----------------|--------------|-------------|-----|
| Project Number: | Proj # | Drawn By: | ECM |
| Date: | 04/13/20 | Checked By: | NLM |
| Scale: | As indicated | | |

Site Plan

Z-1

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 5/14/2020 Permit Date and Number

Name of Applicant PATRICK AND/OR AMY MACDONALD

Address of Applicant 5 ASHWOOD LANE SKANEATELES, N.Y. 13152

Applicant's Email pmacdonald789@gmail.com Contact # (585) 851-9908

Address of worksite 5 ASHWOOD LANE

Name of Property Owner (if different from applicant) SAME

Property Owner Address SAME

Property Owner Email SAME Contact # SAME

Type of Work Proposed:

New Structure Addition X Alteration X Swimming Pool Repair

Fence/Wall Paved Surface X Other

Square Footage of new work ± 1,413 sf Accurate Project Cost

Describe the work proposed:

SEE ATTACHED NARRATIVE

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

Tax Map Number 014.-01-15.0 Square Footage of Lot ± 20,776.7 sf

Existing use of lot RESIDENTIAL Proposed use of lot RESIDENTIAL

STRUCTURE INFORMATION:

Single Family X Two Family Multi-Family Garage X Commercial

Accessory Building Boat House Other

Existing Use SINGLE FAMILY RESID. Proposed Use SINGLE FAMILY RESID.

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

315-685-2118

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

N Front Yard ± 44.1 ft.

Front Yard ± 19.6 ft.

W Left Side Yard ± 15.2 ft.

Left Side Yard ± 15.2 ft.

E Right Side Yard ± 29.1 ft.

Right Side Yard ± 17.0 ft.

S Rear Yard ± 127.3 ft.

Rear Yard ± 115.3 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 SPACE ARCHITECTURAL STUDIO

Architect's Address 3 FENNEL STREET, SUITE #2, SKANEATELES

Contractor/Builder Name _____

Contractor's Phone # _____

Contractor's Address _____

Contractor's Email _____

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 _____ Signature _____

Print Applicant's Name _____

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

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

Building/Zoning Application Review Sheet

Date Received _____ Tax Map Number _____

Applicant's Name _____

Address of Worksite _____

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed _____ Signature _____

Application Status: _____ Approved _____ Denied

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

Critical Impact Permit, per Section 225-52, form Board of Trustees

Special Use Permit from the Zoning Board of Appeals

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

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

.....
(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT
.....

Date of Application 5/14/2020

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

I/We PATRICK AND/OR AMY MACDONALD
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 5 ASHWOOD LANE SKANEATELES

(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

_____ to vary the strict application of the provisions of:

Article _____ Section 225 Subsection _____

Article _____ Section 225 Subsection _____

Article _____ Section 225 Subsection _____

(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:

5 Street Number ASHWOOD LANE Street Name

Tax Map Number 014.-01-15.0

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-1

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 | 90% | | ± 85.24% | ± 4.76% |
| Front yard dimension (ft.) | 30' | | ± 19.6' | ± 5.5' |
| Left side yard dimension (ft.) | 25' | ± 15.2' | ± 15.2' | ± 9.8' |
| Right side yard dimension (ft.) | 25' | | ± 17.0' | ± 8.0' |
| Both side yards combined (ft.) | 55' | | ± 32.2' | ± 22.8' |
| Rear yard dimension (ft.) | 35' | | ± 115.3' | |
| Max. width of structure as a % of lot width (Structure width divided by lot width) | 55% | ± 50.3% | ± 69.6% | ± 14.6% |
| Min. livable floor area, each dwelling | | | | |

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

MINIMUM LOT WIDTH (± 43.72' P.E.N.C. VARIANCE)

MINIMUM LOT AREA (± 23,223.3 sf P.E.N.C. VARIANCE)

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

SEE ATTACHED NARRATIVE

Dated _____

Signature of Applicant/Appellant _____



Project Narrative

Patrick & Amy MacDonald

Project Location: 5 Ashwood Lane, Skaneateles, N.Y. 13152

Tax Map No.: 014.-01-15.0

Village Zoning District: A-1

SPACE Architectural Studio project #: 2020-07

Date: 15 May 2020

Patrick & Amy MacDonald are returning to Skaneateles to continue raising their three children. Both of them are Skaneateles High School Alumni. This is so great for our school system. They recently purchased the property at 5 Ashwood Lane. The single-family residence on the lot was built by John Manilla in the early 1970's and was well maintained by the original owner. A lot has changed since then, and maintaining the property is quite different than updating it. The house is built well but the entire layout is very antiquated and lacking several things for a family of five in the year 2020.

The proposal is to maintain the existing structure and create some more character, and needed space, with a couple of additions. The additions would include both indoor and outdoor space. Two new porches are proposed on the North side of the home. One is at the side entry to the proposed mudroom. The other, is at the main entry where you would enter into the proposed addition. The small main entry addition would contain a staircase (up and down), a foyer, a den, and a coat closet. The rest of the first floor, on the South side of the structure is proposed to be renovated to include a full bath, mudroom, pantry, with an open living space with kitchen, dining, and living facilities. Also proposed on the first floor is a wood deck and trellis off the South side of the home. An additional garage bay is also proposed on the East side of the structure. The second-floor addition consists of the staircase, a laundry room, an additional bathroom in the Master Suite, and an improved closet condition. The existing second floor bathroom will be updated and the rest of the second story will be updated but structurally stay very similar to the current condition. This proposal would require a few variances, which are listed below:

The Pre-Existing Non-Conforming variances requested by the MacDonald's in the proposal include:

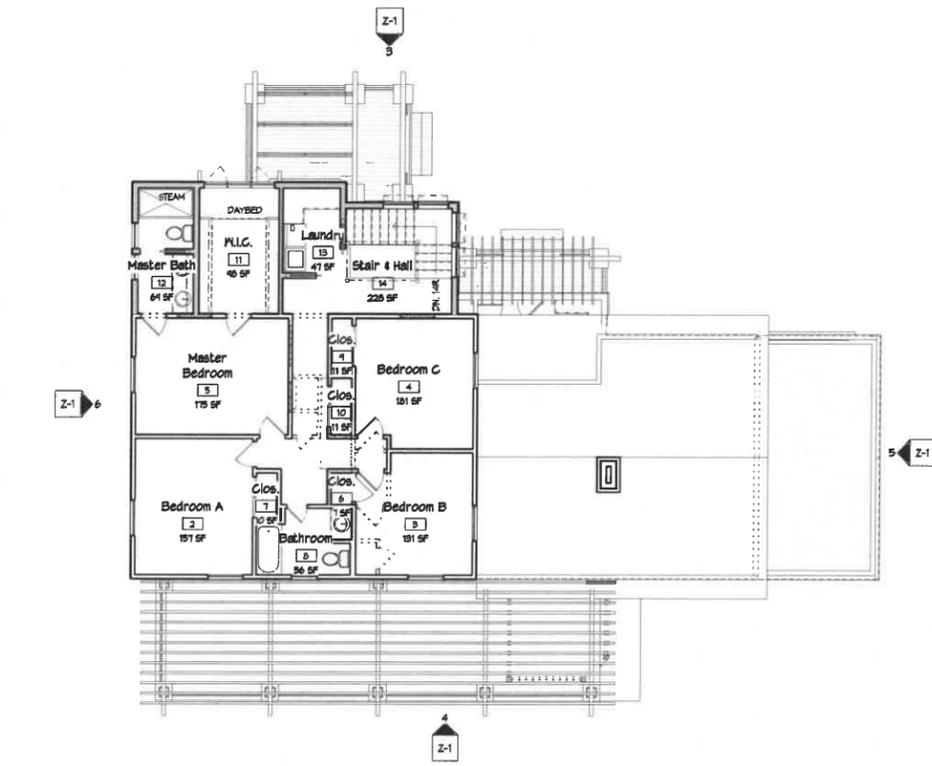
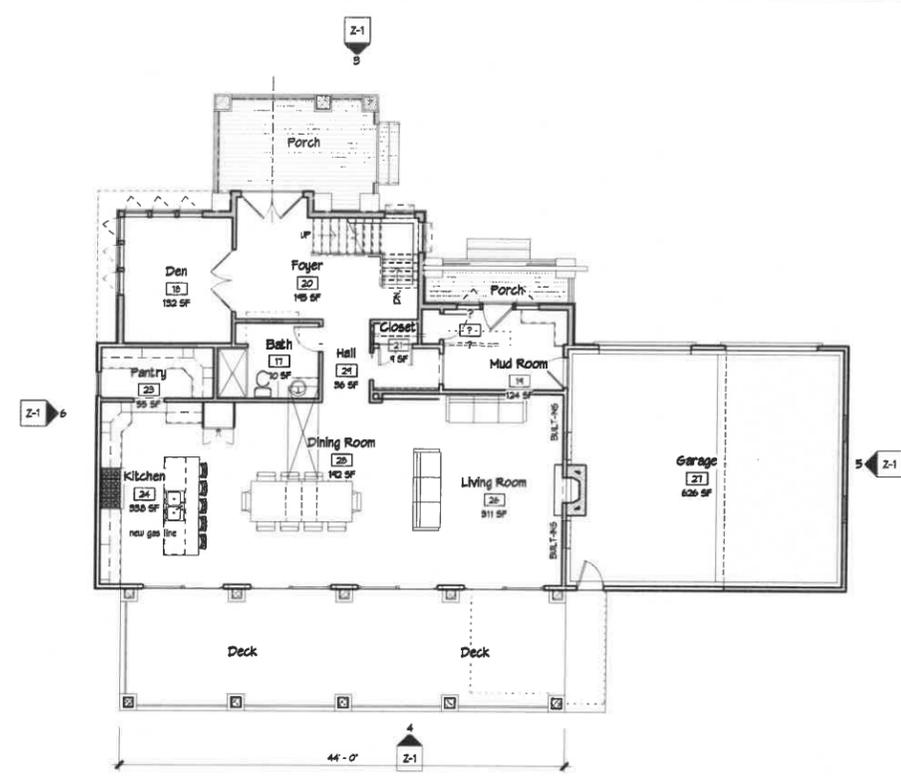
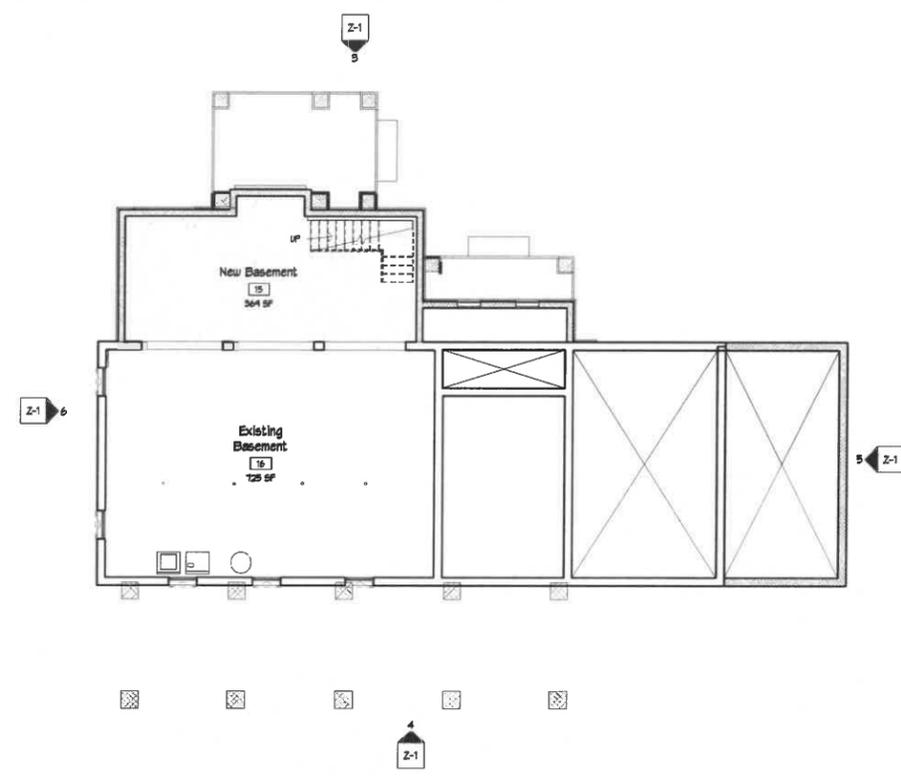
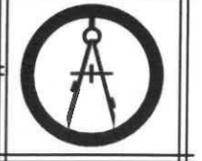
- Minimum Lot Area: +/- 20,776.7 SF where 44,000 SF are required, a variance of +/- 23,223.3 SF is requested
- Minimum Lot Width: +/- 106.28 FT where 150 FT are required, a variance of +/- 43.72 FT is requested
- Minimum Side Yard Setback, West: +/- 15.2 FT where 25 FT are required, a variance of +/- 9.8 FT is requested

The new variances requested by the MacDonald's in this proposal include:

- Minimum Open Space: +/- 85.25% where 90% is required, a variance of +/- 4.76% is requested.
- Minimum Front Yard Setback: +/- 19.6 FT where 30 FT are required, a variance of +/- 10.4 FT is requested
- Minimum Side Yard Setback, East: +/- 17 FT where 25 FT are required, a variance of +/- 8 FT is requested
- Minimum Combined Side Yard Setback: +/- 32.2 FT where 55 FT are required, a variance of +/- 22.8 FT is requested
- Maximum Width of Structure: +/- 69.6% where 55% is required, a variance of +/- 14.6% is requested

The MacDonald's would also propose to renovate and update the exterior with finishes to create some additional curb appeal and address the neighborhood in a proper fashion. The Cape-Cod inspired exterior would fit in nicely with the rest of the neighborhood. The variances may seem substantial at first glance but it is due to the hardship of the small lot. This small lot is half of the size the numbers are meant for. The proposed additions consist of porches, decks, a second garage bay and a small amount of additional living space, hardly anything extravagant. Many homes of this era have had these additional proposed items added on over time. Although the structure is nearing 50 years of age and has served its occupants well, these updates will allow the MacDonald's to enjoy it for many more years to come and accommodate the needs of their family.

| Revisions | Date |
|-------------|------|
| Description | |
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| | |



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMPLETION OF ANY WORK AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND.
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Project Number: 2020-07
 Date: 05/14/20
 Scale: 1/8" = 1'-0"

Drawn by: ECM
 Checked by: NLM

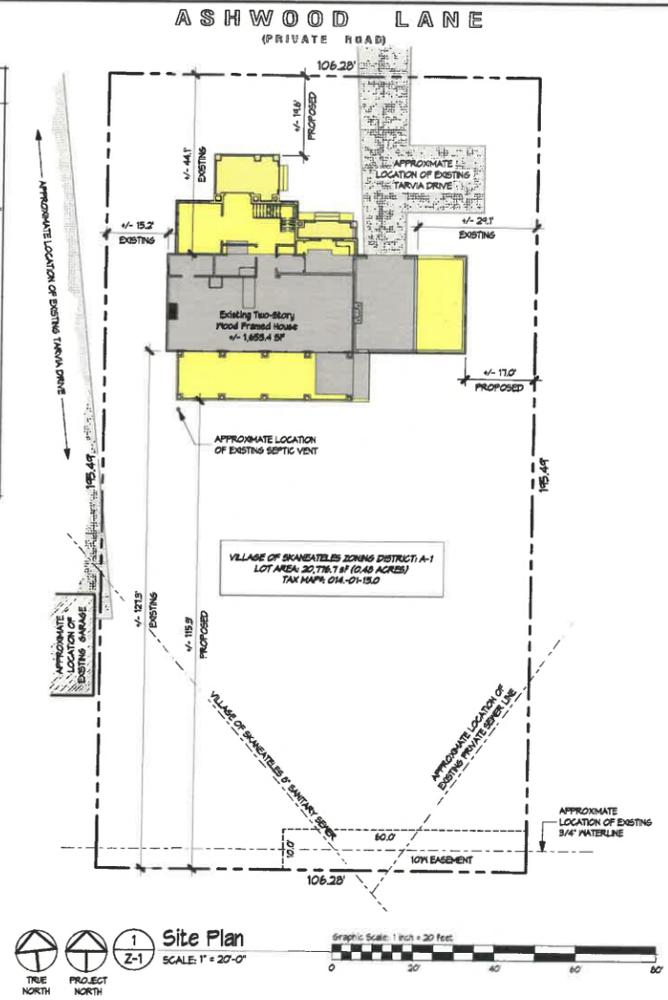
Zoning Plans

Z-2

| DENSITY CONTROL SCHEDULE | | | | | |
|--|----------------------|-----------------|-----------------|-------------|----------------------------|
| Village of Skaneateles Zoning District - A-1 | | | | | |
| | REQ'D./ALLOWED | EXISTING | PROPOSED | DIFFERENCE | REQUESTED VARIANCE |
| MINIMUM LOT AREA | 44,000 sf | +/- 20,716.1 sf | +/- 20,716.1 sf | - | +/- 23,229.9 sf (P.E.N.C.) |
| MINIMUM LOT WIDTH | 150 ft. | +/- 106.28 ft | +/- 106.28 ft | - | +/- 43.72 ft (P.E.N.C.) |
| MINIMUM OPEN SPACE | 40 % | +/- 41.18 % | +/- 25.24 % | +/- 5.94 % | +/- 4.76 % |
| MINIMUM FRONT YARD SETBACK (NORTH) | 30 ft. | +/- 44.1 ft | +/- 19.6 ft | +/- 24.5 ft | +/- 10.4 ft |
| MINIMUM SIDE YARD SETBACK (WEST) | 25 ft. | +/- 15.2 sf | +/- 15.2 sf | - | +/- 9.8 ft (P.E.N.C.) |
| MINIMUM SIDE YARD SETBACK (EAST) | 25 ft. | +/- 29.1 ft | +/- 17.0 ft | +/- 12.1 ft | +/- 8.0 ft |
| MINIMUM SIDE YARD SETBACK, TOTAL | 55 ft. | +/- 44.3 ft | +/- 32.2 ft | +/- 12.1 ft | +/- 22.8 ft |
| MINIMUM REAR YARD SETBACK (SOUTH) | 35 ft. | +/- 127.3 ft | +/- 119.3 ft | +/- 12.0 ft | - |
| MAXIMUM WIDTH OF STRUCTURE (% OF LOT WIDTH) | 55 % | +/- 58.3 % | +/- 69.6 % | +/- 11.3 % | +/- 14.6 % |
| MAXIMUM BUILDING HEIGHT | 35 ft. / 2.5 Stories | +/- 21.0 ft | +/- 21.8 ft | +/- 0.8 | - |

* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING.

| OPEN SPACE CALCULATIONS | |
|--|-------------|
| LOT AREA | 20,716.1 sf |
| EXISTING LOT COVERAGE | |
| EXISTING HOUSE + DECK | 1,693.4 sf |
| EXISTING PARKING | 180.0 sf |
| | 1,873.4 sf |
| 100 - 100 * (1,873.4 sf / 20,716.1 sf) = | +/- 9.18 % |
| PROPOSED LOT COVERAGE | |
| EXISTING HOUSE + DECK | 1,693.4 sf |
| PROPOSED PARKING | 0.0 sf |
| PROPOSED NORTH ADDITION | 685.6 sf |
| PROPOSED SOUTH ADDITION | 494.6 sf |
| PROPOSED EAST ADDITION (GARAGE) | 206.0 sf |
| | 3,088.6 sf |
| 100 - 100 * (3,088.6 sf / 20,716.1 sf) = | +/- 29.24 % |



3 Proposed North Elevation
Z-1
SCALE: 1/8" = 1'-0"



5 Proposed East Elevation
Z-1
SCALE: 1/8" = 1'-0"



4 Proposed South Elevation
Z-1
SCALE: 1/8" = 1'-0"



6 Proposed West Elevation
Z-1
SCALE: 1/8" = 1'-0"

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3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152
Phone: (315) 685-0540 Email: SPACArchitecturalstudio@yahoo.com

Proposed Renovations
for
Pat & Amy MacDonald
5 ASHWOOD LANE
SKANEATELES, NY 13152

| No. | Revisions Description | Date |
|-----|-----------------------|------|
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Project Number: 2020-07
Date: 05/14/20
Scale: As Indicated
Drawn by: ECM
Checked by: NLM

Zoning Site Plan
Z-1

