

Village of Skaneateles
Zoning Board of Appeals Meeting
Wednesday July 29, 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: 539 179 164#. 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.

[Join Microsoft Teams Meeting](#)

AGENDA

7:30 pm Public Hearing in the matter of the Area Variance application by **Ben & Betsy Carter** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; Section 225-14C(5) distance of Accessory Buildings; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 566 SF addition and construct a porch addition over the deck at the property addressed as **8 Leitch Avenue** in the Village of Skaneateles.

7:32 pm Public Hearing in the matter of the Area Variance application by **Emily Gott** to vary the strict application of Section 225-A5 Density Control Schedule for side yard set-back, left; side yard set-back, right; both side yards combined; minimum open area; and percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct second-story dormers at the property addressed as **10 East Austin Street** in the Village of Skaneateles.

7:35 pm Public Hearing in the matter of the Area Variance application by **Josh Kemp & Lauren Liberati** to vary the strict application of Section 225-A5 Density Control Schedule for side yard set-back, left; Both side yards combined; and Minimum open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct an 8 by 14.5 foot front porch and to construct a 200 SF patio at the property addressed as **12 Griffin Street** in the Village of Skaneateles.

7:37 pm Public Hearing in the matter of the Area Variance application by **Kevin & Elizabeth Sio** to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; and side yard set-back, right; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 22 by 22 foot new garage and 8 by 12 foot entry porch at the property addressed as **37 East Street** in the Village of Skaneateles.

7:40 pm Public Hearing in the matter of the Area Variance application of **Travis & Kathleen Ryan** to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; side yard set-back, right; Both side yards combined; Minimum open area; Minimum lot area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct an 18 by 25 foot patio at the property addressed as **15 Griffin Street** in the Village of Skaneateles.

7:42 pm Public Hearing in the matter of the Area Variance application of **Ed Coakley on behalf of Dee Vounas** to vary the strict application of Section 225-A5 Density Control Schedule for side yard set-back, right; to install a generator at the property addressed as **2 Lakeview Circle** in the Village of Skaneateles.

7:45 pm Public Hearing in the matter of the Area Variance application of **Justin Kilz** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; to construct a 16 by 16 foot pavilion on an existing wood platform at the property addressed as **36 Orchard Road** in the Village of Skaneateles.

7:47 pm Public Hearing in the matter of the Special Use Permit application of **Alison McCrone** to harbor pet pig(s) at the property addressed as **16 Goodspeed Place** in the Village of Skaneateles.

7:50 pm Such other business as may be before the Board.

Note: The next regularly scheduled meeting of the Zoning Board of Appeals is August 26, 2020 at 7:30 pm.

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

11/16jc

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

Date of Application 06.11.2020 Permit Date and Number

Name of Applicant Ben & Betsy Carter

Address of Applicant 8 Leitch Avenue Skaneateles, NY 13152

Applicant's Email CARTER.BEN@Verizon.Net Contact # 315-246-0534

Address of worksite 8 Leitch Avenue

Name of Property Owner (if different from applicant)

Property Owner Address Same

Property Owner Email Contact #

Type of Work Proposed:

New Structure [checked] Addition Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work 566 SF Accurate Project Cost

Describe the work proposed: ADD 566 SF BEDROOM, BATH, CLOSET & ENTRY - WITH PORCH ADDITION OVER AREA OF DECK

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

Tax Map Number 008-01-42 Square Footage of Lot 10,303 SF

Existing use of lot Residential Proposed use of lot Residential

STRUCTURE INFORMATION:

Single Family [checked] Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use single family Proposed Use single family

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26 Fennell St

Skaneateles, NY 13152

315-685-2118

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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 35.6 ft.

Front Yard 35.6 ft.

[N] Left Side Yard 18.0 ft.

Left Side Yard 18.0 ft.

[S] Right Side Yard 21.1 ft.

Right Side Yard 19.1 ft.

[E] Rear Yard 41.3 ft.

Rear Yard 41.3 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 Eggleston & Krenzer Architects PC

Architect's Address 1391 East Genesee Street Skaneateles, NY 13152

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 6.11.2020 Signature [Signature]

Print Applicant's Name BEN CARTER

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

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26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

Building/Zoning Application Review Sheet

Date Received 6.11.2020 Tax Map Number 008-01-42

Applicant's Name Ben & Betsy Carter

Address of Worksite 8 Leitch Avenue

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed 6/20/20 Signature [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

225-14(c)(5)
HGT. of Acc. BLDG.

And/or Needs:

_____ Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-21

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

_____ Special Use Permit from the Zoning Board of Appeals

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

ZONING BOARD OF APPEALS
Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

pd June 11, 2020
ck# 152
\$250.00

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application 6-11-2020

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

I/We Ben & Betsy Carter
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 8 Leitch Avenue 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 A5

Article XIV Section 225 Subsection (D)

Article _____ Section 225 Subsection 14 C (5)

(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:

8 Street Number Leitch Avenue Street Name

Tax Map Number 008.-01-42



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 A2

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%	77.1%	76.0%	-9.8%
Front yard dimension (ft.) <u>STREET AVE</u>	30'	—	35.0	—
Left side yard dimension (ft.)	15'	—	18.0	—
Right side yard dimension (ft.)	15'	—	19.1	—
Both side yards combined (ft.)	35'	—	39.0	—
Rear yard dimension (ft.)	35'	—	41.0	—
Max. width of structure as a % of lot width (Structure width divided by lot width)	65%	—	48%	—
Min. livable floor area, each dwelling	1200 sq ft	—	3353 sq ft	—

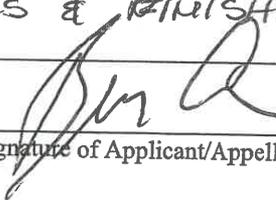
PROPOSED
EXIST

ACCESSORY BLDG - BLDG. HT. 14' - 8' 8' - 6'
List below any OTHER variances, Special Permits requested
(Section of the Zoning Law) (Description)

225 69D EXPANSION ON NONCONFORMING STRUCTURE
225 14C(5) ACCESSORY BLDG. 10' MIN. % OPEN AREA

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application
DESIRE FIRST FLOOR BEDROOM SO OWNER CAN 'AGE IN PLACE'
ADDITION WILL COVER EXIST DECK AREA SO MINIMAL CHANGE TO EXIST. NON CONFORMING OPEN AREA & SEPARATION OF DETACHED GARAGE. ADDITION WILL MATCH EXISTING HOUSE DETAILS & FINISHES.

Dated 6.11.2020


Signature of Applicant/Appellant

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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: CARTER Addition			
Project Location (describe, and attach a location map): 8 Leitch Avenue - EAST SIDE OF ROAD, NORTH OF E. GENESEE			
Brief Description of Proposed Action: Village of Skaneateles, North Side of Rt 20, West of Onondaga Street, 8 Leitch Avenue East Side of State			
Name of Applicant or Sponsor: Ben & Betsy Carter		Telephone: 315-246-0536	
Address: 8 Leitch Avenue		E-Mail: CARTER.Ben@Verizon.net	
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 type="checkbox"/> YES <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: BUILDING PERMIT - VILLAGE SKANEATELES			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.25 acres 0.1 acres 0.25 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			

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VILLAGE OF SKANEATELES

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<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? 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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

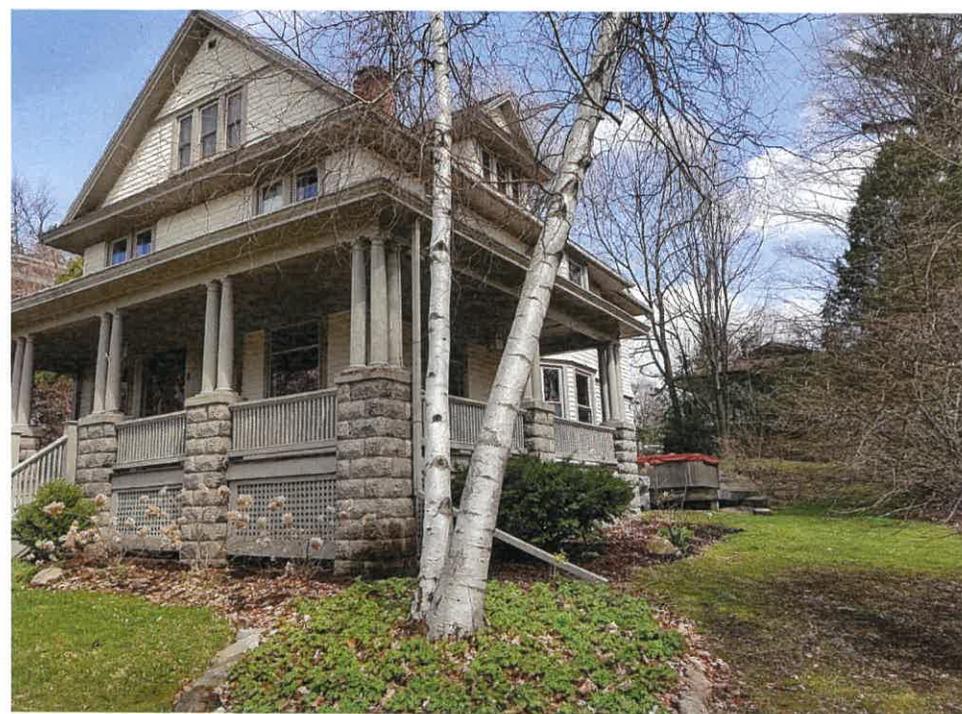
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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,	NO	YES
	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>THE ROOF GUTTERS TO STORM SEWER</u>		
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: <u>BEN CARTER</u> Date: <u>6.11.2020</u> Signature: <u>[Signature]</u> Title: <u>OWNER</u>		

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VILLAGE OF SKANEATELE

PRINT FORM

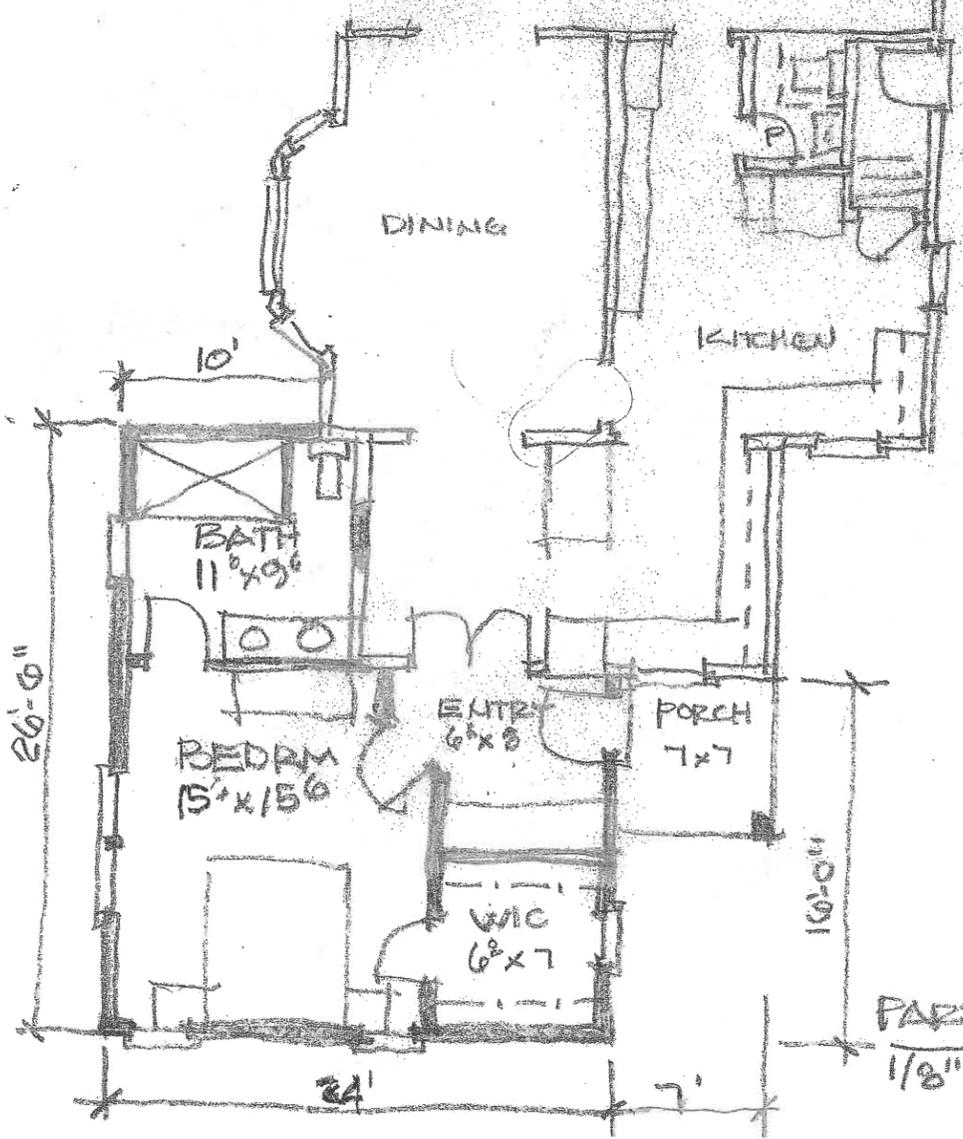
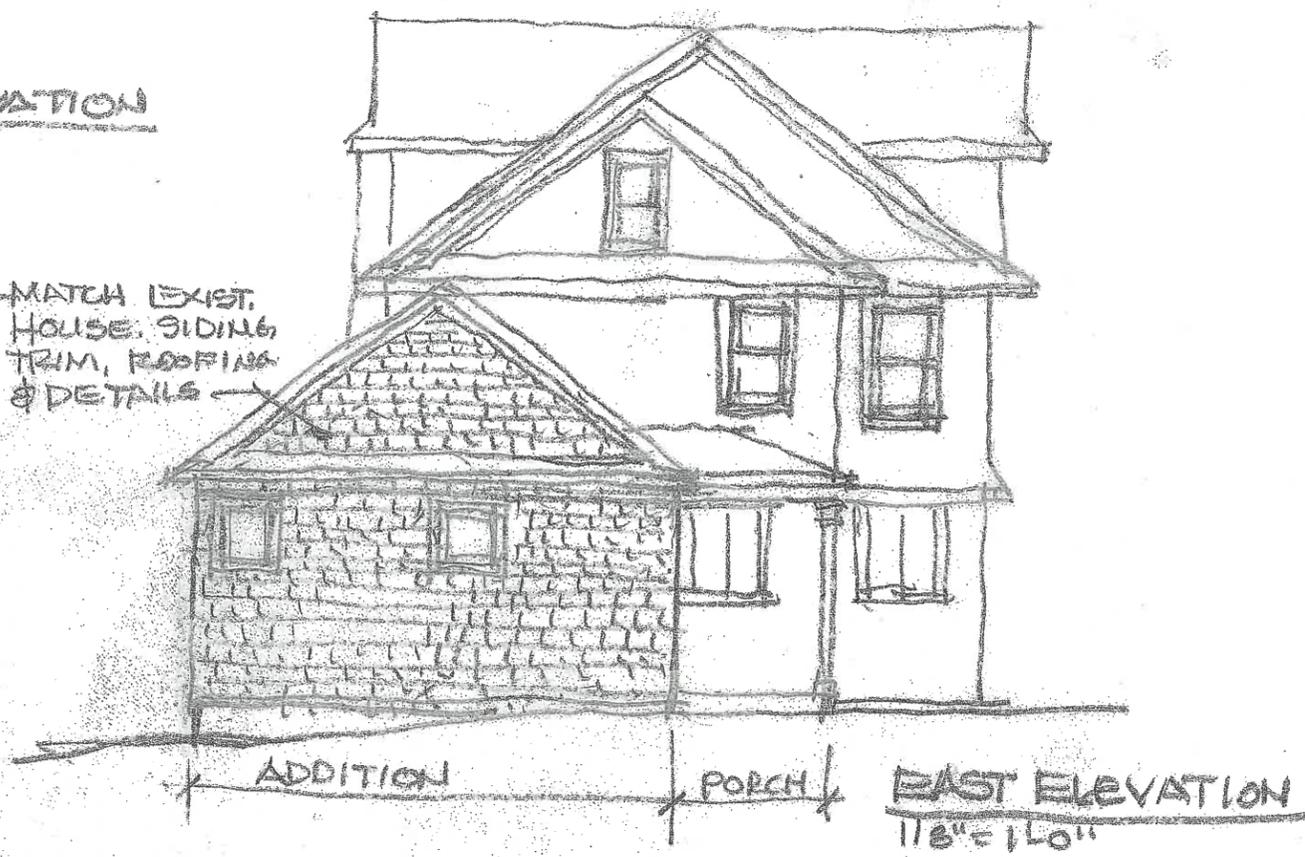


CARTER – 8 LEITCH AVENUE





MATCH EXIST.
HOUSE: SIDING,
TRIM, ROOFING
& DETAILS



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VILLAGE OF SKANEATELES

ADDITION:
BEN & BETSY CARTER
8 LEITCH AVE
VILLAGE OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 20033

DATE:
10 JUNE 2020

Village of Skaneateles

CARTER SITE

SKANEATELES LAKE

SITE LOCATION
NOT TO SCALE

GENERAL NOTES:

1. ALL SHOTS ARE POINT OF ENTRY GROUND SURFACE.
2. (D) INDICATES DEED REFERENCE.
3. (M) INDICATES MAP REFERENCE.
4. ALL IMPROVEMENTS MAY OR MAY NOT BE SHOWN.
5. WETLANDS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN.
6. LANDS ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD.
7. --- ADJACENT BOUNDARY LINE.
8. THE LOCATION OF UNDERGROUND IMPROVEMENTS IS UNKNOWN.
9. ADJACENT / ADJOINING BOUNDARY LINES ARE APPROXIMATE.
10. ENVIRONMENTAL HAZARDS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN.
11. OHE INDICATES OVERHEAD ELECTRIC LINE.
12. U INDICATES UTILITY POLE.
13. --- WOODEN FENCE, 6' NOMINAL.
14. T STUDDED STEEL TEE POST.

REFERENCE(Ref.) MAPS:

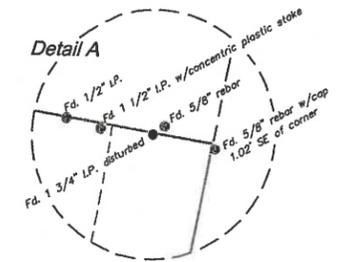
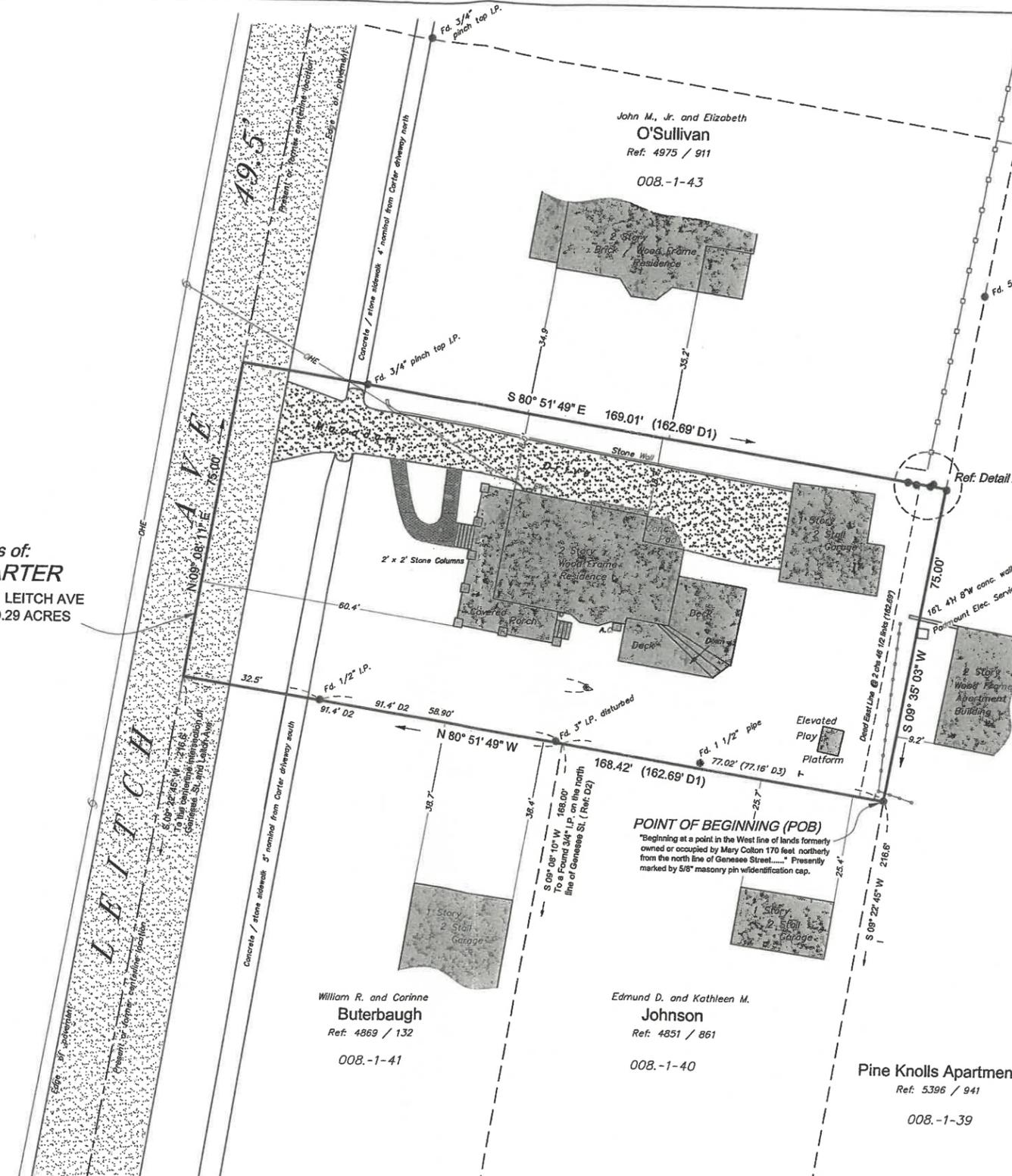
- M1 Map of Part of Lot 10 in Block 11 in the Village of Skaneateles by Jack W. Cottrell, L.S. dated October 10, 1955. Filed in the Onondaga County Clerk's Office as Map 3908.
- M2 Map of Part of Lot 10 in Block 11 in the Village of Skaneateles by Jack W. Cottrell, L.S. dated May 21, 1957. Filed in the Onondaga County Clerk's Office as Map 3974.
- M2 Map of Part of Lot 10 in Block 11 in the Village of Skaneateles by Jack W. Cottrell, L.S. dated November 13, 1997 and being a Subdivision Plat of the lands of Klosowski and Guske. Filed in Onondaga County Clerk's Office as Map 8689.

REFERENCE DEEDS:

- D1 4176 / 159 Carter
- D2 4869 / 132 Buterbaugh
- D3 4851 / 861 Johnson
- D4 4975 / 911 O'Sullivan
- D5 4176 / 148 Klosowski and Guske

REFERENCE ABSTRACT(S):
XXXXXXXXXXXXXXXXXX

Lands of:
CARTER
10 LEITCH AVE
0.29 ACRES



Pine Knolls Apartments, LLC
Ref: 5396 / 941
008.-1-39

BOUNDARY SURVEY
Lands of
CARTER
Town and Village of Skaneateles
County of Onondaga, State of New York
Part of Military Lot 36

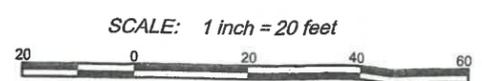
Map represents those lands deeded Bennett C. and Elizabeth H. Carter by Connie R. and Janice K. Logan by deed dated August 7, 1997 and recorded in the Onondaga County Clerk's Office in Book 4176 of Deeds at page 159.

DATE: MARCH 19, 2020
 FILE: CARTER008142
 ACAD: CARTERBENNETTSKANEATELES
 SCALE: 1" = 20'
 Map and Survey by:
 DAVID W. BUSH P.E.&L.S., P.L.L.C.

Pine Knolls Apartments, LLC
Ref: 5396 / 941
008.-1-39

THE UNDERSIGNED SURVEYOR CERTIFIES TO:
Bennett C. and Elizabeth H. Carter
THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED MARCH 19, 2020.
CERTIFICATIONS ARE NOT TRANSFERABLE.

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, INVOLVED ATTORNEYS, GOVERNMENTAL AGENCY OR LENDING INSTITUTIONS. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S ENDSSES SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND ORIGINAL. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7200, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.



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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 6.9.2020

Permit Date and Number _____

Name of Applicant Emily Gott

Address of Applicant 2772 West Lake Road Skaneateles, NY 13152

Applicant's Email EGOTT13152@GMAIL.COM Contact # 315-558-2340

Address of worksite 10 East Austin Street

Name of Property Owner (if different from applicant) SAME

Property Owner Address _____

Property Owner Email _____ Contact # _____

Type of Work Proposed:

New Structure _____ Addition Alteration _____ Swimming Pool _____ Repair _____
Fence/Wall _____ Paved Surface _____ Other _____

Square Footage of new work 32 SF Accurate Project Cost _____

Describe the work proposed:

Add two formers to front of house 4'x4' each

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

Tax Map Number 004.-02-03 Square Footage of Lot 8,200 SF

Existing use of lot Residential Proposed use of lot Residential

STRUCTURE INFORMATION:

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

Accessory Building _____ Boat House _____ Other _____

Existing Use Single family Proposed Use Single family

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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

N Front Yard 24.0' ft.
 E Left Side Yard 5.9' ft.
 W Right Side Yard 7.8' ft.
 S Rear Yard 71.6' ft.

Front Yard 24.0' ft.
Left Side Yard 13.5' ft. Former
Right Side Yard 27.0' ft. Former
Rear Yard 71.6' 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) Yes

Architect's Name Eggleston & Klenzer Architects, PC
Architect's Address 1391 East Geneva Street Skaneateles, NY 13152
Contractor/Builder Name Paul Keyes
Contractor's Phone # 315-436-9258
Contractor's Address 4872 Josephine Drive Syracuse, NY 13215
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 6/19/2020 Signature Emily Gott

Print Applicant's Name Emily Gott

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

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JUN 11 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 6/11/20 Tax Map Number 004.-02-03

Applicant's Name EMILY GOIT

Address of Worksite 10 E. AUSTIN ST

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 6/30/20 Signature [Signature]

Application Status: Approved Denied

Reasons for Denial - Does not comply with the following:

- Section 225-A5, Density Control Schedule for:
Front Yard Setback
Rear Yard Setback
Percentage of Structure width/lot width
Side Yard Setback, left
Percentage of Open Area
Side Yard Setback, Right
Both Side Yards Combined

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 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 #147
pd 6/11/2020
\$ 250.00

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application JUNE 9, 2020

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

I/We Emily Gott
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 2772 West Lake Road Skaneateles, N.Y. 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 XIV Section 225 Subsection 69D

Article _____ Section 225 Subsection A.5

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:

10 Street Number East Austin Street Street Name

Tax Map Number 004-02-03

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 A2

- 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%	76.2	76.2	8.8	EXIST.
Front yard dimension (ft.) <u>STREET AVE</u>	21.0'	—	24'	—	
Left side yard dimension (ft.)	15'	5.9	13.5	9.1	EXIST
Right side yard dimension (ft.)	15'	7.8	27.0'	7.2'	Driveway EXIST
Both side yards combined (ft.)	35'	13.7	40.5	21.3	
Rear yard dimension (ft.)	35'	—	71.6	—	EXIST
Max. width of structure as a % of lot width (Structure width divided by lot width)	65%	76.4	76.4	11.4	
Min. livable floor area, each dwelling	1200SF	—	71200SF	—	

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

225.69D Expansion of Nonconforming structure
OPEN AREA, left side, right side, both sides, 90 lot width

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

Drummers to add light to 2nd floor, improve appearance
of cape style, budget, upon start of construction.
Found it to be feasible & affordable

Dated 6/9/2020

Emily Hill
 Signature of Applicant/Appellant

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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: <i>Gott - Doormer Addition</i>			
Project Location (describe, and attach a location map): <i>10 East Austin Street</i>			
Brief Description of Proposed Action: <i>Add 2 Doormers to front of house</i>			
Name of Applicant or Sponsor: <i>Emily Gott</i>		Telephone: <i>315-558-2340</i>	
Address: <i>2772 W. Lake Road</i>		E-Mail: <i>EGOTT13152@GMAIL.COM</i>	
City/PO: <i>Skaneateles,</i>		State: <i>NY</i>	Zip Code: <i>13152</i>
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: <i>Building Permit Village of Skaneateles</i>			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			acres <i>0.2</i> acres <i>0</i> acres <i>0.2</i>
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 checked="" type="checkbox"/> Parkland			

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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?	NO	YES	
If Yes, identify: _____	<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	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
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?	NO	YES	
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?	NO	YES	
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?	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	
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: _____ _____ _____	<input checked="" 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

16. Is the project site located in the 100-year flood plan?

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?

NO YES

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:

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:

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:

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:

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name:

Emily Gott

Date: *6/19/2020*

Signature:

Emily Gott

Title:

Owner

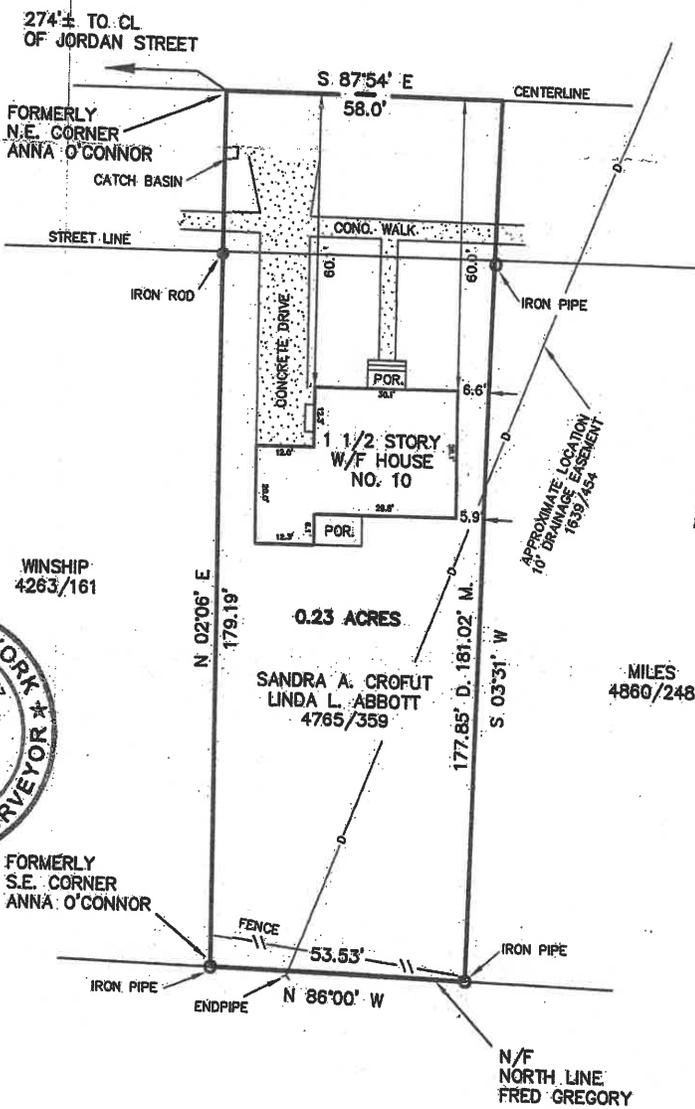
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VILLAGE OF SKANEATELES

PRINT FORM

EAST AUSTIN STREET



274'± TO CL OF JORDAN STREET

FORMERLY N.E. CORNER ANNA O'CONNOR

CATCH BASIN

S 87°54' E 58.0' CENTERLINE

STREET LINE

COND. WALK

IRON ROD

IRON PIPE

CONCRETE DRIVE

1 1/2 STORY W/F HOUSE NO. 10

POR.

APPROXIMATE LOCATION 10' DRAINAGE EASEMENT 7639/454

WINSHIP 4263/161

0.23 ACRES

SANDRA A. CROFUT
LINDA L. ABBOTT
4765/359

MILES 4860/248

N 02°06' E 179.19'

177.85' D. 181.02' M.

S 03°31' W

N 86°00' W 53.53'

IRON PIPE

IRON PIPE

ENDPIPE

FENCE

FORMERLY S.E. CORNER ANNA O'CONNOR

N/F NORTH LINE FRED GREGORY

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VILLAGE OF SKANEATELES



D. - DEED M. - MEASURED

© Jeffrey J. Schultz, PLS. All Rights Reserved 2019

FILED MAP No. _____

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-division 2, of the New York State Education Law.

Subject to any statement of facts an accurate and up to date abstract of title may show.

Valid only when marked in RED ink with the land surveyors' original seal and signature.

Building location surveys do not include placement of any property corner markers.

Offsets shown measured from property lines to foundation walls of buildings unless otherwise indicated.

Certifications indicated hereon shall run only to those who rely on this map for the specific transaction for which this survey is prepared and to the assignees of the lending institution. Certifications are not transferable for subsequent transactions.

To:

MAP OF

PART LOT 4

BLOCK 7

GRIFFIN'S 1870 MAP

VILLAGE OF SKANEATELES

ONONDAGA COUNTY, NEW YORK

JEFFREY J. SCHULTZ
LAND SURVEYING & MAPPING PLLC
Marcellus, New York
(315) 378-8660

DATE: 7/08/2019

SCALE: 1" = 30'

BOOK: 105/66

FILE: 208.1

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.

LICENSED LAND SURVEYOR 050698

Gott - 10 East Austin Street



LOT AREA	8200 SF		
LOT COVERAGE	EXIST.	APPROVED	PROPOSED
HOUSE w/ GARAGE	1,041 SF	1,515 SF	1,515 SF
PARKING	180 SF	180 SF	180 SF
PORCHES	109 SF	48 SF	48 SF
SHED	----	120 SF	120 SF
PATIO	----	84 SF	84 SF
A.C.	----	7 SF	7 SF
TOTAL	1,330 SF	1,954 SF	1,954 SF
% COVERAGE	16.2 %	23.8 %	23.8 %
% OPEN AREA	83.8 %	76.2 %	76.2 %

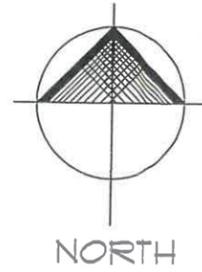
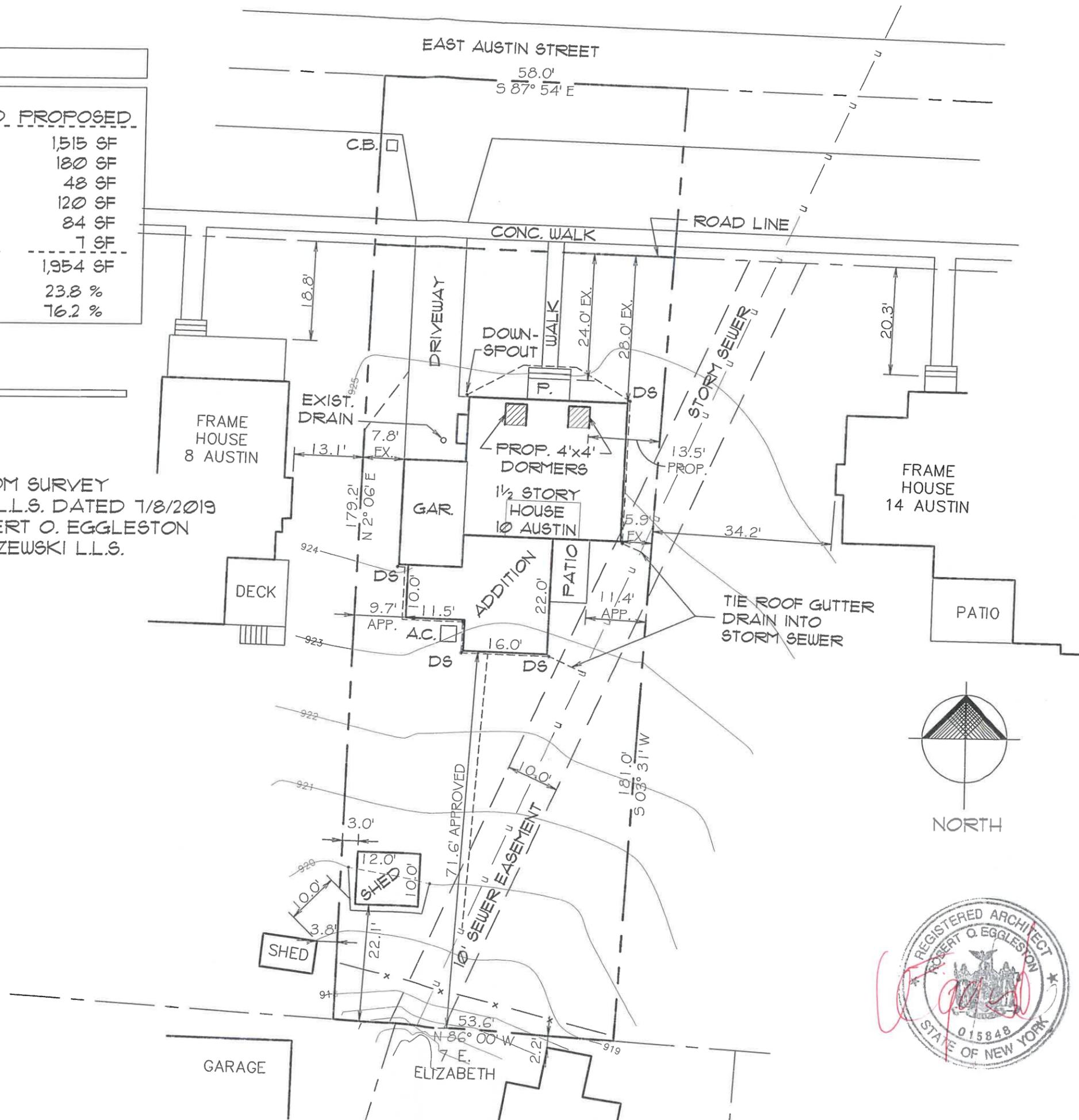
SITE PLAN

1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY JEFFREY J. SCHULTZ, P.E., L.L.S. DATED 7/8/2019
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON
 SITE TOPOGRAPHY BY PAUL J. OLSZEWSKI L.L.S.

STREET AVERAGE

8 EAST AUSTIN -	18.8'
10 EAST AUSTIN -	24.0'
14 EAST AUSTIN -	20.3'
AVERAGE -	21.0'



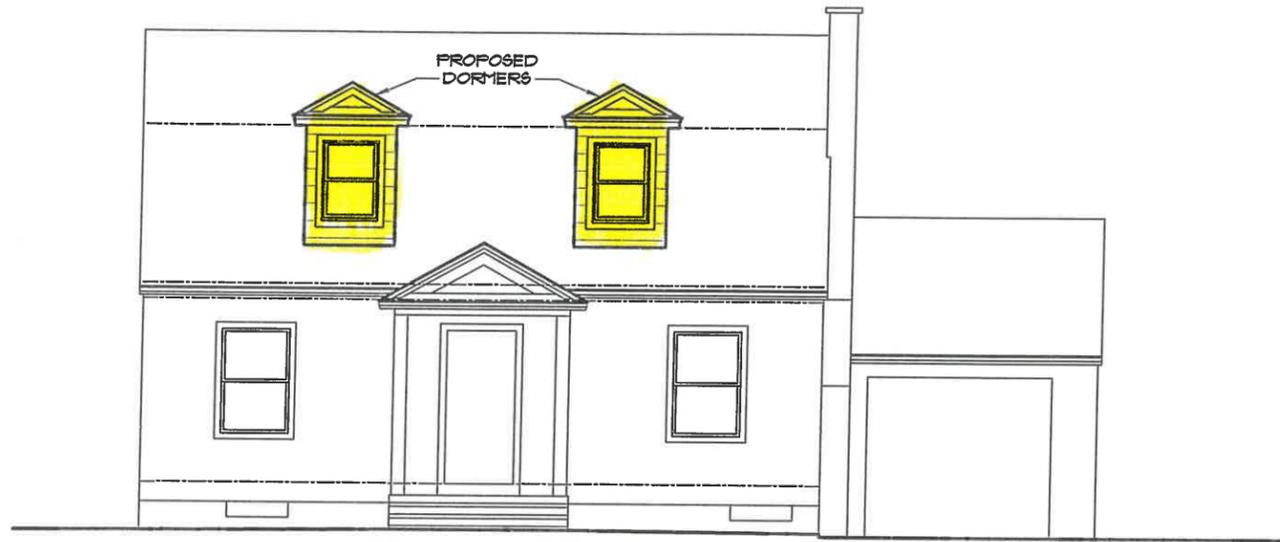
SITE PLAN:
 EMILY GOTT
 10 EAST AUSTIN STREET
 VILLAGE OF SKANEATELES, NEW YORK

architect
 ROBERT O. EGGLESTON
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 19130

DATE:
 9 JUNE 2020

1 OF 2



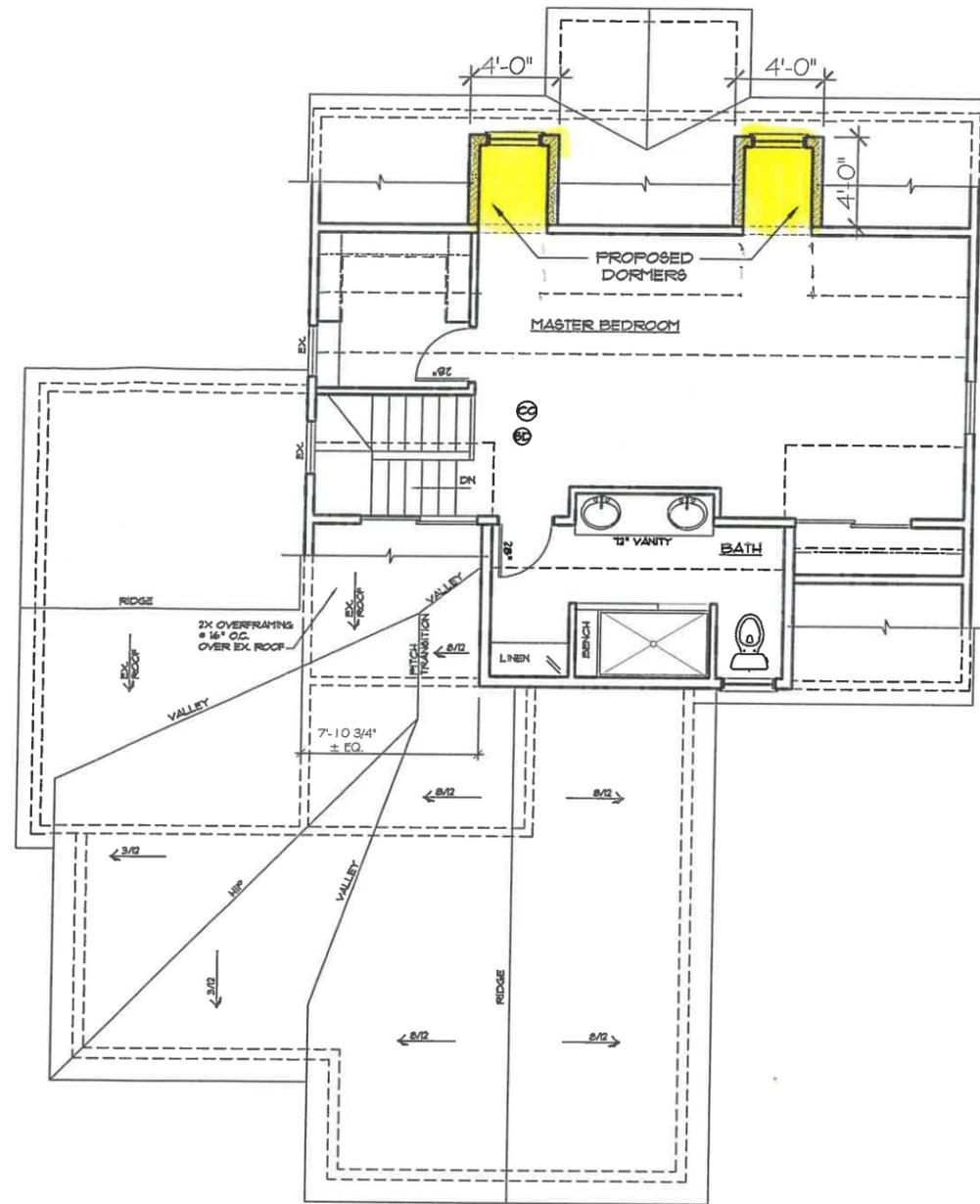
NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"

ADDITION / ALTERATIONS:

EMILY GOTT
10 AUSTIN STREET
VILLAGE OF SKANEATELES, NEW YORK

a r c h i t e c t

ROBERT O. EGGLESTON
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 19130

DATE:
9 JUNE 2020

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

11/16jc

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

Date of Application 6.10.2020 Permit Date and Number _____

Name of Applicant Josh Kemp & Lauren LIBERATI

Address of Applicant 12 griffin Street Skaneateles, NY 13152

Applicant's Email JoshKemp313@gmail.com LLiberati@gmail.com Contact # 315-263-6574 - Josh 315-491-3455 - Lauren

Address of worksite 12 griffin Street

Name of Property Owner (if different from applicant) SAME

Property Owner Address _____

Property Owner Email LLiberati@gmail.com Contact # 315-491-3455

Type of Work Proposed:

New Structure _____ Addition Alteration _____ Swimming Pool _____ Repair _____

Fence/Wall _____ Paved Surface Other _____

Square Footage of new work PATIO. 200 SF PORCH 116 SF Accurate Project Cost _____

Describe the work proposed: REMOVE FRONT STOOP, ADD 8'x 14.5' PORCH & STEPS. ADD 200 SF PATIO

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

Tax Map Number 006-07-24 Square Footage of Lot _____

Existing use of lot Residential Proposed use of lot Residential

STRUCTURE INFORMATION:

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

Accessory Building _____ Boat House _____ Other _____

Existing Use Single family Proposed Use Single family

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VILLAGE OF SKANEATELES

VILLAGE OF SKANEATELES

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

[W] Front Yard 22.7 ft.

Front Yard 18.7' ft.

[E] Left Side Yard 13.2 ft.

Left Side Yard 13.2 ft.

[S] Right Side Yard 21.2 ft.

Right Side Yard 12.0 ft.

[E] Rear Yard 64.8 ft.

Rear Yard 64.8 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 Eggleston & Klenza Architects, P.C.

Architect's Address 1391 E. Genesee Street Skaneateles, NY 13152

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 6.10.2020 Signature Lauren Liberati

Print Applicant's Name Lauren Liberati

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

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JUN 11 2020

VILLAGE OF SKANEATELES

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 6.11.2020 Tax Map Number 004.-07-24

Applicant's Name Josh Kemp & Lauren LIBERATI

Address of Worksite 12 Griffin Street Skan., NY 13152

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed 6/30/20 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 [X] Side Yard Setback, left Side Yard Setback, Right
Rear Yard Setback [X] Percentage of Open Area [X] Both Side Yards Combined
Percentage of Structure width/lot width

Other Density Control Schedule _____

[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

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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 # 150
pd 6/11/2020
\$250.00

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application 6.10.2020

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

I/We Josh Kemp & Lauren LIBERATI
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 12 griffin Street Skan., N.Y. 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 A.5

Article XIV Section 225 Subsection (D).D

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:

12 Street Number griffin Street Street Name

Tax Map Number 004.-07-24

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JUN 11 2020

VILLAGE OF SKANEATELES

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 A2

- 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%	79.3%	- 5.7%
Front yard dimension (ft.) <u>STREET AVE</u>	17.8'	-	18.7'	-
Left side yard dimension (ft.)	15'	13.2	EXIST 13.2 PORCH 27'	- 1.8'
Right side yard dimension (ft.)	15'	-	21.2	-
Both side yards combined (ft.)	35'	34.4	EXIST 34.4	- 0.6
Rear yard dimension (ft.)	35'	-	64.8	-
Max. width of structure as a % of lot width (Structure width divided by lot width)	65%	-	52.9%	-
Min. livable floor area, each dwelling	1200SF	-	2375SF	-

EXIST
EXIST.

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

225 (D) - EXPANSION OF NONCONFORMING STRUCTURE
% OPEN AREA LEFT SIDETARD / TABLE 225-A5
PATIO - RIGHT SIDETARD 12.0' (15' REQ'D)

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

REPLACE REGRETABLE HOOP WITH TRADITIONAL FRONT PORCH IN
KEEPING W/ NEIGHBORHOOD. PORCH ITSELF IS CONFORMING.
OPEN AREA REDUCED BY 2.5% - TYPICAL OF A12 ZONING DIST.
& NEIGHBORHOOD. DETACHED PATIO FOR OUTDOOR LIVING ON
SOUTH SIDE IN GATED AREA - HAVE EASEMENT FOR ADDITIONAL
FT OF SPACE TO FENCE

Dated 6.10.2020

Lauren Oberax
Signature of Applicant/Appellant

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JUN 11 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: KEMP - LIBERATI PORCH & PATIO			
Project Location (describe, and attach a location map): 12 Griffin Street - EAST SIDE, SOUTH OF HANKUKA ST			
Brief Description of Proposed Action: REMOVE STOOP, ADD 8' x 14.5' PORCH & STEPS, ADD 200 SF PATIO			
Name of Applicant or Sponsor: Josh Kemp & Lauren LIBERATI		Telephone: 315-263-6574 J 315-491-3455-1	
Address: 12 Griffin Street		E-Mail: JoshKemp313@gmail.com LLiberti@gmail.com	
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	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:		NO	YES
BUILDING PERMIT - VILLAGE OF SKANEATELES		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.26 acres	
b. Total acreage to be physically disturbed?		1.05 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.26 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			

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VILLAGE OF SKANEATELES

5. Is the proposed action,	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? 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?	NO	YES	
	<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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	NA
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? 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?	NO	YES	
	<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? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

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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"/> 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,	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)? If Yes, briefly describe:	<input type="checkbox"/>	<input 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: <u>Lauren Liberati</u>	Date: <u>6.10.2020</u>	
Signature: <u>Lauren Liberati</u>	Title: <u>OWNER</u>	

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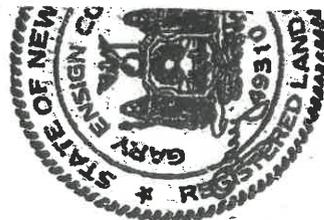
JUN 11 2020

VILLAGE OF SKANEATELES

FOR CONVEYANCE AND/OR MORTGAGE PURPOSES ONLY
WITHIN ONE YEAR OF THE LATEST CERTIFICATION DATE OF

SURVEYORS: REFERENCE TO, USE OF OR RELIANCE ON THIS MAP
WITHOUT THE WRITTEN CONSENT FOR WHATEVER PURPOSE VIOLATES MY
COPYRIGHT AND ABSOLVES ME OF ANY LIABILITY FOR LATENT OMISSIONS
AND ERRORS AND OF ANY RESPONSIBILITY FOR RESULTANT DAMAGES.

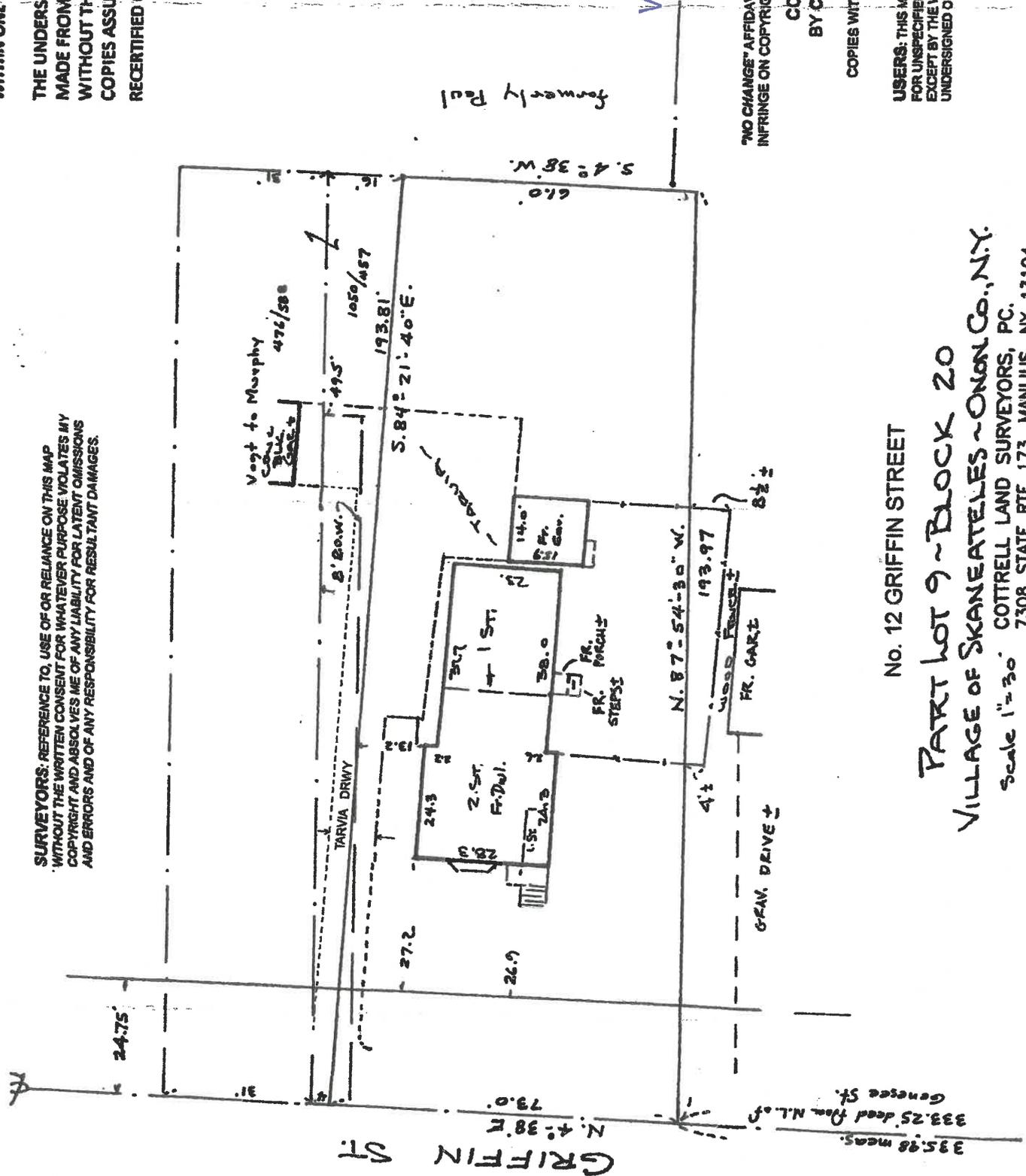
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP WAS
MADE FROM AN ACTUAL SURVEY ON 11-8-1962. MAP
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RECERTIFIED ON: DEC. 21, 2018



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VILLAGE OF SKANEATELES



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INFRINGE ON COPYRIGHT AND REPRESENT UNLICENSED SURVEY PRACT

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EXCEPT BY THE WRITTEN CONSENT OF OR BY SURVEY UPDATE BY THE
UNDERSIGNED ONLY.

No. 12 GRIFFIN STREET
PART LOT 9 ~ BLOCK 20
VILLAGE OF SKANEATELES ~ ONONDAGA CO., N.Y.
Scale 1"=30' COTTRELL LAND SURVEYORS, P.C.
7308 STATE RTE 173, MANLIUS, NY 13104
Nov. 8, 1962 (315)682-8121, WWW.COTTRELLSURVEYORS.COM

GRIFFIN ST.

335.98 meas.
333.25' dead from N.L. of
Genesee St.

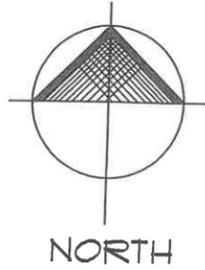


KEMP GARAGE – 12 GRIFFIN STREET



SITE PLAN

1" = 20' - 0"

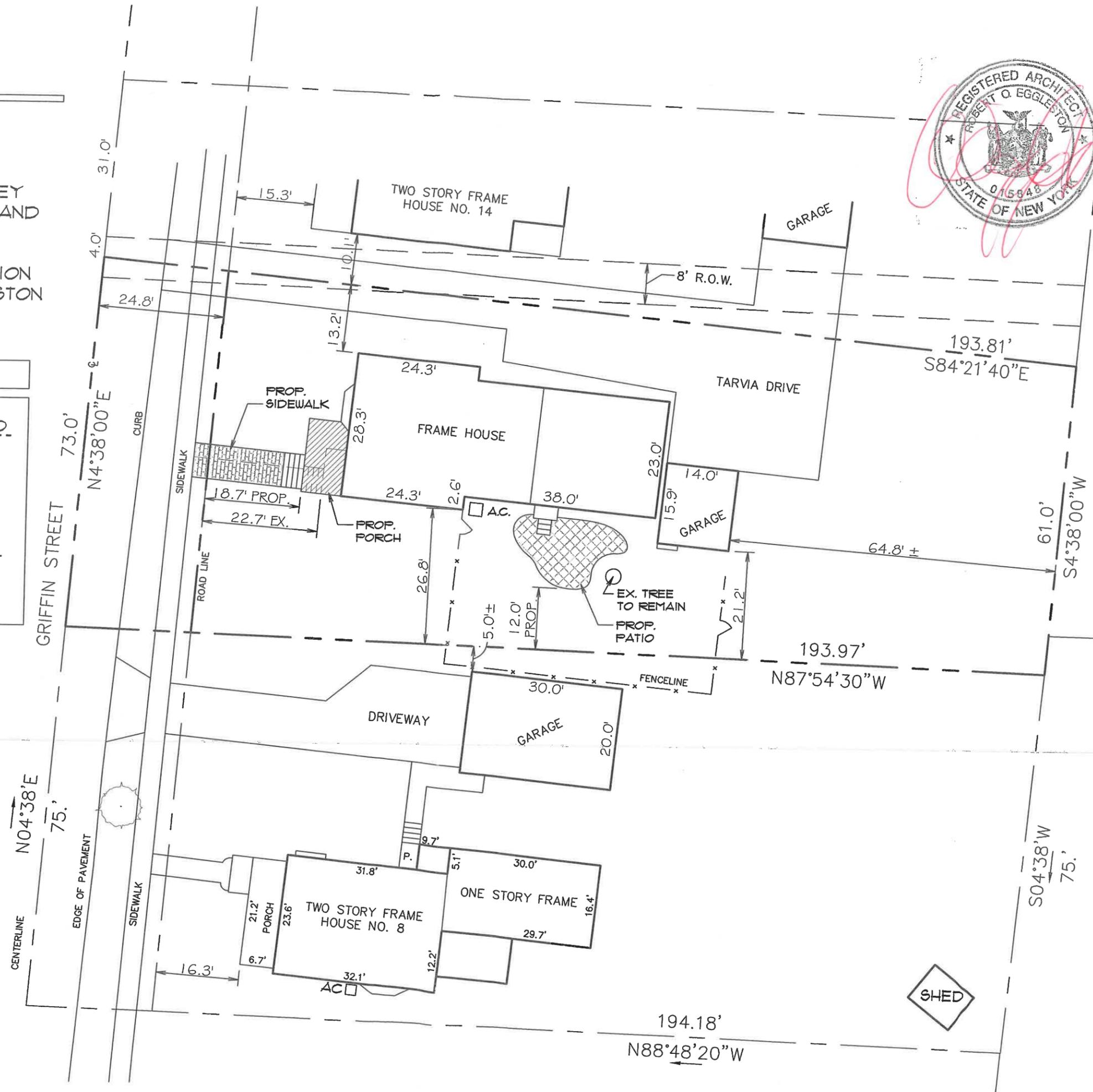


SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY COTTRELL LAND SURVEYORS, P.E., L.L.S. DATED 12/21/2018. ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

LOT AREA		11,195 SF	
LOT COVERAGE			
	EXIST.	APPROVED	
HOUSE	1,576 SF	1,576 SF	
PARKING	180 SF	180 SF	
GARAGE	227 SF	227 SF	
PORCH / STOOP	49 SF	127 SF	
PATIO	---	200 SF	
A.C.	5 SF	5 SF	
TOTAL	2,037 SF	2,315 SF	
% COVERAGE	18.2 %	20.1 %	
% OPEN AREA	81.8 %	79.3 %	

STREET AVERAGE

8 GRIFFIN -	18.3'
12 GRIFFIN -	18.1'
14 GRIFFIN -	16.3'
AVERAGE -	17.8'



SITE PLAN:
 JOSH KEMP & LAUREN LIBERATI
 12 GRIFFIN STREET
 VILLAGE OF SKANEATELES, NEW YORK

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 20063

DATE:
 10 JUNE 2020

1 of 2



RAISE ROOF OVER
EXIST. BAY WINDOW

RAKE w/ CROWN MOLDING
CONTINUE EXIST. ROOF PITCH
SCALLOP SHINGLES + FRIEZE
BD TO MATCH HOUSE

OGEE ROOF GUTTERS

8" SQUARE COLUMNS

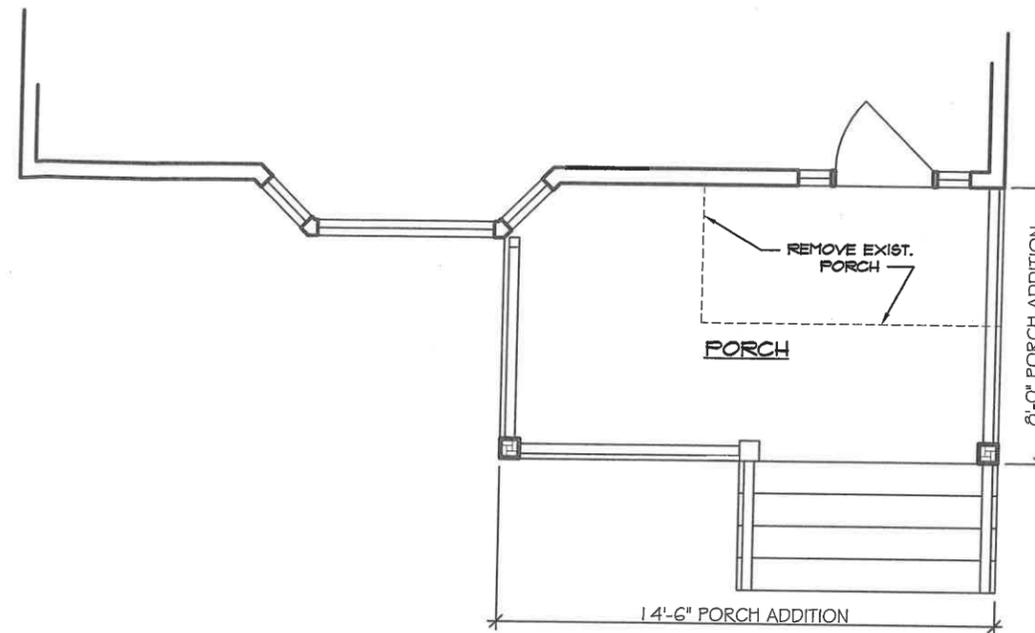
OGEE ROOF GUTTERS

SQUARE LATTICE

14'-6" PORCH ADDITION

FRONT ELEVATION

3/16" = 1'-0"



PORCH

REMOVE EXIST.
PORCH

14'-6" PORCH ADDITION

8'-0" PORCH ADDITION

FIRST FLOOR PLAN

3/16" = 1'-0"

FRONT PORCH:

JOSH KEMP & LAUREN LIBERATI
12 GRIFFIN STREET
VILLAGE OF SKANEATELES, NEW YORK

a r c h i t e c t

EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 20063

DATE:

10 JUNE 2020

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 6.9.2020 Permit Date and Number _____

Name of Applicant Kevin & Elizabeth Sio

Address of Applicant 37 East Street Skaneateles, NY 13152

Applicant's Email Keviousio51@gmail.com Contact # 315-447-8913

Address of worksite 37 East Street

Name of Property Owner (if different from applicant) _____

Property Owner Address Same

Property Owner Email _____ Contact # _____

Type of Work Proposed:

New Structure Addition Alteration _____ Swimming Pool _____ Repair _____

Fence/Wall _____ Paved Surface _____ Other _____

Square Footage of new work 724 SF Accurate Project Cost _____

Describe the work proposed: New garage 22'x22' w/ 8'x12' STORAGE. 6'x24' ENTRY & PORCH - open to existing entry

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

Tax Map Number 005.-01-04 Square Footage of Lot 31.642

Existing use of lot Residential Proposed use of lot Residential

STRUCTURE INFORMATION:

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

Accessory Building _____ Boat House _____ Other _____

Existing Use Single family Proposed Use Single family

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VILLAGE OF SKANEATELES

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

[E] Front Yard 25.7' ft.

Front Yard 25.7 ft.

[S] Left Side Yard 52.9 ft.

Left Side Yard 52.9 ft.

[N] Right Side Yard 28' ft.

Right Side Yard 4.7 ft.

[W] Rear Yard 176'± ft.

Rear Yard 162'± 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 Eggleston & Krenzer Architects p.c.

Architect's Address 1391 East Genesee Street Skaneateles, NY 13152

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 June 9, 2020 Signature [Signature]

Print Applicant's Name Kevin H. Sio

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

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26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

Building/Zoning Application Review Sheet

Date Received 6.11.2020 Tax Map Number 005.-01-04.0

Applicant's Name Kevin & Elizabeth Sio

Address of Worksite 37 East Street

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed 6/30/20 Signature [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 _____
- _____ Percentage of Structure width/lot width _____ Both Side Yards Combined _____

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

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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 # 148
6/11/2020
\$250.00

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application 6-9-2020

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

I/We Kevin & Elizabeth Sio
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 37 East 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 A.5

Article XIV Section 225 Subsection (c)(2)

Article _____ Section 225 Subsection _____

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(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:

37 Street Number East Street Street Name

Tax Map Number 005-01-04

ZONING BOARD OF APPEALS

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

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

Zoning District of the lot A2

VILLAGE OF SKANEATELE

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%	—	88.3%	—
Front yard dimension (ft.)	30'	25.7	60' ± 25'	4.3'
Left side yard dimension (ft.)	15'	—	52.9	—
Right side yard dimension (ft.)	15'	—	4.7	103'
Both side yards combined (ft.)	35'	—	57.6'	—
Rear yard dimension (ft.)	35'	—	162 ±	—
Max. width of structure as a % of lot width (Structure width divided by lot width)	65%	—	31%	—
Min. livable floor area, each dwelling	1200SF	—	71488	—

EXIST.

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

225-69D
EXPANSION OF EXIST NON CONFORMING STRU CURUS
FRONT YARD SETBACK

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

2 CAR GARAGE IS A REASONABLE EXPECTATION IN CENTRAL NEW YORK. LOCATION ALIGNS WITH EXISTING DRIVEWAY, PLACED NEAR BACK OF HOUSE IN TRADITIONAL VILLAGE STYLE IN THAT ONLY 10 FT BETWEEN HOUSE & GARAGE, HAVE ENCLOSED IT W/ ENTRY & PORCH. LAND FALLS OFF TO WEST SO NOT REASONABLE FOR DETACHED GARAGE

Dated June 9, 2020

Signature of Applicant/Appellant

NORTH SIDE YARD ADJACENT TO OPEN SCHOOL LAND & WILL LIKELY NEVER BE BUILT ON CLOSE TO PROPERTY LINE. 3' SIDE YARD SET BACK ALLOWED IF DETACHED GARAGE

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: Sio garage			
Project Location (describe, and attach a location map): 37 East Street, WEST SIDE OF STREET, NORTH OF E EURABETH			
Brief Description of Proposed Action: CONSTRUCT 22'x22' GARAGE W/ 8'x12' STORAGE 6'x24' ENTRY & PORCH. OPEN TO EXIST. ENTRY			
Name of Applicant or Sponsor: Kevin & Elizabeth Sio		Telephone: 315-447-8913	
Address: 37 East Street		E-Mail: KEVIN.SIO51@gmail.com	
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?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.82 acres	
b. Total acreage to be physically disturbed?		4.02 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.82 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" 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 checked="" type="checkbox"/> Parkland (SCHOOL CAMPUS)			

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VILLAGE OF SKANEATELES

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input 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: _____ _____	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? 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?	NO	YES	
	<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? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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VILLAGE OF SKANEATELES

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,

a. Will storm water discharges flow to adjacent properties?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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"/>

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: Kevin H. Sio Date: June 9, 2020
Signature: [Handwritten Signature] Title: _____

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VILLAGE OF SKANEATELES

PRINT FORM



SIO GARAGE – 37 EAST STREET



LOT AREA 31,642 SF

LOT COVERAGE		
	EXIST.	PROPOSED
HOUSE	1,555 SF	1,555 SF
ADDITION	----- SF	724 SF
DRIVEWAY	1,100 SF	966 SF
SHEDS	214 SF	64 SF
PATIO	400 SF	400 SF
TOTAL	3,269 SF	3,709 SF
% COVERAGE	10.3 %	11.7 %
% OPEN AREA	89.7 %	88.3 %



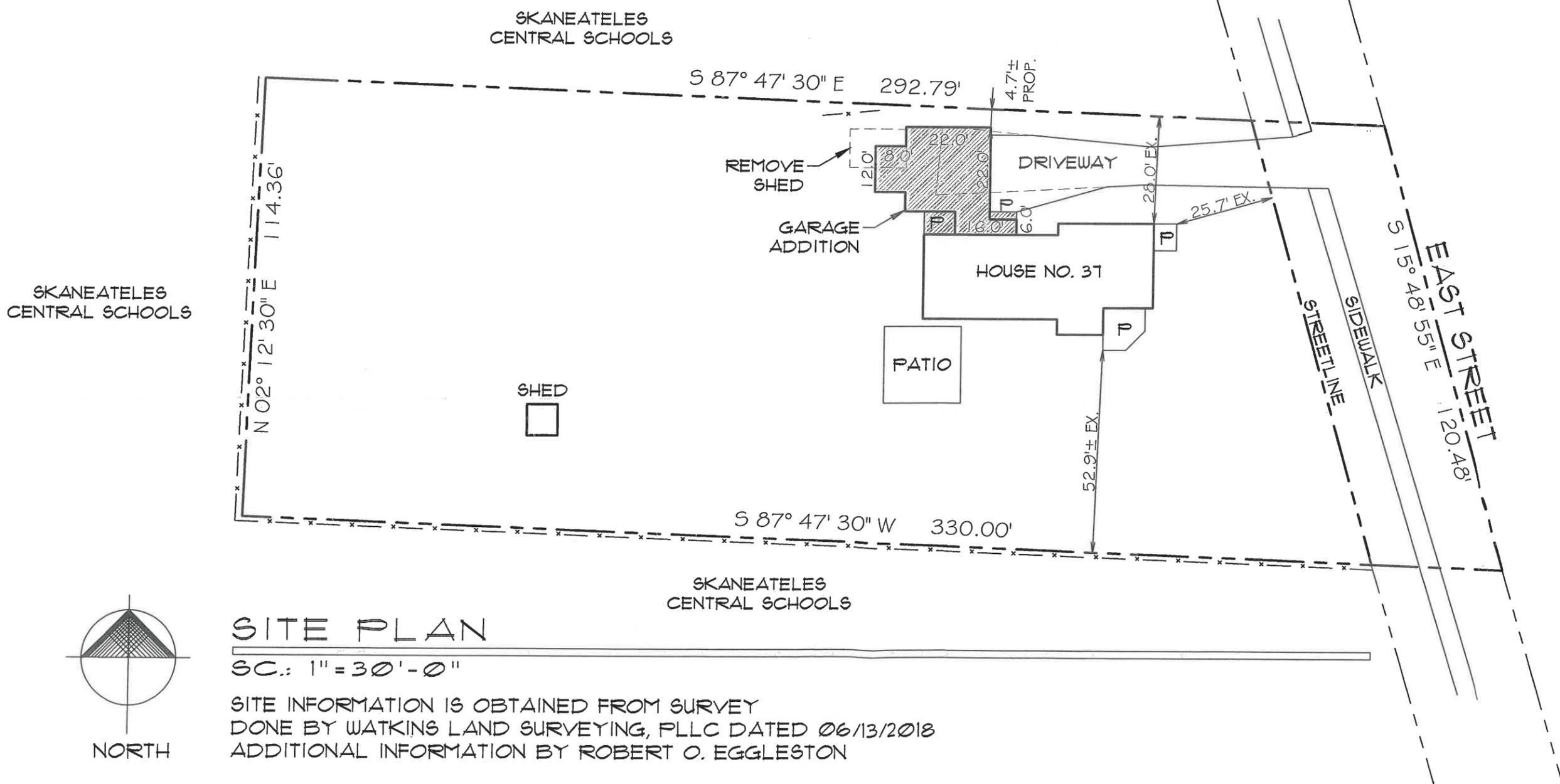
SITE PLAN
 KEVIN & BETSY SIO
 37 EAST STREET
 VILLAGE OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECT PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 19160

DATE:
 11 JUNE 2020

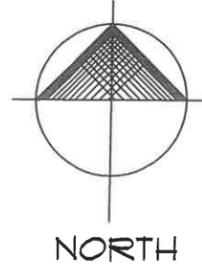
1 OF 2



SITE PLAN

SC.: 1" = 30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY WATKINS LAND SURVEYING, PLLC DATED 06/13/2018
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON



Boundary Survey Map for the lands of

Keven H. Sio and Elizabeth M. Sio

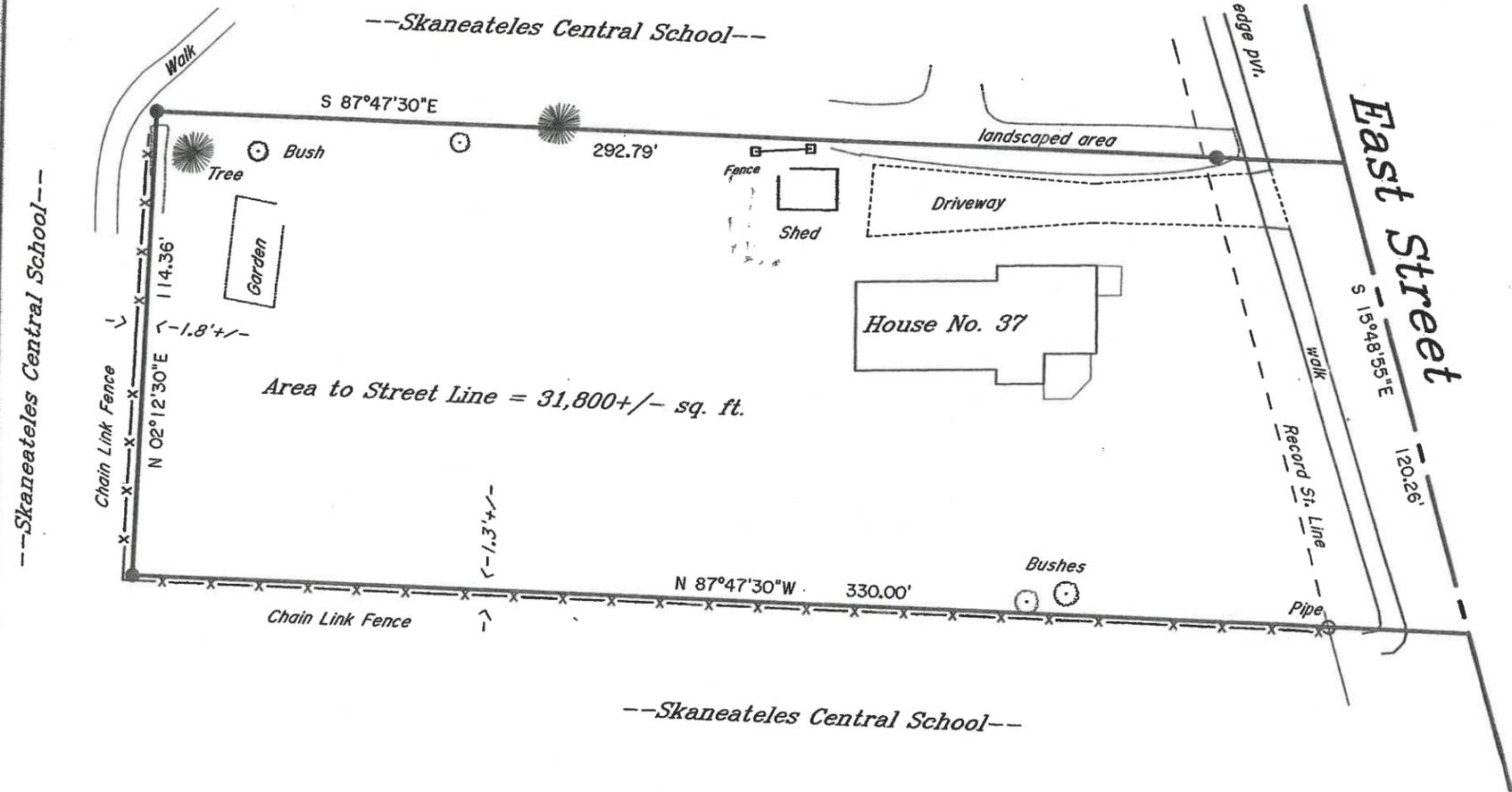
Book 3392 of deeds, Page 158

Situate At: No. 37 East Street

Village of Skaneateles

County of Onondaga, NYS

Tax Map No. 005.-01-04.0



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VILLAGE OF SKANEATELES

Keven H. Sio and Elizabeth M. Sio;

It is hereby certified to the above named parties, that this map is based on an actual field survey and a review of the record documents referenced hereon. This certification shall run only to the person(s), the title insurance company, governmental agency and lending institution listed hereon, Only as their interests may appear, and is not transferable to additional institutions or subsequent owners.

[Signature]

This Map represents my professional opinion and is not valid unless signed in red ink by: Donald J. Watkins, PLS 49713

Map Legend

- =Rod w/cap (to be set)
- =Marker Found
- R\M= Rec. & Meas. Data

Note: Scale may be reduced for filing.

Scale: 1"=40 Feet

ANY Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of the New York Education Law, and VOIDS this map. Only copies from the original of this survey marked with the original of the Land Surveyor's signature in red ink shall be considered to be valid true copies. Map scale may have been reduced for filing. Underground utilities (if any) are not shown. Some research data is based on information supplied by the County Tax Map Office. ahima = as their interests may appear. ahima = as his/her interests may appear.

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

Note: This survey was performed without an abstract of title. This survey is subject to any changes revealed by an up to date abstract.



WLS Watkins Land Surveying PLLC
Copyright 2018

No. 2 Fort Street, Auburn, N.Y. 13021
 Fax (315) 258-8270 Phone (315) 253-6262
 www.watkinslandsurveying.com
 Date: June 13, 2018 Job # 18-216.11

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 5/19/20 Permit Date and Number

Name of Applicant Alison McCrone

Address of Applicant 16 Goodspeed Pl

Applicant's Email Alison McCrone3@gmail.com Contact # (315) 530-0252

Address of worksite 16 Goodspeed Pl, Skaneateles NY

Name of Property Owner (if different from applicant)

Property Owner Address N/A

Property Owner Email Contact #

Type of Work Proposed:

New Structure Addition Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other X

Square Footage of new work N/A Accurate Project Cost N/A

Describe the work proposed: To keep 1-2 pet pigs

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VILLAGE OF SKANEATELES

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL Lot spans 2 zones (Village/Highway Commercial in Town of Skaneateles)

Tax Map Number 315089 - TOWN Square Footage of Lot

Existing use of lot Home / SFH Proposed use of lot Home / SFH

STRUCTURE INFORMATION:

Single Family X Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use Home Proposed Use Home

VILLAGE OF SKANEATELES

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	
<input type="checkbox"/> Front Yard _____ ft.		Front Yard _____ ft.	
<input type="checkbox"/> Left Side Yard _____ ft.		Left Side Yard _____ ft.	
<input type="checkbox"/> Right Side Yard _____ ft.		Right Side Yard _____ ft.	
<input type="checkbox"/> Rear Yard _____ ft.		Rear Yard _____ ft.	

N/A

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

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

Architect's Name _____

Architect's Address _____

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 5/19/20 Signature Alison McCrone

Print Applicant's Name Alison McCrone

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

SECRET

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 6/1/20 Tax Map Number 009.-03-10.3

Applicant's Name ALIZON MC CRONE

Address of Worksite 16 GOOD SPEED PL.

Permit Fee Date Received Amount Received N/A.

Additional Info. Requested

Date Review Completed 6/30/20 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

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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

pd. 5/14/2020
\$ 200.00
CK # 1205

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT *

Date of Application 5/14/20

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

I/We Alison McCrone
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 16 Goodspeed Pl

(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 28

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:

16 Street Number Goodspeed Street Name

Tax Map Number 315001 / 009-03-10.3 (Village) House location
315089 / 032.-03-37.1 (town) Backyard

VILLAGE OF SKANEATELES

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 _____

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.)		N/A		
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)

Would like to have small pet pigs (2) kept on my property.

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

Dated 5/14/20

Alison McCrane
 Signature of Applicant/Appellant

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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			
Zoning variance to accommodate pet pig			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Include small pet pigs in the "customary household pets" language of Article VH 225-28 section D.			
Name of Applicant or Sponsor:		Telephone: (315) 530-0252	
Alison McCrone		E-Mail: MCCRONEA@Upstate.edu	
Address:			
16 Goodspeed Pl			
City/PO:	State:	Zip Code:	
Skaneateles	NY	13152	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zoning Board of Appeals			
3. a. Total acreage of the site of the proposed action?		0.4	acres
b. Total acreage to be physically disturbed?		0	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.4	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 checked="" 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			

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VILLAGE OF SKANEATELES

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input 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? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	N/A
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 type="checkbox"/>	N/A
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	N/A
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? 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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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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,

a. Will storm water discharges flow to adjacent properties? N/A

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe:

	NO	YES
	<input type="checkbox"/>	<input 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: Alison McGrane Date: 5/14/20
Signature: Alison McGrane Title: Home owner

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OFFICE OF SKANEATELES

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Agency Use Only [If applicable]

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"/>

VED

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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.

N/A

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VILLAGE OF SKANEATELES

<input type="checkbox"/>	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.
<input type="checkbox"/>	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

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

11/16jc

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

Date of Application JUNE 7, 2020 Permit Date and Number

Name of Applicant TRAVIS AND KATHLEEN RYAN

Address of Applicant 15 GRIFFIN ST., SKANEATELES, NY 13152

Applicant's Email katernyan3@yahoo.com Contact # 315-729-7153 or 406-2201

Address of worksite 15 GRIFFIN ST., SKANEATELES NY 13152

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 X Addition Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work ~ 500 Accurate Project Cost \$9,990.00

Describe the work proposed: INSTALLATION OF A NEW PATIO OFF THE REAR OF THE HOUSE PER THE ATTACHED REDLINED SURVEY

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JUN 8 2020

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

Tax Map Number 315001006-03-19.0 Square Footage of Lot 72,500

Existing use of lot RESIDENTIAL Proposed use of lot RESIDENTIAL

STRUCTURE INFORMATION:

Single Family X Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use RESIDENTIAL SFH/PATIO Proposed Use RESIDENTIAL/SFH/PATIO

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 6/8/20 Tax Map Number 006. - 03 - 19

Applicant's Name TRAVIS RYAN

Address of Worksite 15 GRIFFIN ST.

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 6/30/20 Signature [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

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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

VILLAGE OF SKANEATELES

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

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 21.5 ft.

Front Yard 21.5 ft.

[S] Left Side Yard 22.1 ft.

Left Side Yard 16 ft.

[N] Right Side Yard 10.1 ft.

Right Side Yard 14 ft. (del 10.1)

[W] Rear Yard 12.1 ft.

Rear Yard 9.5 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 N/A

Architect's Address N/A

Contractor/Builder Name MICHAEL GRIMM SERVICES INC.

Contractor's Phone # 315-477-0124

Contractor's Address 4195 LAFAYETTE RD.

Contractor's Email JAMESVILLE NY 13078

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 JUNE 7, 2020 Signature TRAVIS RYAN

Print Applicant's Name TRAVIS RYAN

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)

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JUN - 8 2020

On this _____ day of _____, 20____;

personally appeared before me.

VILLAGE OF SKANEATELES

NOTARY PUBLIC

CK #120
\$250.00
6/17/2020

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 JUNE 9, 2020

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

I/We TRAVIS AND KATHLEEN RYAN
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 15 GRIFFIN ST., 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 VI Section 225 Subsection 14
 Article _____ Section 225 Subsection AS
 Article XIV Section 225 Subsection 690

(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:

15 Street Number GRIFFIN STREET Street Name

Tax Map Number 006-03-20

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JUN 12 2020

VILLAGE OF SKANEATELES

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%	86.33%	81.4% 82.4%	3.6% - 2.60%
Front yard dimension (ft.)	30'	21.5	21.5	-8.5
Left side yard dimension (ft.)	15'	22.1	16	— P.E.N.C.
Right side yard dimension (ft.)	15'	10.1'	14	-4.9 P.E.N.C.
Both side yards combined (ft.)	35'	32.2	30.0	-2.8' Proposed P.E.N.C.
Rear yard dimension (ft.)	35'	121	95	— Proposed
Max. width of structure as a % of lot width (Structure width divided by lot width)	65%	46%	54%	—
Min. livable floor area, each dwelling	1,200ft ²	>1200	>1200	—

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

ASSUMING 500 sq ft PATIO COUNTS AGAINST OPEN
AREA REQUIREMENT FOR LOT. NEW PATIO WILL BE
16.5' FROM LEFT PROPERTY LINE.

Dated 9 JUNE 2020

9 June 2020

[Signature]
 Signature of Applicant/Appellant

[Signature]
 Katherine Ryan

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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: PATIO ADDITION, 15 GRIFFIN ST.			
Project Location (describe, and attach a location map): 15 GRIFFIN ST, SKANEATELES NY 13152			
Brief Description of Proposed Action: ADDITION OF NATURAL STONE PATIO OF APPROXIMATELY 500 SQ FT TO THE REAR OF THE HOUSE. DETAILS DOCUMENTED IN PERMIT APPLICATION.			
Name of Applicant or Sponsor: TRAVIS SCOTT RYAN		Telephone: 315-729-7153	
Address: 15 GRIFFIN ST.		E-Mail: tsryan89@hotmail.com	
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 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:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.27</u> acres	
b. Total acreage to be physically disturbed?		<u>0.02</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.27</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

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SEAF 2019

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?	NO	YES	
If Yes, identify: _____	<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	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" 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?	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	
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: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

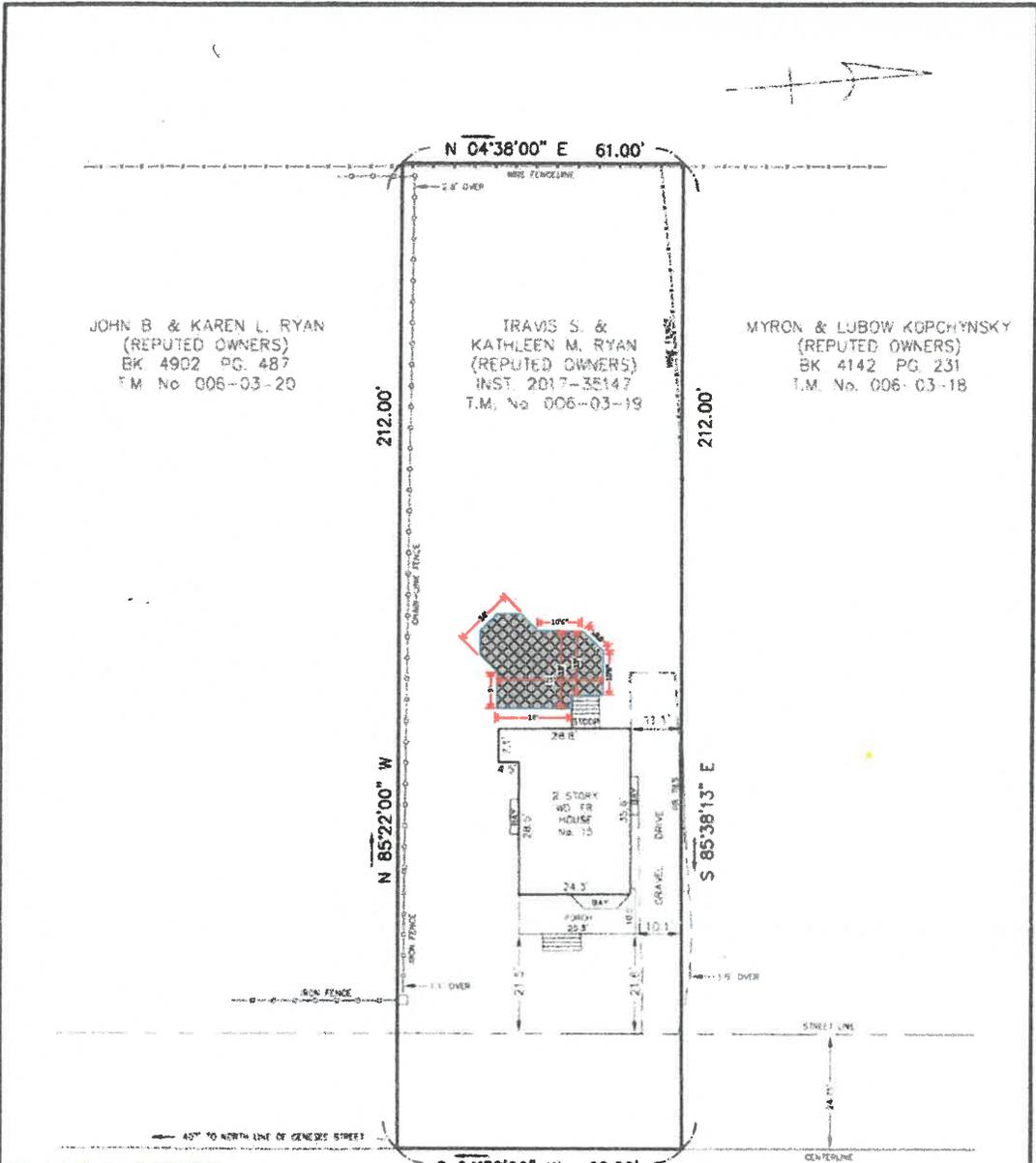
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JUN 12 2020

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,	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: <u>TRAVIS RYAN</u> Date: <u>JUNE 9, 2020</u>		
Signature: <u>TRAVIS RYAN</u> Title: _____		

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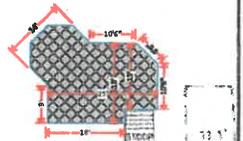
JUN 12 2020



JOHN B & KAREN L. RYAN
 (REPUTED OWNERS)
 BK 4902 PG. 487
 T.M. No 006-03-20

TRAVIS S. &
 KATHLEEN M. RYAN
 (REPUTED OWNERS)
 INST 2017-35147
 T.M. No 006-03-19

MYRON & LUBOW KOPCHYNSKY
 (REPUTED OWNERS)
 BK 4142 PG. 231
 T.M. No. 006-03-18



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JUN - 8 2020

GRIFFIN STREET

VILLAGE OF SKANEATELES

REDATED: AUG 16, 2018 - REVISED HOUSE - REMOVED GARAGE

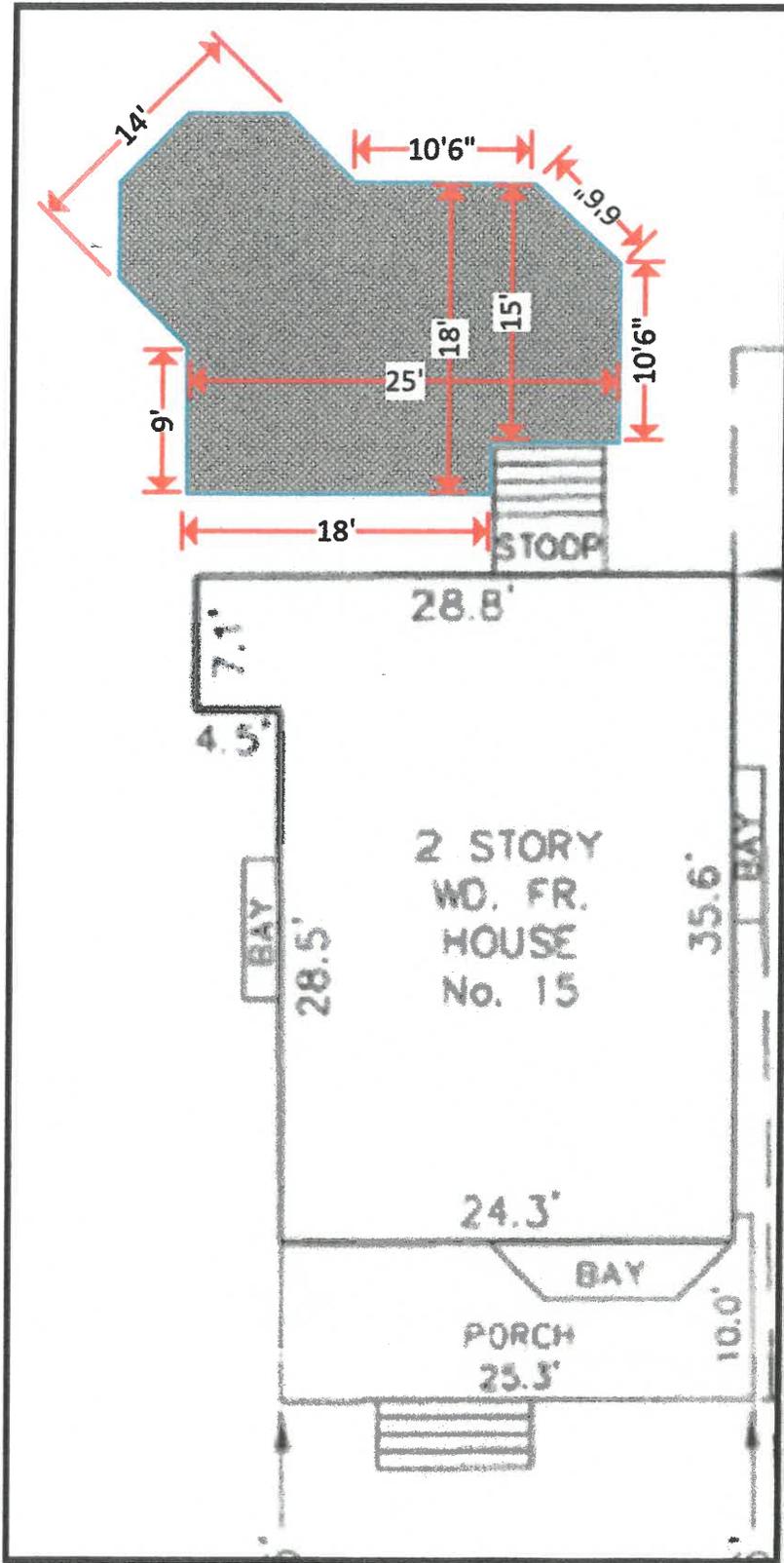
NO MONUMENTATION SET FOR THIS SURVEY.
 NO ABSTRACT OF TITLE FURNISHED FOR THIS SURVEY.
 SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD
 ALTERATION OF THIS DOCUMENT, EXCEPT BY
 THE UNDERSIGNED LICENSED LAND SURVEYOR, IS ILLEGAL

HOUSE LOCATION SURVEY No. 15 GRIFFIN STREET PART OF LOT 10 - BLOCK 19	
PART OF MILITARY LOT 36 COUNTY OF ONONDAGA SURVEY DATE: JUNE 12, 2017	VILLAGE OF SKANEATELES STATE OF NEW YORK SCALE 1" = 30'
JAY D. HOLBROOK LAND SURVEYOR 3795 ABBEY ROAD SYRACUSE, NY 13215	

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY,
 AND THAT BOTH MAP AND SURVEY ARE CORRECT.

Jay D. Holbrook 6/20/2018
 JAY D. HOLBROOK
 NYS LIC NO. 50047

15 Griffin St. Patio Addition Dimensional Details



VILLAGE OF SKANEATELES

JUN 8 2020

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DZI2

From: Codes
Sent: Friday, June 12, 2020 8:33 AM
To: DZI2
Subject: FW: Permit Application - Patio, 15 Griffin St.

John Crompt
Code Enforcement Officer
Village of Skaneateles
Phone - 315.685.2118
Fax - 315.685.0730

RECEIVED

From: Ryan, Travis [mailto:travis.ryan@lmco.com]
Sent: Wednesday, June 10, 2020 8:08 AM
To: Codes
Cc: Kate Ryan (kateryan3@yahoo.com)
Subject: RE: Permit Application - Patio, 15 Griffin St.

JUN 12 2020

VILLAGE OF SKANEATELES

To Whom It May Concern,

After giving it some thought, I wanted to provide some additional information on how the numbers were determined in the Variance Application I sent over last night. See the additional details below to show how the numbers were calculated.

Open Area

- I calculated my current lot usage as follows:

Parameter	Value	Methodology
Total Lot Size	11,422 ft ²	Measured from "Street Line" to rear of Property (187.25') by Narrowest width (61'). If I can measure from the centerline of the street, then the total lot size is 12,932 ft ²
Structures, Including Front and Rear Steps	1,228 ft ²	
Parking Space Allocation, 2 Cars	400 ft ²	
Current Open Area %	85.75%	100% - ((1,228 + 400) / 11,422)
Proposed Patio Square Footage	400 ft ²	
Resulting Open Area %	81.4%	100% - ((1,228 + 400 + 500) / 11,422)

- If the patio does not count against my "Open Area" Calculation then there would be no change in the percent utilization of the lot
- Additionally, if the total area of the lot used for the calculation includes the area from the street line to the centerline of the street, and that counts as "Open Area", then the % of Open Area after the patio is installed (assuming this counts against my open area) is 83.5%

Both Side Yard Combined

- Currently I believe the only "Variances" on the property are the distance between the right side of my house and the property of 17 Griffin St (10.1' according to survey), and the combined width of the both side yards which I calculate as 32.2' given the rear bump out is 22.1' from the property line

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

11/16jc

SUMMARY
100.00
~~95.00~~
Part of CK # 101902
Pd - June 4, 202
Fax: 315-685-0730

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

Date of Application 5/21/20 Permit Date and Number _____

Name of Applicant Ed Coakley

Address of Applicant 2737 Eric Dr., Weedsport, NY 13166

Applicant's Email ed@911generators.com Contact # 315 569 7047

Address of worksite 2 Lakeview Dr, Circle

Name of Property Owner (if different from applicant) Dee Vounas

Property Owner Address 2 Lakeview Dr.

Property Owner Email DeeVounas@yahoo.com Contact # 315 237 7035

Type of Work Proposed:

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

Fence/Wall _____ Paved Surface _____ Other Generator

Square Footage of new work _____ Accurate Project Cost 10,001

Describe the work proposed: Install of a 13kw Generator with a 200 Amp transfer switch on the D side of house

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

Tax Map Number _____ Square Footage of Lot _____

Existing use of lot SFH Proposed use of lot SFH

STRUCTURE INFORMATION:

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

Accessory Building _____ Boat House _____ Other _____

Existing Use GENERATOR / SFH Proposed Use GENERATOR / SFH

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JUN - 2 2020

VILLAGE OF SKANEATELES

VILLAGE OF SKANEATELES

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)

[] Front Yard N/A ft.

[] Left Side Yard N/A ft.

[] Right Side Yard 10.1 ft.

[] Rear Yard N/A ft.

Setbacks - Proposed work

Front Yard N/A ft.

Left Side Yard N/A ft.

Right Side Yard 7' ft.

Rear Yard N/A ft.

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

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

Architect's Name _____

Architect's Address _____

Contractor/Builder Name Ed Coakley

Contractor's Phone # 315-569-7047

Contractor's Address 2737 Eric Dr. Weedsport, NY 13166

Contractor's Email ed@911generators.com

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 5/21/20 Signature [Signature]

Print Applicant's Name Ed Coakley

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 21st day of May, 2020, ED COAKLEY personally appeared before me.

[Signature] NOTARY PUBLIC

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JUN - 2 2020

VILLAGE OF SKANEATELES

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 June 2, 2020 Tax Map Number

Applicant's Name Ed Coakley

Address of Worksite 2 Lakeview Circle

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 6/30/20 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

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JUN 2 2020

VILLAGE OF SKANEATELES

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

part of CK
101902
\$100.00
6/4/2020

(1) NOTICE OF APPEAL **(2) APPLICATION FOR SPECIAL USE PERMIT**

Date of Application 6/4/20

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

I/We Ed Coakley 911 Generators
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 2737 Erie Dr. Weedsport, N.Y. 13166

(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 _____ 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:

2 Street Number Lakeview Cir. Street Name

Tax Map Number 2

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VILLAGE OF SKANEATELES

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 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				N/A.
Front yard dimension (ft.)				N/A.
Left side yard dimension (ft.)				N/A.
Right side yard dimension (ft.)	25'	10.1'	7'	-18'
Both side yards combined (ft.)				N/A.
Rear yard dimension (ft.)				N/A.
Max. width of structure as a % of lot width (Structure width divided by lot width)				N/A.
Min. livable floor area, each dwelling				N/A.

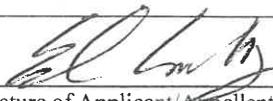
List below any OTHER variances, Special Permits requested
(Section of the Zoning Law) (Description)

Want to install a 13kw generator 48" x 25" W x 29" H
18 inches from house, on D side of House

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

Property Line is 10ft from house. Neighbors
generator is on the same side of house, as my
proposed install.

Dated 6/4/20


Signature of Applicant/Appellant

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JUN - 8 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: <i>Generator Install</i>			
Project Location (describe, and attach a location map): <i>2 Lakewood Cir,</i>			
Brief Description of Proposed Action: <i>Installation of a 13 kw generator with transfer switch on the D side of House</i>			
Name of Applicant or Sponsor: <i>Ed Coakley 911 Generator</i>		Telephone: <i>315 569 7047</i>	
		E-Mail: <i>ed@911Generators.com</i>	
Address: <i>2737 Eric Dr, Weedsport NY 13166</i>			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>9,117 sq ft</i> 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			

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JUN - 8 2020

		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 type="checkbox"/>	<input checked="" 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?		NO	YES
	If Yes, identify: _____	<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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
9.	Does the proposed action meet or exceed the state energy code requirements?		NO	YES
	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?		NO	YES
	If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11.	Will the proposed action connect to existing wastewater utilities?		NO	YES
	If No, describe method for providing wastewater treatment: _____ _____	<input checked="" 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?		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: _____ _____ _____			

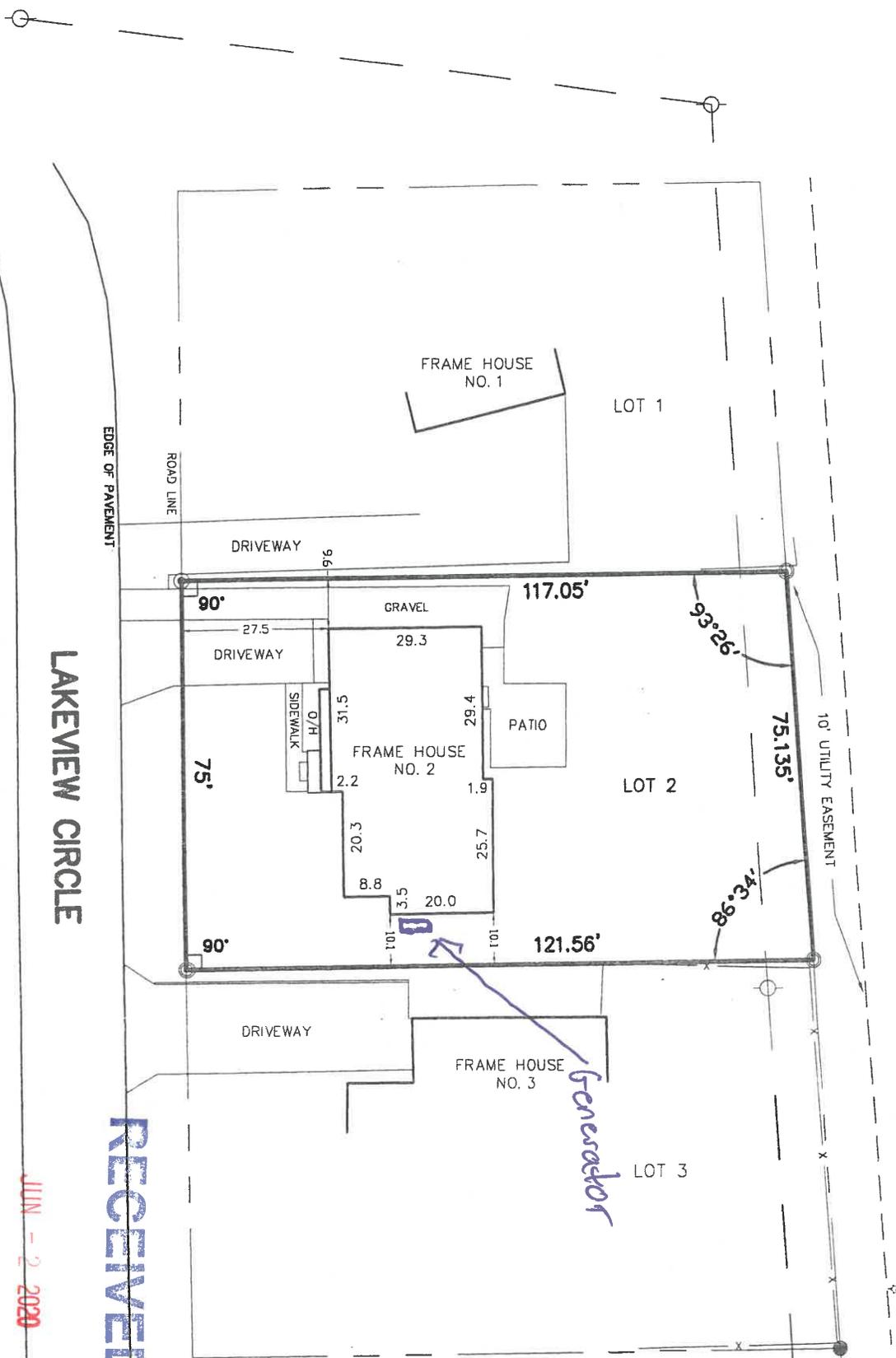
RECEIVED

JUN - 9 2020

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?	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>Ed Coakley</u> Date: <u>6/4/20</u> Signature: <u>[Signature]</u> Title: <u>Technician</u>		

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JUN - 4 2020



LAKEVIEW CIRCLE

RECEIVED

JUN - 2 2020

VILLAGE OF SKANEATELES

REFERENCE

LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND



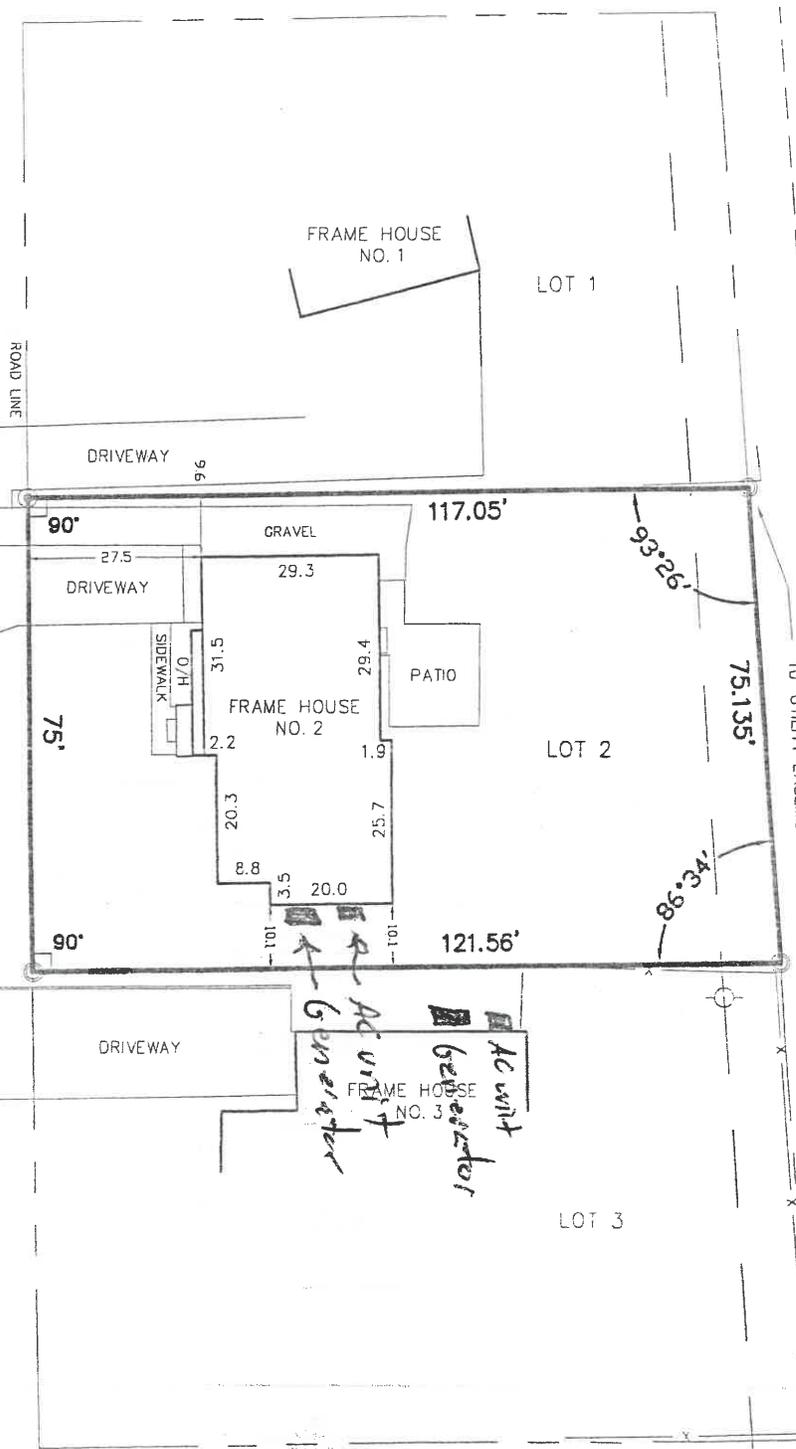
Generator



LAKEVIEW CIRCLE

EDGE OF PAVEMENT

ROAD LINE



10' UTILITY EASEMENT

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JUN - 9 2020
NUN

VILLAGE OF SKANEATELES

LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND



REFERENCE

SHADOWLAWN PREPARED BY A.J. CLEMENTS, P.E.,
L.S. DATED 8-22-1949. FILED IN THE ONONDAGA
COUNTY CLERKS OFFICE ON 11-29-1949 AS MAP
NO. 3099.



IRON ROD SET

UTILITY POLE



SURVEY SUBJECT TO ANY STATE OF FACTS AN
ACCURATE AND UP TO DATE ABSTRACT OF TITLE
WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES
THAT THIS IS AN ACCURATE MAP OF AN ACTUAL
SURVEY COMPLETED 10-26-2018.

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S
SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SUR-
VEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY."

LOT 2
SHADOWLAWN

PART OF BLOCK 16

VILLAGE OF SKANEATELES

COUNTY OF ONONDAGA

STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC

51 FENNEL STREET

SKANEATELES NEW YORK, 13152

315-488-5552

pjosurvey.com

DATE: OCTOBER 31, 2018

SCALE: 1" = 30 FEET

PROJECT No. SK13-01-48

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JUN 18 2020

VILLAGE OF SKANEATELES



911 Generators
 2737 Erie Drive
 Weedsport, NY 13166
 (315) 834-6406
 www.911generators.com



April 21, 2020

Dear Dee Vounas:

Thank you for the opportunity to conduct an in-home survey and review your standby power needs in detail. At 911 Generators, we strive to provide our customers with the best automatic standby solution, and offering Generac automatic standby generators allows us to offer the generator and transfer switch option that meets your unique requirements. As a result, we are pleased to offer you this personalized proposal.

Thank you for allowing Generac Power Pros to conduct your in home assessment. We look forward to working with you in the future.

Proposal For:

Dee Vounas
 2Lakeview cir
 Skaneateles, NY 13152
 H: (315) 237-7035
 Deevounas@yahoo.com

16kW Air-Cooled Standby Generator with WiFi, Alum Enclosure (Unit Only) Proposal

13kW Air-Cooled Standby Generator with WiFi, Aluminum Enclosure (Unit Only) (Model 7173-0)	16kW Air-Cooled Standby Generator with WiFi, Alum Enclosure (Unit Only) (Model 7176-0)	20kW Air-Cooled Standby Generator with WiFi, Aluminum Enclosure (Unit Only) (Model 7038-1)
STANDARD	RECOMMENDED	PREMIUM
QTY Generac items		

1 16kW Air-Cooled Standby Generator with WiFi, Alum Enclosure (Unit Only) (Model 7176-0)

Generac's Guardian Series generators provide the automatic backup power you need to protect your home and family during a power outage. Connected to your existing LP or natural gas fuel supply, it kicks in within seconds of sensing power loss— automatically—and runs for as long as necessary until utility power returns.

Now coming with FREE Mobile Link™, allowing you to monitor the status of your generator on a phone, tablet or computer from anywhere in the world. Giving you the ability to connect your account to your authorized service dealer for fast, friendly and convenient assistance.

Features & Benefits

- Mobile Link™ Remote Monitoring.
- 5-Year Limited Warranty
- True Power™ Technology delivers best-in-class power
- Generac generators and engines are Engineered and Built in the USA*
- Generac's G-Force Engines are capable of handling the rigors of generator use
- 24/7/365 Customer Support Team
- Tough, Durable All-Aluminum Enclosures
- Smart, User-Friendly Controls

*Built in the USA using domestic and foreign parts

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VILLAGE OF SKANEATELES

QTY Generac items

1 Generac Smart Switch, Service Rated, 200 amps, 120/240, 1Ø, NEMA 3R

1 7-Year Extended Limited Warranty – Air-cooled - Evolution Controller

Year Extended Limited Warranty for Air-Cooled Product - 2014 or newer models. Warranty covers 7 years parts and labor. Can be purchased within 12 months of end-user purchase date, which will remain as the start date. Unit must be registered and end-user proof of purchase must be available upon request. Available on Generac®, Guardian®, Honeywell and Centurion® brand products - not available on CorePower, EcoGen, Synergy or internationally.

1 Wet Cell Battery - 26R

26R Wet Cell Battery

Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product and liquid-cooled standby product 60 kW and below, excluding the 48 kW.

1 GenPad 3"

GenPad 3"

The GenPad™ series from DiversiTech® is a professional looking pad that will provide a lifetime base for a Generac® residential standby generator. Each GenPad is made from a composite of high strength fibers and cement and is warranted for the life of the generator. These pads provide a sturdy, permanent base for the generator that won't shift, crack or degrade over time. GenPads are much lighter weight than a poured concrete pad and take less time and effort to install. GenPads are available for all Generac Guardian Series air-cooled generators.

QTY Air Cooled

1 Annual Major Preventive Maintenance Service Yearly Contract Plan ~ Level 1 (1ST YEAR FREE)

Major Preventive Maintenance Service includes:

Replace engine oil and oil-filter.

Replace fuel filters and/or clean sediment bowl.

Check anti-freeze level and top off if needed.

Inspect the ignition system.

Check all hoses, hose connections, and belts for leakage and visible signs of wear.

Inspect air intake system including air filter condition.

Inspect engine for any fluid leaks and unusual noise.

Check battery voltage, clean battery posts to remove any corrosion.

Test battery charging voltage. Adjust if necessary.

Inspect generator wiring, brushes, and slip rings.

Check generator voltage and frequency. Adjust if necessary.

Test engine safety shutdown circuits.

Check and record all engine gauge read outs.

Inspect transfer switch for proper operation, check connections and settings.

Simulate a power failure (with permission of owner or representative), and monitor operation of generator under load.

Wipe down engine, generator, and the units enclosure.

Document all work done and results of inspections, report any recommended repairs on the service work order, and leave a copy for the owner.

** Any service calls needed or parts above and beyond the normal preventive maintenance that is not covered by the manufactures warranty, will be discounted at 20% less than our normal service / parts charge. **

QTY Electrical

1 surge protector

surge protector

QTY Install Kit

1 WIFI MONTORING SERVICE

Sub-Total:	\$9,455.06
Sales Tax:	\$0.00
Total:	\$9,455.06
Down Payment:	\$0.00
Balance Due:	\$9,455.06

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 5/26/2020 Permit Date and Number _____

Name of Applicant JUSTIN Kiltz

Address of Applicant 36 Orchard Rd. Skaneateles, NY 13152

Applicant's Email Justin Kiltz@aol.com Contact # 315-447-2001

Address of worksite 36 Orchard Rd. Skaneateles, NY 13152

Name of Property Owner (if different from applicant) same

Property Owner Address same

Property Owner Email Justin Kiltz@aol.com Contact # 315-447-2001

Type of Work Proposed:

New Structure Addition _____ Alteration _____ Swimming Pool _____ Repair _____

Fence/Wall _____ Paved Surface _____ Other _____

Square Footage of new work 256 Accurate Project Cost \$1430.00

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VILLAGE OF SKANEATELES

Describe the work proposed: 16x16' Pavilion, 8' high beams with a roof that has a 30 degree slope, it's located on the existing wood platform on the south east corner of my property.

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

Tax Map Number 006.-03-39.0 Square Footage of Lot _____

Existing use of lot SFH Proposed use of lot SFH

STRUCTURE INFORMATION:

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

Accessory Building _____ Boat House _____ Other

Existing Use wood platform/SFH Proposed Use open pavilion/SFH

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

W Front Yard 162 ft.

Front Yard 162 ft.

N Left Side Yard 82 ft.

Left Side Yard 82 ft.

S Right Side Yard 8 ft.

Right Side Yard 8 ft.

E Rear Yard 15 ft.

Rear Yard 15 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

Architect's Address

Contractor/Builder Name JUSTIN KILZ

Contractor's Phone # - HOMEOWNER BUILT -

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 5/26/2020 Signature Justin K. Kilz

Print Applicant's Name JUSTIN KILZ

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

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 May 26, 2020 Tax Map Number 006,-03-39.0

Applicant's Name JUSTIN KILZ

Address of Worksite 36 Orchard Rd, Skaneateles, NY 13152

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed 6/26/20 Signature [Signature]

Application Status: Approved Denied

Reasons for Denial - Does not comply with the following:

Section 225-A5, Density Control Schedule for:

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

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

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VILLAGE OF SKANEATELES

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

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 6/26/2020

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

I/We Justin Kiltz
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 36 Orchard Rd. 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 A5

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:

36 Street Number Orchard Street Name

Tax Map Number 056.-03-39

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 A2

- 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%	79.25%	79.25%	-5.75%
Front yard dimension (ft.)				N/A.
Left side yard dimension (ft.)				N/A.
Right side yard dimension (ft.)		3'	8'	
Both side yards combined (ft.)				N/A.
Rear yard dimension (ft.)		15'	15'	N/A.
Max. width of structure as a % of lot width (Structure width divided by lot width)				N/A.
Min. livable floor area, each dwelling				N/A.

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

I am applying for a variance for the 256 sq. ft. wood platform so that I may upon approval and with first obtaining a building permit please build a Pavilion on top of wood platform

Dated 6/26/2020

Just
 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			
JUSTIN KILZ			
Name of Action or Project: Wood platform / Pavilion			
Project Location (describe, and attach a location map): Wood platform located at the south east corner of property 36 Orchard Rd. 13152			
Brief Description of Proposed Action: Obtain a variance for the 256 sq. ft. wood platform because my open space is only 79.25%, and it requires a variance. Then upon approval and acquiring a building permit, build a Pavilion on top of it.			
Name of Applicant or Sponsor: JUSTIN KILZ		Telephone: 315-447-2001	
		E-Mail: Justin.kilz@aol.com	
Address: 36 Orchard Rd			
City/PO: Shanawateeles		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"/>
			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:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	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? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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: _____ <u>N/A</u> _____ _____	NO	YES	
	<input checked="" 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: <u>36 Orchard house</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>36 Orchard house</u>	NO	YES	
	<input checked="" 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?	NO	YES	
	<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? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<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:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>		
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 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)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input 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"/>

<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Justin Kilz</u> Date: <u>6/26/2020</u></p> <p>Signature: <u><i>Justin Kilz</i></u> Title: _____</p>		

PRINT FORM

Agency Use Only (If applicable)

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"/>

PRINT FORM

Agency Use Only [If applicable]

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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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)

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MY OUTDOOR PLANS

Menu ▾



About ▾

16x16 Outdoor Pavilion Plans

• By Ovidiu

SPONSORED SEARCHES 

16x16 pavilion kit



cost to build a pavilion



pavilion plans free



16x16 square gazebo plans



build your own pavilion



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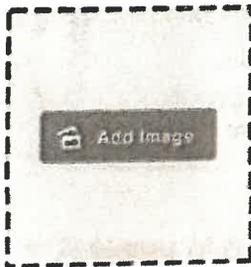
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This step by step diy woodworking project is about a **16x16 outdoor pavilion plans**. This article features detailed instructions for building an outdoor picnic shelter using 6x6 lumber for the structure and 2x6 beams for the rafters. Check out **PART 2** of the project to

learn how to frame the roof for the pavilion. Take a look over the rest of our woodworking plans, if you want to get more building inspiration.

When buying the lumber, you should select the planks with great care, making sure they are straight and without any visible flaws (cracks, knots, twists, decay). Investing in cedar or other weather resistant lumber is a good idea, as it will pay off on the long run. Use a spirit level to plumb and align the components, before inserting the galvanized screws, otherwise the project won't have a symmetrical look. If you have all the materials and tools required for the project, you could get the job done in about a day.

Projects made from these plans



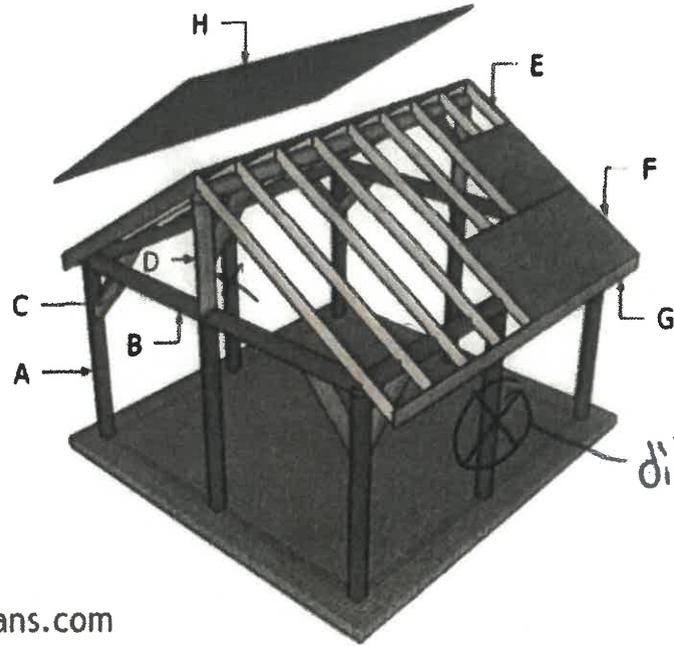
16x16 Outdoor Pavilion Plans

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Building a 16x16 pavilion

[tabs tab1="Materials" tab2="Tools" tab3="Time" tab4="Related Plans"] [tab id=1]

- **A** – 8 pieces of 6x6 lumber – 96" long POSTS
- **B** – ~~4 pieces of 6x6 lumber – 192" long TOP RAILS~~
B - 6 pieces of 2x6x16
- **C** – ~~10 pieces of 6x6 lumber – 39 1/4" long BRACES~~
C - 12 pieces of 2x6
- **D** – 2 pieces of 6x6 lumber – 51" long, ~~1 piece – 192" long TOP RIDGE~~
2 pieces 2x6x16

Justin JK

- 8 pieces of 6x6 lumber – 8'
- 8 pieces of 6x6 lumber – 16'
- concrete form tube
- 20 pieces of 8" screws
- 20 pieces of 5" screws
- 50 pieces of 3 1/2" screws
- wood glue, stain/paint

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- post anchors
- beam to post connectors
- structural screws for connectors
- strong tie T

[/tab] [tab id=2]



Hammer, Tape measure, Framing square, Level



Miter saw, Drill machinery, Screwdriver, Sander



Safety Gloves, Safety Glasses

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One day

[/tab][tab id=4]

- **PART 1: 16x16 Pavilion Plans**
- **PART 2: 16x16 Pavilion Roof Plans**

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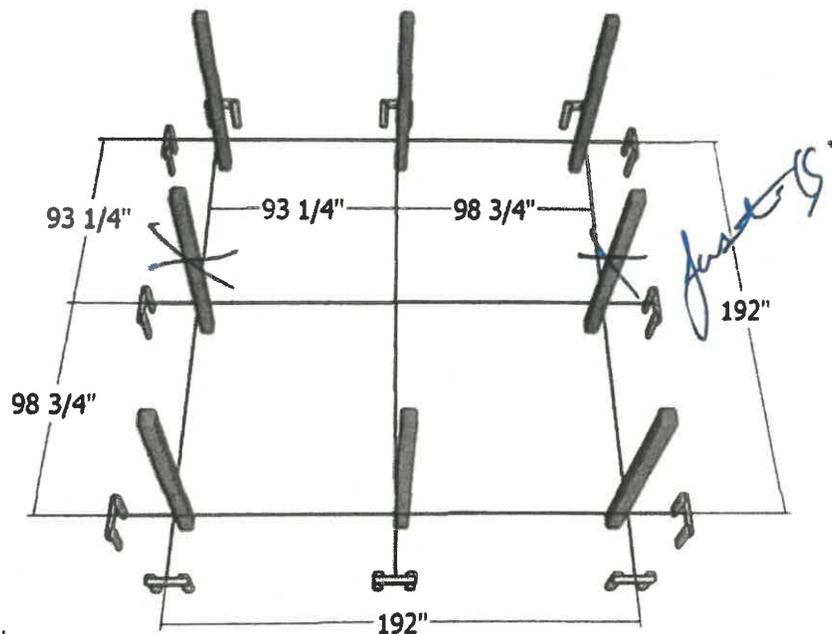
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ideas for your backyard from all the internet! Check out our YouTube channel! See how you can Support

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Building a Backyard Pavilion Plans

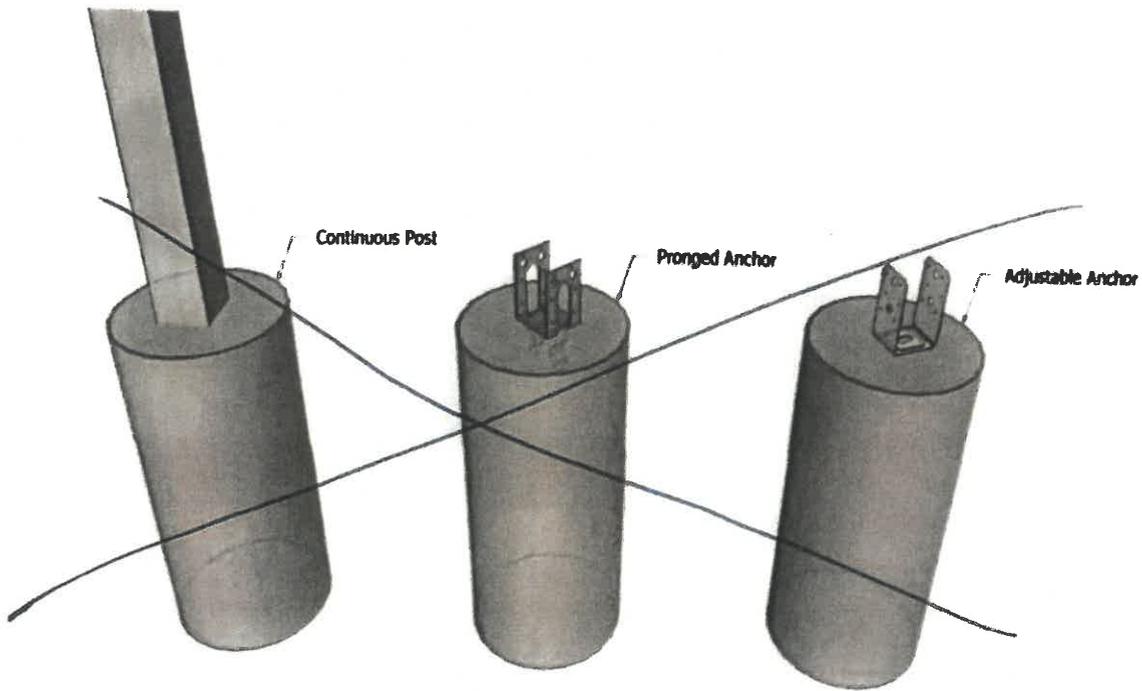


Laying out the pavilion

The first step of the project is to layout the posts for the pavilion. Use batter boards and string to lay out everything in a professional manner. Apply the 3-4-5 rule to every corner, to make sure they are right-angled. In addition, measure the diagonals and make adjustments until they are perfectly equal.

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Anchoring the posts of the anchor

There are several ways to lock the posts into place. Therefore, you could dig 2' holes in the ground and set the posts into concrete, or you could use post anchors. Use tube forms so that the footing will be really strong.

attached to existing deck
 with 6x6 triple zinc wood to wood base
 and 6" heavy duty screws
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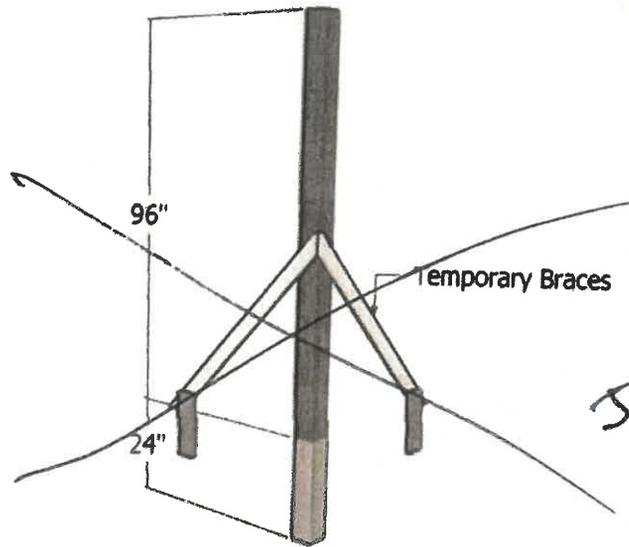
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Handcrafted Wood Pavilions

Let us know what you need & consider it done. Any size. 25 years experience.

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Fitting the posts

JK

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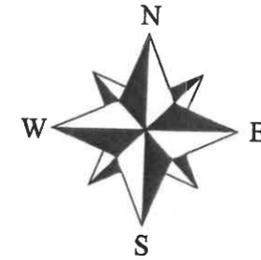
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If you want to set the posts in concrete, then you need to use temporarily braces. Plumb the posts with a spirit level. Read the local building codes for finding the right depth of the

0 20 40 60



STEVEN R. and LINDA A. MEIER
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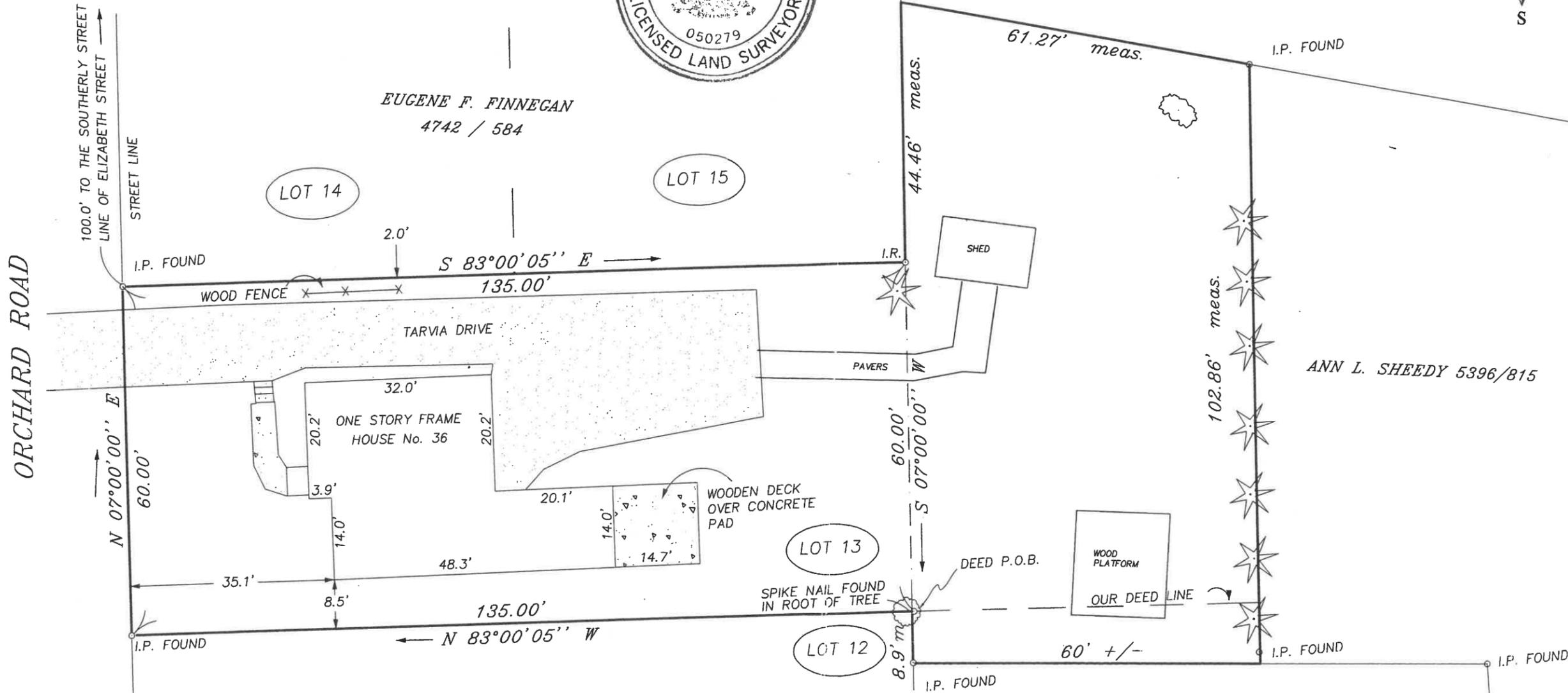
WARREN RAMIE SURVEYING
6437 COLLAMER ROAD
EAST SYRACUSE, NEW YORK 13057
PH: 315 458-8979 FAX: 315 458-8978



LOT 13 OF FM 2821
VILL. OF SKANEATELES
COUNTY OF ONONDAGA
STATE OF NEW YORK

BOUNDARY LOCATION SURVEY
OF
36 ORCHARD ROAD, SKANEATELES
FOR
CASIL, LLC 4754 / 761

DATE	9.26.2002	SCALE	1"=20'
SHEET	1	DESIGNED BY	HDW
		DRAWN BY	HDW
OF	1	TAX MAP NO.:	06.-03-39.0
JOB NO.			



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Heather Dawn Warren
MAY 3, 2017
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