

**Village of Skaneateles**  
**Planning Board Meeting**  
**June 4, 2020**  
**AGENDA**

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

***To attend by phone, please call: (315) 313-6263. Once connected, please enter code: 340 509 717#. To attend by computer, please click on the link shown below.***

***[Join the Planning Board meeting here](#)***

**7:30 pm** Special Use Permit recommendation in the matter of the application of **Meryl & Gregg Eriksen** to construct a chicken coop and house chickens in the rear yard at the property addressed as **11 West Elizabeth Street** in the Village of Skaneateles.

**7:35 pm** Area Variance recommendation in the matter of the application of **Meryl & Gregg Eriksen** to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; side yard set-back, left; Minimum open area; Minimum lot area; Minimum Livable floor area; and Percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a second story addition and construct a rear deck and trellis at the property addressed as **11 West Elizabeth Street** in the Village of Skaneateles.

**7:40 pm** Site Plan Review in the matter of the application of **Eric Allyn** to demolish an old garage and storage area at the property addressed as **140 East Genesee Street** in the Village of Skaneateles.

**7:45 pm** Site Plan Review and Critical Impact Permit determination in the matter of the application of **William Eberhardt** to configure outdoor seating on the west and north lawns of the Sherwood Inn at the property addressed as **26 West Genesee Street** in the Village of Skaneateles.

**7:50 pm** Area Variance recommendation in the matter of the application of **Colin & Corrie Carroll** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; and Minimum lot area; and Section

225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to replace existing deck, porch and sidewalks at the property addressed as **7 East Street** in the Village of Skaneateles.

**7:55 pm** Area Variance recommendation in the matter of the application of **Patrick & Amy MacDonald** to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; side yard set-back, left; side yard set-back, right; Both side yards combined; Minimum open area; Minimum lot area; and Percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct an addition to the home and to the garage, to construct two new porches and to construct a deck and trellis at the property addressed as **5 Ashwood Lane** in the Village of Skaneateles.

**8:00 pm** Such other business as may be before the Board.

*Note: All times listed after 7:30 pm are approximate. Any matters tabled and continued by the Board tonight will be heard by the Planning Board at its meeting scheduled for July 9, 2020 at 7:30 pm. Any variance recommendations made by the Board tonight will be heard by the Zoning Board of Appeals at its next meeting scheduled for June 24, 2020. Submission of an application prior to the cut-off date in any particular month does not necessarily ensure that the matter will appear on the agenda for the next scheduled meeting.*

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

### VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

11/16jc

Fax: 315-685-0730

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

Date of Application 5/11/2020 Permit Date and Number \_\_\_\_\_

Name of Applicant MERYL AND/OR GREGG ERIKSEN

Address of Applicant 11 WEST ELIZABETH STREET

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

Address of worksite 11 WEST ELIZABETH STREET

Name of Property Owner (if different from applicant) SAME

Property Owner Address SAME

Property Owner Email SAME Contact # SAME

#### Type of Work Proposed:

New Structure \_\_\_\_\_ Addition \_\_\_\_\_ Alteration \_\_\_\_\_ Swimming Pool \_\_\_\_\_ Repair \_\_\_\_\_

Fence/Wall \_\_\_\_\_ Paved Surface \_\_\_\_\_ Other X CHICKEN COOP

Square Footage of new work ± 28.92 Accurate Project Cost \_\_\_\_\_

RECEIVED

MAY 12 2020

VILLAGE OF SKANEATELES

Describe the work proposed: \_\_\_\_\_

SEE ATTACHED NARRATIVE + PHOTO ON APPLICATION FOR SPECIAL USE PERMIT  
\*LOCATION OF COOP MARKED ON SOUTH SIDE OF BARN SEE ATTACHED SURVEY

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

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

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

#### STRUCTURE INFORMATION:

Single Family \_\_\_\_\_ Two Family \_\_\_\_\_ Multi-Family \_\_\_\_\_ Garage \_\_\_\_\_ Commercial \_\_\_\_\_

Accessory Building \_\_\_\_\_ Boat House \_\_\_\_\_ Other X

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

VILLAGE OF SKANEATELES

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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

Front Yard \_\_\_\_\_ ft.
Left Side Yard \_\_\_\_\_ ft.
Right Side Yard \_\_\_\_\_ ft.
Rear Yard \_\_\_\_\_ ft.

Front Yard \_\_\_\_\_ ft.
Left Side Yard \_\_\_\_\_ ft.
Right Side Yard \_\_\_\_\_ ft.
Rear Yard \_\_\_\_\_ ft.

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

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

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

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

Date 5/11/2020 Signature Meryl Eriksen

Print Applicant's Name MERYL ERIKSEN

Affidavit of Owner or Applicant

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

STATE OF NEW YORK )
) SS:
COUNTY OF ONONDAGA )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_;
personally appeared before me.

NOTARY PUBLIC

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

Building/Zoning Application Review Sheet

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

Applicant's Name Meryl and/or Gregg Erikson

Address of Worksite 11 W. Elizabeth St.

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

Additional Info. Requested UPDATED SURVEY

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

Application Status: Approved [X] Denied

Reasons for Denial - Does not comply with the following:

Section 225-A5, Density Control Schedule for:

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

Other Density Control Schedule

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

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MAY 12 2020

VILLAGE OF SKANEATELES

And/or Needs:

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

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

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

.....  
**(1) NOTICE OF APPEAL**

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

Date of Application 5/11/20

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

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

Address 11 W. ELIZABETH ST.

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

which was denial of a Zoning Permit

\_\_\_\_\_ which was denial of a Certificate of Occupancy

to vary the strict application of the provisions of:

Article VII Section 225 Subsection 28D

Article \_\_\_\_\_ Section 225 Subsection \_\_\_\_\_

Article \_\_\_\_\_ Section 225 Subsection \_\_\_\_\_

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

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

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

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

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

This appeal or application relates to:

11 Street Number WEST ELIZABETH ST. Street Name

Tax Map Number 006 - 05 - 06

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

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

Zoning District of the lot A-2

Column

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

Columns →	#1	#2	#3	#4
Open Area (sq. ft.) as a % of lot area				
Front yard dimension (ft.)				
Left side yard dimension (ft.)				
Right side yard dimension (ft.)				
Both side yards combined (ft.)				
Rear yard dimension (ft.)				
Max. width of structure as a % of lot width <small>(Structure width divided by lot width)</small>				
Min. livable floor area, each dwelling				

List below any OTHER variances, Special Permits requested

(Section of the Zoning Law)

(Description)

SPECIAL USE PERMIT REQUEST TO HOUSE CHICKENS  
IN REAR YARD.

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

Dated 5/11/20

  
Signature of Applicant/Appellant

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

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

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

<b>Part 1 – Project and Sponsor Information</b>							
Name of Action or Project: <span style="font-size: 1.2em; font-family: cursive;">MERYL / GREGG ERIKSEN</span>							
Project Location (describe, and attach a location map): <span style="font-size: 1.2em; font-family: cursive;">CHICKENS IN REAR YARD</span>							
Brief Description of Proposed Action: <span style="font-size: 1.2em; font-family: cursive;">SPECIAL USE PERMIT APPLICATION TO HOUSE CHICKENS IN REAR YARD.</span>							
Name of Applicant or Sponsor: <span style="font-size: 1.2em; font-family: cursive;">MERYL / GREGG ERIKSEN</span>		Telephone: <span style="font-size: 1.2em; font-family: cursive;">569-9279</span>					
Address: <span style="font-size: 1.2em; font-family: cursive;">11 W. ELIZABETH ST.</span>		E-Mail: <span style="font-size: 1.2em; font-family: cursive;">ON APPLICATION</span>					
City/PO: <span style="font-size: 1.2em; font-family: cursive;">SKANEATELES</span>		State: <span style="font-size: 1.2em; font-family: cursive;">NY</span>	Zip Code: <span style="font-size: 1.2em; font-family: cursive;">13152</span>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <span style="font-size: 1.2em; font-family: cursive;">ZBA</span>			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		<span style="font-size: 1.2em; font-family: cursive;">0.25</span> acres					
b. Total acreage to be physically disturbed?		<span style="font-size: 1.2em; font-family: cursive;">—</span> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<span style="font-size: 1.2em; font-family: cursive;">—</span> acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

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

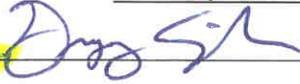
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional  
 Wetland    Urban    Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: GREGG EAKSEN Date: 5/11/20

Signature:  Title: HOMEOWNER

Project:

Date:

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

**Part 2 is to be completed by the Lead Agency.**

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

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

Project:

Date:


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

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

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

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

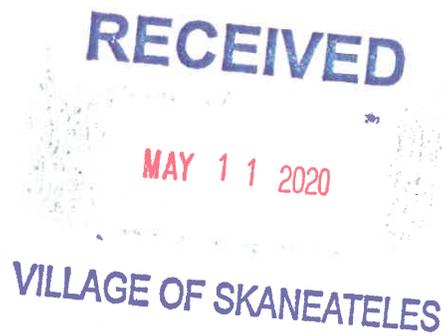
\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



May 5, 2020

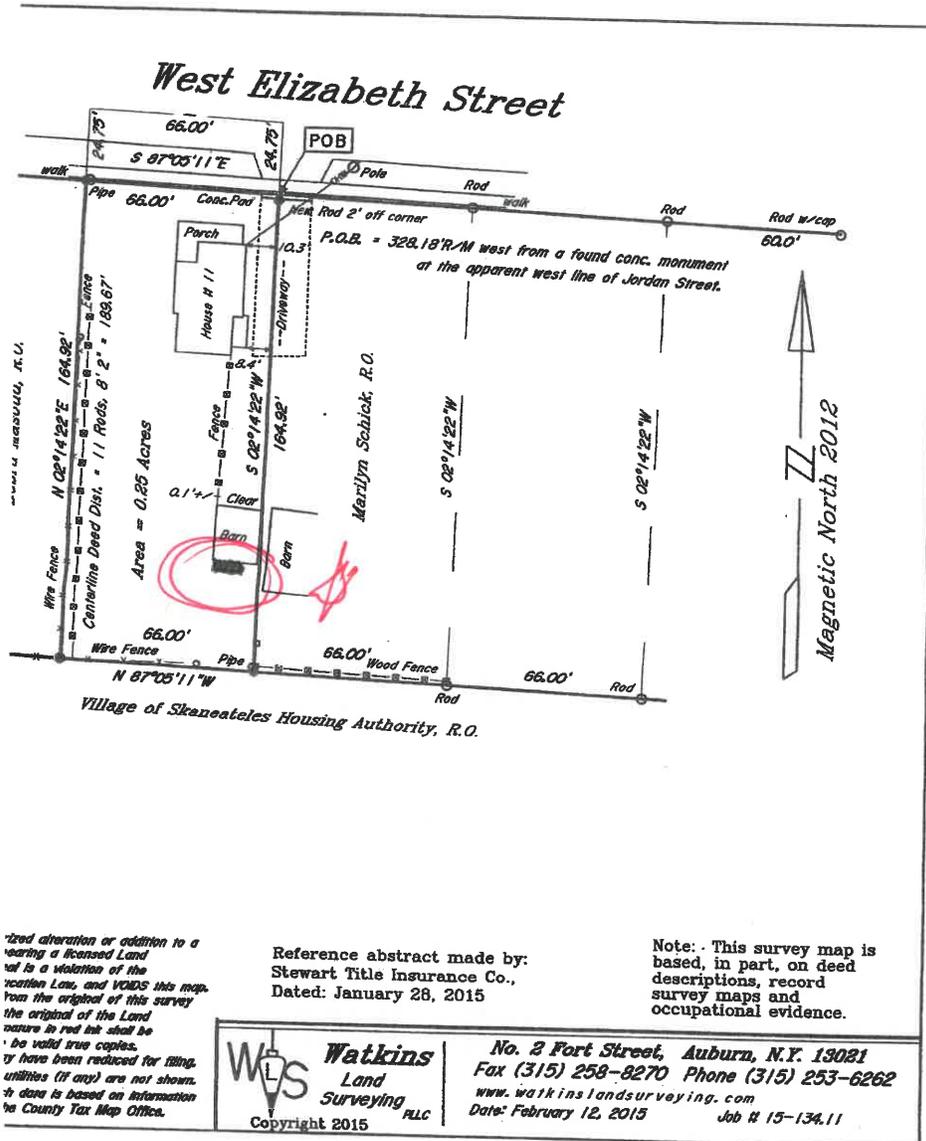
Dear Dennis,

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

Thank you.

Sincerely, Gretchen Underhill

*Gretchen Underhill*



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

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

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

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

VILLAGE OF SKANEATELES

MAY 19 2020

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VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

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

Date of Application 5/14/2020 Permit Date and Number

Name of Applicant GREGG AND/OR MERYL ERIKSEN

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

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

Address of worksite 11 WEST ELIZABETH STREET

Name of Property Owner (if different from applicant) SAME

Property Owner Address SAME

Property Owner Email SAME Contact # SAME

Type of Work Proposed:

New Structure Addition X Alteration X Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work ± 469.2 sf Accurate Project Cost

Describe the work proposed:

SEE ATTACHED NARRATIVE

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

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

Existing use of lot SINGLE-FAMILY RESIDENTIAL Proposed use of lot SINGLE-FAMILY RESIDENTIAL

STRUCTURE INFORMATION:

Single Family X Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use RESIDENTIAL Proposed Use RESIDENTIAL

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

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

LOT INFORMATION:

Indicate in box  North  South  East  West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

N Front Yard ± 11.4 ft.

Front Yard ± 11.4 ft.

W Left Side Yard ± 32.7 ft.

Left Side Yard ± 26.79 ft.

E Right Side Yard ± 8.4 ft.

Right Side Yard ± 8.4 ft.

S Rear Yard ± 108.0 ft.

Rear Yard ± 96.0 ft.

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

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

Architect's Name SPACE ARCHITECTURAL STUDIO

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

Contractor/Builder Name \_\_\_\_\_

Contractor's Phone # \_\_\_\_\_

Contractor's Address \_\_\_\_\_

Contractor's Email \_\_\_\_\_

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

Date \_\_\_\_\_ Signature \_\_\_\_\_

Print Applicant's Name \_\_\_\_\_

Affidavit of Owner or Applicant

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

STATE OF NEW YORK )

) SS:

COUNTY OF ONONDAGA )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_;

personally appeared before me.

NOTARY PUBLIC

**VILLAGE OF SKANEATELES**

**26 Fennell St**

**Skaneateles, NY 13152**

**315-685-2118**

**Fax: 315-685-0730**

**Email: codes@villageofskaneateles.com**

**Building/Zoning Application Review Sheet**

Date Received \_\_\_\_\_ Tax Map Number \_\_\_\_\_

Applicant's Name \_\_\_\_\_

Address of Worksite \_\_\_\_\_

Permit Fee Date Received \_\_\_\_\_ Amount Received \_\_\_\_\_

Additional Info. Requested \_\_\_\_\_

Date Review Completed \_\_\_\_\_ Signature \_\_\_\_\_

**Application Status:** \_\_\_\_\_ **Approved** \_\_\_\_\_ **Denied**

**Reasons for Denial – Does not comply with the following:**

**Section 225-A5, Density Control Schedule for:**

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

**Other Density Control Schedule** \_\_\_\_\_

\_\_\_\_\_ Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion

\_\_\_\_\_ Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines

\_\_\_\_\_ Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures

\_\_\_\_\_ Section 225-A1-3, Permitted Use Chart \_\_\_\_\_

\_\_\_\_\_ Other Sections of the Zoning Law \_\_\_\_\_

**And/or Needs:**

\_\_\_\_\_ Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25

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

\_\_\_\_\_ Special Use Permit from the Zoning Board of Appeals

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

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

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

- A. Please prepare this 2 page Appeal or Application for a Special Use Permit by printing in ink or by computer. Submit the signed and dated original and 6 copies to the Secretary of the Zoning Board of Appeals.
- B. Please complete the "Short Environment Assessment Form, Appendix B" located on the Village of Skaneateles website. Submit the signed and dated original and 6 copies to the ZBA secretary.
- C. Please submit with your application and copies the appropriate fee per the schedule below:

- 1. Appeals and Application for Variances:
  - a. Shed, Fence, A/C Pad.....\$100.00\*
  - b. A variance that does not increase non-conformity.....\$100.00\*
  - c. Adaption for handicapped accessibility.....\$100.00\*
  - d. Residential up to \$500,000.....(per parcel).....\$250.00\*
  - e. Residential over \$500,000.....(per parcel).....\$500.00\*
  - f. Commercial.....(per parcel).....\$300.00\*
- 2. Applications for Special Use Permits.....(per parcel).....\$200.00\*
- 3. Other applications: If public hearing is required.....\$200.00\*  
If no public hearing is required.....\$100.00\*
- 4. Renew expired time limit condition or a variance.....\$50.00\*

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

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

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

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

.....  
**(1) NOTICE OF APPEAL**

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

Date of Application 5/14/2020

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

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

Address 11 WEST ELIZABETH STREET, SKANEATELES, NY 13152

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

\_\_\_\_\_ which was denial of a Zoning Permit

\_\_\_\_\_ which was denial of a Certificate of Occupancy

\_\_\_\_\_ to vary the strict application of the provisions of:

Article \_\_\_\_\_ Section 225 Subsection \_\_\_\_\_

Article \_\_\_\_\_ Section 225 Subsection \_\_\_\_\_

Article \_\_\_\_\_ Section 225 Subsection \_\_\_\_\_

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

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

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

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

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

This appeal or application relates to:

11 Street Number WEST ELIZABETH STREET Street Name

Tax Map Number 006.-05-06.0

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

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

Zoning District of the lot A-2

Column

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

Columns →	#1	#2	#3	#4
Open Area (sq. ft.) as a % of lot area	85%	-	± 81.8%	± 3.2%
Front yard dimension (ft.) N	30'	± 11.4'	± 11.4'	± 18.6'
Left side yard dimension (ft.) W	15'	-	± 26.79'	-
Right side yard dimension (ft.) E	15'	± 8.4 ft.	± 8.4'	± 6.6'
Both side yards combined (ft.)	35'	-	± 35.19'	-
Rear yard dimension (ft.) S	35'	-	± 96.0'	-
Max. width of structure as a % of lot width (Structure width divided by lot width)	65%	-	± 46.7'	-
Min. livable floor area, each dwelling				

List below any OTHER variances, Special Permits requested

(Section of the Zoning Law)

(Description)

MIN. LOT SIZE (± 19,184.4 sf <sup>P.E.N.C.</sup> VARIANCE)

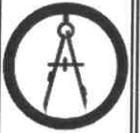
MIN. LOT WIDTH (~~34~~ 34' <sup>P.E.N.C.</sup> VARIANCE)

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

SEE ATTACHED NARRATIVE

Dated \_\_\_\_\_

Signature of Applicant/Appellant \_\_\_\_\_



# Project Narrative

Gregg & Meryl Eriksen

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

Tax Map No.: 006.-05-06.0

Village Zoning District: A-2

SPACE Architectural Studio project #: 2020-03

Date: 12 May 2020

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

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

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

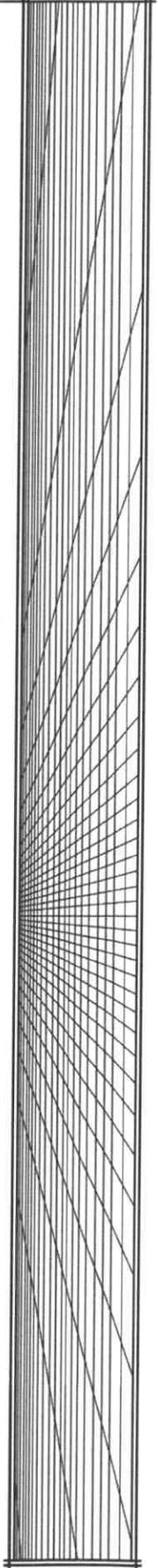
- Minimum Lot Area: +/- 10,815.6 SF where 30,000 SF are required, a variance of +/- 19,184.4 SF is requested
- Minimum Lot Width: +/- 66 FT where 100 FT are required, a variance of +/- 34 FT is requested
- Minimum Front Yard Setback: +/- 11.4 FT where 30 FT are required, a variance of +/- 18.6 FT is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

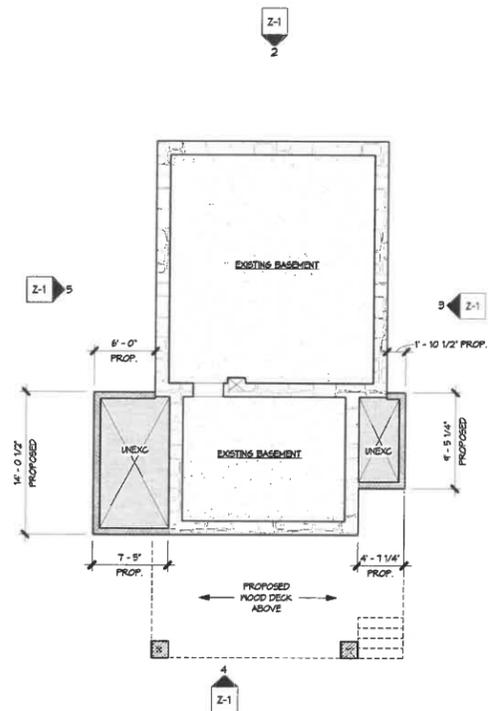
The new variances requested by the Eriksen's in this proposal include:

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

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

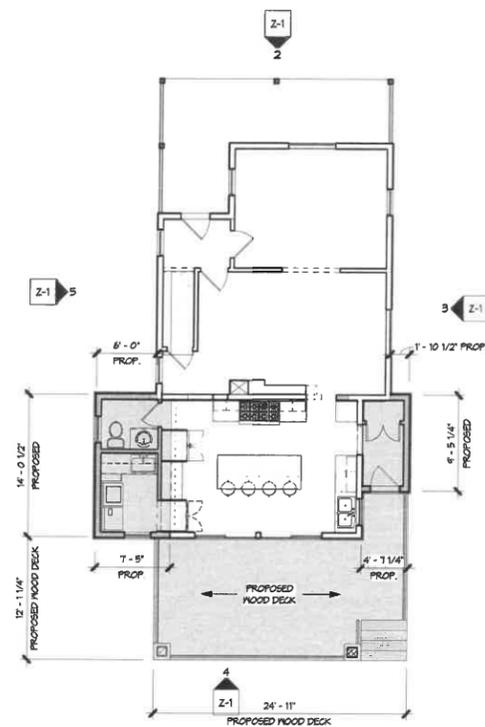
The Eriksen's have discussed the project with their immediate neighbors and while they are decreasing the open space on the property, the variance requested is similar to neighboring village lots of this era. While the variances may seem substantial at first glance, it is solely due to the pre-existing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





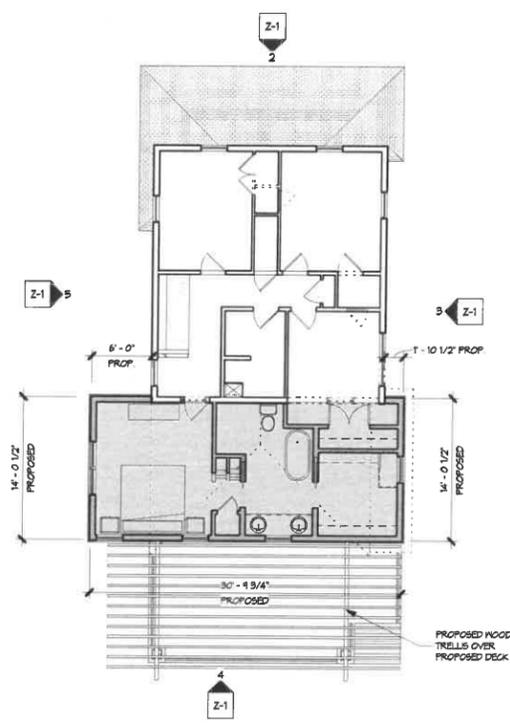



**1 Proposed Basement Floor Plan**  
 SCALE: 1/8" = 1'-0"






**2 Proposed First Floor Plan**  
 SCALE: 1/8" = 1'-0"






**3 Proposed Second Floor Plan**  
 SCALE: 1/8" = 1'-0"

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

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

No.	Description	Date

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

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

Zoning Plans

Z-2



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

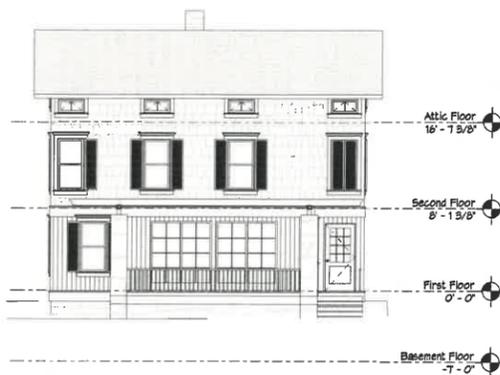
\* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING.



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



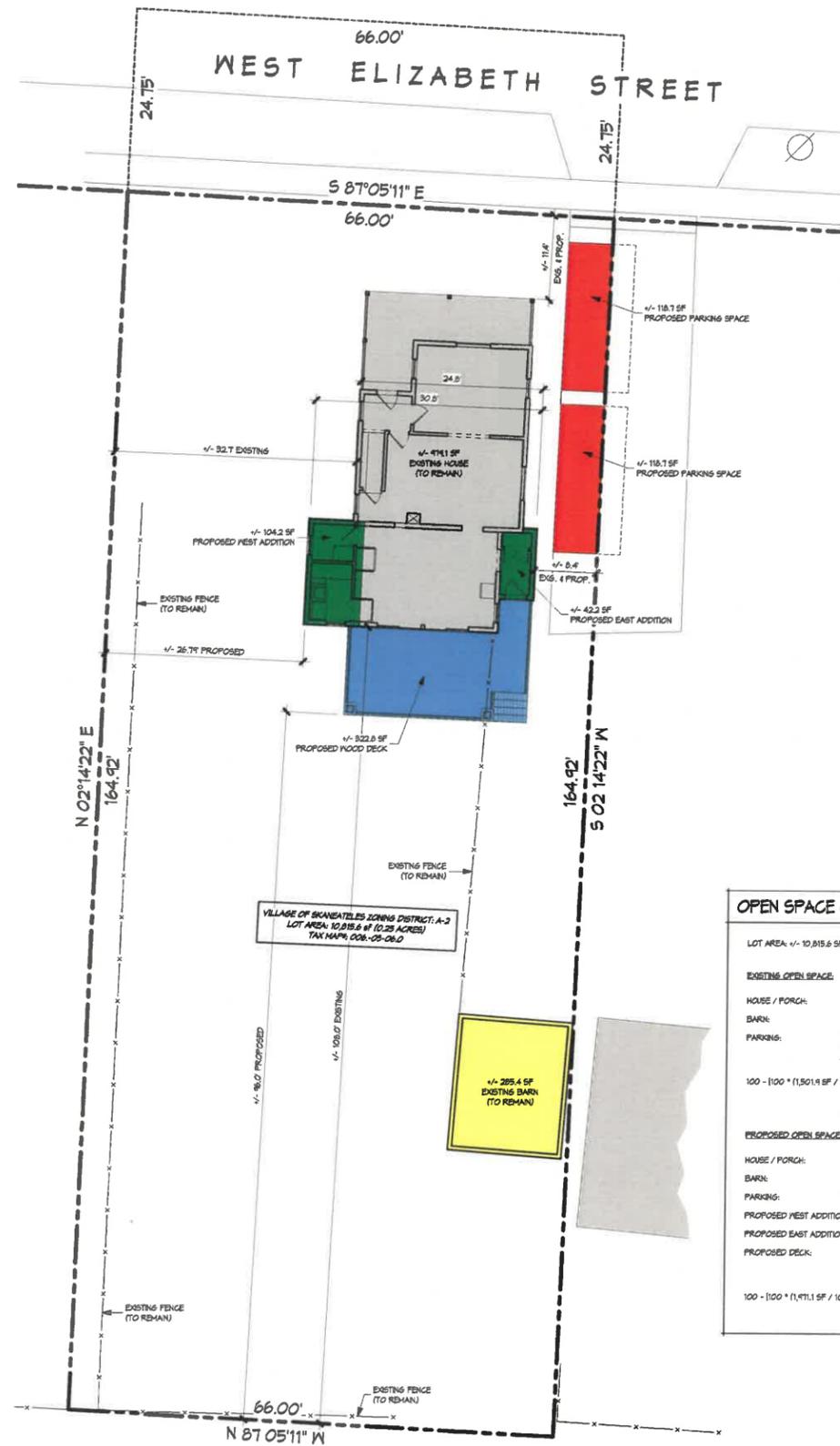
3 Proposed East Elevation  
Z-1 SCALE: 1/8" = 1'-0"



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



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



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

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

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

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

No.	Date	Description



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMPLETION OF ANY WORK AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND.  
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Project Number:	2020-03	Drawn by:	ECM
Date:	05/14/20	Checked by:	WLM
Scale:	As Indicated		

Zoning - Site Plan

Z-1

.....  
**APPLICATION FOR A DEMOLITION PERMIT**  
.....

Fill out the following information regarding the demolition of the structure. Submit an up to date survey map of the property showing the location of the structure to be demolished. The owner or authorized agent of the structure must sign this application. The fee for this permit is \$50.00

Date 5/4/20

Name of Applicant ERIC ALLYN Phone 315 263 9290  
email: EricAllyn@MAC.COM

Address of Applicant 140 E. Genesee St.

Name of Structure Owner ERIC ALLYN

Address of Structure Owner 140 E Genesee

Name of Contractor Matt Kehoe - Digger, Inc Phone # 315 729 5202

Address of Contractor PO Box 143

Marcellus NY 13108

RECEIVED

MAY 14 2020

INFORMATION ON STRUCTURE OR PORTION OF STRUCTURE TO BE DEMOLISHED:

Address old, yellow garage at 140 E Genesee St

Tax Map Number \_\_\_\_\_

Description of Structure or Portion to be demolished old garage and storage area. Part of original house torn down in 2013. To be replaced by NOTHING! Just grass + trees. Its an eyesore now

**Village of Skaneateles**

26 Fennell Street

Skaneateles, New York 13152

315-685-2118

Fax 315-685-2118

Present use of Structure storage Year Constructed 1920s?

Reason for Interior Demolition eyesore. No longer needed. Replace w/ trees

+ grass

\*If the structure was built prior to 1980, please submit a copy of the Asbestos/Lead Survey Report and the Removal Abatement Certification Declaration.

Is this a partial or a full interior demolition? full

What percentage of the interior of the structure will be demolished? 100%

Will the siding be replaced? Yes/No No

Will the windows be replaced? Yes/No No

Will interior studs be replaced?  All  Some

Detail dust control methods to be used during interior demolition water

Will utility connections be terminated? Water \_\_\_\_\_ Electric X Gas \_\_\_\_\_ Sewer \_\_\_\_\_

[Signature] Signature of Applicant

[Signature] Signature of Structure Owner

Date 2/18/2020  
5/4/2020

**RECEIVED**

MAY 14 2020

Village of Skaneateles  
26 Fennell Street  
Skaneateles, New York 13152  
315-685-2118 Fax 315-685-2118

Full Demo       Partial Demo       Move Structure

Present use of Structure Garage Year Constructed \_\_\_\_\_

Reason for Demolition out dated / no use

\*If the structure was built prior to 1980, please submit a copy of the Asbestos/Lead Survey Report and the Removal Abatement Certification Declaration.

What will be the disposition and safety protection of any resulting open excavation? NU

Detail dust control and erosion control methods to be used during demolition \_\_\_\_\_

Have utility connections been terminated? Water \_\_\_\_\_ Electric X Gas \_\_\_\_\_ Sewer \_\_\_\_\_

What hours of the day will the demolition process take place? 8-5

Will there be a new structure to replace demolished structure? NO

Was the Onondaga County Department of Health Division of Environmental Health contacted?

Yes/No \_\_\_\_\_

[Signature] Signature of Applicant

[Signature] Signature of Structure Owner

Date 5/4/20

RECEIVED

MAY 14 2020

**EAST GENESEE STREET**

CENTERLINE PAVEMENT  
 $570^{\circ} 48' 47"E$   
 187.86'  
 ROAD LINE PER DRED

$516^{\circ} 26' 51"E$   
 213.54'

MONUMENT  
 $579^{\circ} 08' 47"E$   
 77.00'

**LAKENVIEW CIRCLE**

$890^{\circ} 44'$   
 $516^{\circ} 13' 13"W$

**GARAGE TO  
 COME DOWN.**

REPUTED OWNER  
 THIRD FRANCISCAN ORDER,  
 MINOR CONVENTUALS  
 BOOK 1565 PAGE 447

REPUTED OWNER  
 O'CONNELL AND ALLYN  
 BOOK 5164 PAGE 299  
 AREA = 5.3± ACRES

FRAME  
 GRANGE

FRAME  
 HOUSE NO 140

$581^{\circ} 40' 19"W$   
 48.28'

$510^{\circ} 05' 44"W$   
 31.15'

$516^{\circ} 13' 13"W$   
 268.12'

$516^{\circ} 13' 13"W$   
 268.12'

$516^{\circ} 13' 13"W$   
 268.12'

$573^{\circ} 46' 47"E$   
 30.00'

$528^{\circ} 51' 28"W$   
 127.19'

$171.27'$   
 $143^{\circ} 57' 41"W$

$528^{\circ} 51' 28"W$   
 127.19'

**RECEIVED**

MAY 14 2020

**VILLAGE OF SKANEATELES**

MON



**LEGEND**

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- UTILITY POLE
- OVER HEAD WIRE
- OUTCROP LIME

SURVEY SUBJECT TO ANY STATE OF FACTS IN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.  
 THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THE ABOVE ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 06-20-2013  
 PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212  
 I am not a professional engineer and I am not a professional architect. I am a professional land surveyor. My services are limited to the profession of land surveying. I am not a professional engineer, architect, or contractor. I am not responsible for the design or construction of any structure shown on this map. I am not responsible for the accuracy of any data provided to me by others. I am not responsible for the accuracy of any data provided to me by others. I am not responsible for the accuracy of any data provided to me by others.  
 DATE: JUNE 5, 2013



PART OF LOT 26  
 PART OF BLOCK 18 VILLAGE OF SKANEATELES  
 COUNTY OF ONONDAGA STATE OF NEW YORK  
**PAUL JAMES OLSZEWSKI, P.L.S., PLLC**  
 P.O. BOX 336  
 CAMILLUS, NEW YORK, 13031  
 315-488-5552  
 SCALE: 1" = 50 FEET  
 PROJECT No. SK12-01-29.1

**SKANEATELES LAKE**



PO Box 15576 • Syracuse, NY 13215  
P: 315.299.2467 • E: info@bpe-llc.com

## PRE-DEMOLOITION ASBESTOS SURVEY REPORT

**SITE ADDRESS:**  
DETACHED STORAGE BUILDING  
140 EAST GENESEE ST  
SKANEATELES, NY 13152



**PREPARED FOR:**  
MATTHEW KEHOE  
DIGG IT  
PO BOX 143  
MARCELLUS, NY 13108

**PREPARED BY:**  
BLUEPOINT ENVIRONMENTAL, LLC  
PO BOX 15576  
SYRACUSE, NY 13215

MARCH 19, 2020

BLUEPOINT PROJECT NO. 200302

Matthew P. DaRin  
N.Y. Asbestos Inspector No. 03-13740

**RECEIVED**

MAY 14 2020

VILLAGE OF SKANEATELES

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

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

Date of Application 05/15/20

Permit Date and Number

Name of Applicant WILLIAM B. EBERHARDT

Address of Applicant 84 W. ELIZABETH ST., SKANEATELES

Applicant's Email admin@thesherwoodinn.com (315)-  
wbeberhardt@yahoo.com Contact # 217-8111

Address of worksite 26 WEST GENESEE STREET

Name of Property Owner (if different from applicant)

Property Owner Address

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 Accurate Project Cost

Describe the work proposed: PLEASE REFER TO ATTACHED NARRATIVE.

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

Tax Map Number 006.-06-22.0 Square Footage of Lot  
006.-06-23.00

Existing use of lot COMMERCIAL Proposed use of lot COMMERCIAL

STRUCTURE INFORMATION:

Single Family Two Family Multi-Family Garage Commercial X

Accessory Building Boat House Other

Existing Use RESTAURANT/HOTEL Proposed Use RESTAURANT/HOTEL  
W/TEMPORARY OUTDOOR SEATING

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 \_\_\_\_\_ ft.

[ ] Left Side Yard \_\_\_\_\_ ft. UNCHANGED

[ ] Right Side Yard \_\_\_\_\_ ft.

[ ] Rear Yard \_\_\_\_\_ ft.

Setbacks - Proposed work

Front Yard \_\_\_\_\_ ft.

Left Side Yard \_\_\_\_\_ ft.

Right Side Yard \_\_\_\_\_ ft.

Rear Yard \_\_\_\_\_ 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 NONE

Architect's Address \_\_\_\_\_

Contractor/Builder Name NONE

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 05/15/20

Signature

[Handwritten Signature]

Print Applicant's Name WILLIAM B. EBERHARDT

Affidavit of Owner or Applicant

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

STATE OF NEW YORK )

) SS:

COUNTY OF ONONDAGA )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_;

personally appeared before me.

NOTARY PUBLIC

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

Building/Zoning Application Review Sheet

Date Received 5/18/20 Tax Map Number 006.-06-22/006.-06-23

Applicant's Name W.M. EBERHARDT

Address of Worksite 26 W. GENESEE ST.

Permit Fee Date Received Amount Received 225.00

Additional Info. Requested

Date Review Completed 5/30/20 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 225-30 SITE PLAN REV.

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 PLANNING BOARD. 225-52 F, H, B.

Special Use Permit from the Zoning Board of Appeals

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

Sherwood Inn  
26 West Genesee Street  
Skaneateles, New York 13152

## Narrative

The coronavirus pandemic has created an unprecedented time in our lives. It has been truly devastating to many individuals and their families, to the world, to our country, and to our economy.

Covid-19 has been a total train wreck for the hospitality and travel industries. Current mandatory regulations and legislation are a direct contradiction to our innate mission to create gathering places and festive environments for people, their families, and organizations. All of which is compounded by the unknown.

It is with that in mind, that the Sherwood Inn is requesting approval from the village to add additional outdoor seating on the Sherwood's West and North Lawns for the Summer and Fall of 2020.

While the guidelines for restaurants to reopen are still evolving; it's clear, that the restrictions will be radical and limiting; with timelines remaining to be determined.

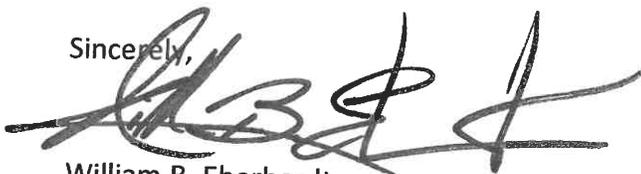
Enclosed is pertinent information and facts from NYS Restaurant Association and the National Restaurant Association along with our proposed site plan and seating arrangements.

We would be adding (8) tables for two guests, (4) tables for four guests, and (5) of our picnic tables for a total of 62 guests.

The space will be clearly defined and identifiable, with controlled seating and treated as a dining room. Guests will enter only from the Sherwood Inn and access the lawn via our west porch doors. There will not be a bar on the lawn, nor will guests be on or near the sidewalks.

These are challenging times for the Sherwood Inn and our industry. We need a creative and supportive approach for our business to endure so that we may continue to serve our community as we have for over 200 years. Your consideration greatly appreciated.

Sincerely,



William B. Eberhardt



COVID-19 UPDATE

# The Restaurant Industry IMPACT SURVEY

Published April 20, 2020

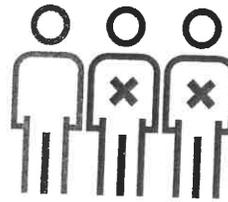
To assess the economic impact of the coronavirus to date, the National Restaurant Association conducted a survey of more than 6,500 restaurant operators nationwide, April 10-16.

The restaurant industry, **MORE THAN ANY OTHER INDUSTRY** in the nation, has suffered the **MOST SIGNIFICANT SALES & JOB LOSSES** since the COVID-19 outbreak began.

# 8+ MILLION RESTAURANT EMPLOYEES

## have already been LAID OFF OR FURLOUGHED

since the beginning of the coronavirus outbreak



2 OUT OF 3 restaurant employees have **LOST THEIR JOBS**

This survey measured **only the impact to restaurants and their employees**. The data **does not include other foodservice outlets** such as hotels, ballparks, and other venues.



The industry will sustain

# \$240 BILLION IN LOSSES

BY THE END OF 2020

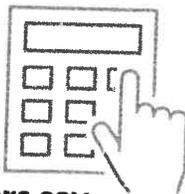
The restaurant & foodservice industry will **LOSE \$80+ BILLION IN SALES** by the end of April



This includes **\$30+ BILLION** lost in March

and **\$50+ BILLION** in April

**61%** of operators say



Existing Federal Relief **WON'T PREVENT MORE RESTAURANT LAYOFFS**



**4 IN 10** restaurants are **CLOSED**

For more information & resources, visit [restaurant.org/covid19](https://restaurant.org/covid19)



April 21, 2020

**Survey Shows New York's Restaurant Industry Still Crushed by COVID-19;  
State's Decline Continues to Outpace National Averages**

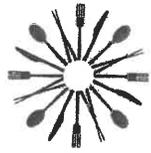
*80% of workforce has been laid off or furloughed since March*

ALBANY – For the second straight month of reporting since the nationwide outbreak of COVID-19, New York State restaurants are among the hardest hit in the country. Results from a survey released by the New York State Restaurant Association and conducted by the National Restaurant Association paint an especially grim picture in the Empire State.

"It goes without saying that this has been the most difficult two months the industry has seen in generations. This pandemic was more like a tsunami, with little to no time to prepare. The restaurant industry is teetering on the edge of collapse. Those that are staying open for takeout and delivery can hopefully tread water long enough to remain viable in the long run. For those that are temporarily closed, we all hope that the public health data continues to improve so that the economy can reopen enough to support them," said Melissa Fleischut, President & CEO of the New York State Restaurant Association.

The nationwide survey reached more than 6,500 restaurant operators, including 550 in New York, and was conducted April 10-16. Here are some of the findings:

- Nationwide, the food service industry will lose more than \$50 billion in sales in the month of April.
  - In New York, the food service industry will lose \$3.6 billion in sales in April.
- Nationwide, more than eight million employees have been laid off or furloughed since the beginning of the COVID-19 outbreak – this represents a 66% reduction in staff from 12 million employees in February 2020.
  - In New York, more than 527,000 restaurant employees have been laid off or furloughed, which equates to 80 percent of the 659,500 employees that were working at New York's eating and drinking establishments in February.
  - 93% of New York restaurant operators have been forced to lay off or furlough employees since the outbreak
- In New York, operators report a 79% decline in sales from April 1 to April 10 when compared to last year



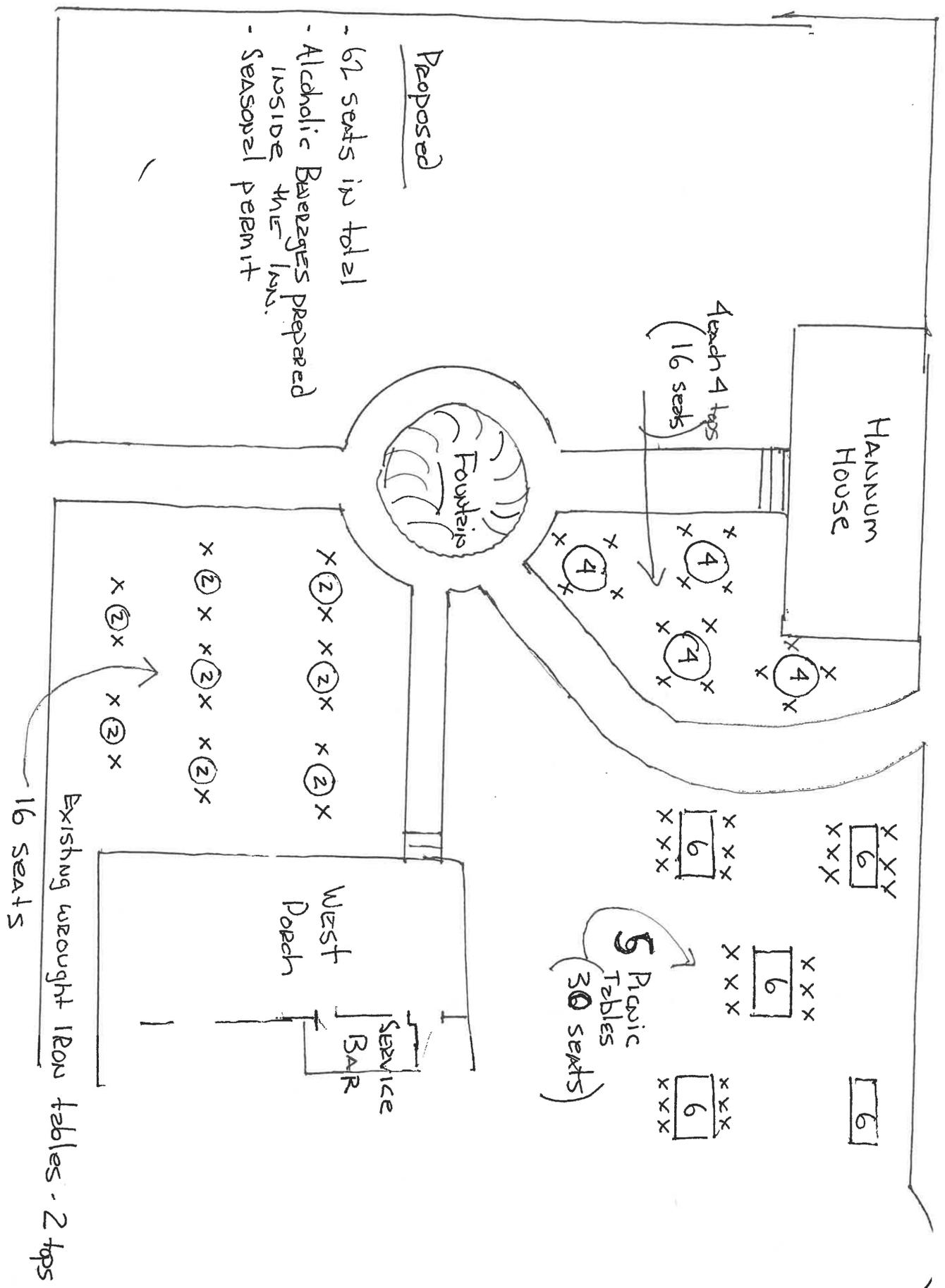
## NEW YORK STATE RESTAURANT ASSOCIATION

- In New York, 51% of operators will continue operating for takeout and delivery only, and the remaining 49% of operators say they will temporarily close their restaurants for the next 30 days or more.
- 97% of restaurant operators report their sales are down compared to last year
- Four percent of New York operators have permanently closed their restaurants since the outbreak, while seven percent expect to permanently close their doors in the next 30 days.

The New York State Restaurant Association continues to work with and urge elected officials at the federal, state and local levels to advocate for sustainability for the industry. While weathering the current storm is a particular challenge for our industry, a clear and dedicated restoration plan emphasizing the huge role the restaurant industry plays in our state's economy is critical to restoring these jobs when the economy reopens.

"We are committed to working with our members to share best practices and cost savings opportunities as many are doing their best in this bad situation. That being said, there are still more questions than answers. We urge officials at all levels of government to prioritize resources and create economic reopening policies that would restore our industry's ability to bring back the half-million restaurant employees that are currently out of work," added Fleischut.

###

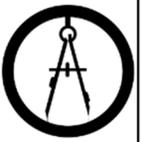


Proposed

- 62 seats in total
- Alcoholic Beverages prepared inside the Inn.
- Seasonal permit

Existing wrought iron tables - 2 tops  
16 seats





# Project Narrative

Colin & Corrie Carroll

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

Tax Map No.: 014.-01-15.0

Village Zoning District: A-2

SPACE Architectural Studio project #: 2019-16

Date: 15 May 2020

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

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

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

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

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

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



VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

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

Date of Application 5/14/2020 Permit Date and Number

Name of Applicant PATRICK AND/OR AMY MACDONALD

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

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

Address of worksite 5 ASHWOOD LANE

Name of Property Owner (if different from applicant) SAME

Property Owner Address SAME

Property Owner Email SAME Contact # SAME

Type of Work Proposed:

New Structure Addition X Alteration X Swimming Pool Repair

Fence/Wall Paved Surface X Other

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

Describe the work proposed:

SEE ATTACHED NARRATIVE

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

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

Existing use of lot RESIDENTIAL Proposed use of lot RESIDENTIAL

STRUCTURE INFORMATION:

Single Family X Two Family Multi-Family Garage X Commercial

Accessory Building Boat House Other

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

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

315-685-2118

Email: codes@villageofskaneateles.com

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

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

Table with 2 columns: Setbacks - Existing Structure and Setbacks - Proposed work. Rows include Front Yard, Left Side Yard, Right Side Yard, and Rear Yard with handwritten measurements.

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

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

Architect's Name SPACE ARCHITECTURAL STUDIO

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

Contractor/Builder Name

Contractor's Phone #

Contractor's Address

Contractor's Email

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

Date Signature

Print Applicant's Name

Affidavit of Owner or Applicant

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

STATE OF NEW YORK )
) SS:
COUNTY OF ONONDAGA )

On this \_\_\_ day of \_\_\_, 20\_\_;

personally appeared before me.

NOTARY PUBLIC

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

Building/Zoning Application Review Sheet

Date Received \_\_\_\_\_ Tax Map Number \_\_\_\_\_

Applicant's Name \_\_\_\_\_

Address of Worksite \_\_\_\_\_

Permit Fee Date Received \_\_\_\_\_ Amount Received \_\_\_\_\_

Additional Info. Requested \_\_\_\_\_

Date Review Completed \_\_\_\_\_ Signature \_\_\_\_\_

Application Status: \_\_\_\_\_ Approved \_\_\_\_\_ Denied

Reasons for Denial – Does not comply with the following:

Section 225-A5, Density Control Schedule for:

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

Other Density Control Schedule \_\_\_\_\_

Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion

Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines

Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures

Section 225-A1-3, Permitted Use Chart \_\_\_\_\_

Other Sections of the Zoning Law \_\_\_\_\_

And/or Needs:

Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25

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

Special Use Permit from the Zoning Board of Appeals

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

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

.....  
**(1) NOTICE OF APPEAL**

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

Date of Application 5/14/2020

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

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

Address 5 ASHWOOD LANE SKANEATELES

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

\_\_\_\_\_ which was denial of a Zoning Permit

\_\_\_\_\_ which was denial of a Certificate of Occupancy

\_\_\_\_\_ to vary the strict application of the provisions of:

Article \_\_\_\_\_ Section 225 Subsection \_\_\_\_\_

Article \_\_\_\_\_ Section 225 Subsection \_\_\_\_\_

Article \_\_\_\_\_ Section 225 Subsection \_\_\_\_\_

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

\_\_\_\_\_ A SPECIAL USE PERMIT required by the provisions of Article III, Section 225-10  
B (1) & Section 225-11 B (2)

\_\_\_\_\_ A FLOODWAY PERMIT required by the provisions of Article III, Section 225-10  
B (3) & Article VI, Section 225-18 B  
.....

This appeal or application relates to:

5 Street Number ASHWOOD LANE Street Name

Tax Map Number 014.-01-15.0

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

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

Zoning District of the lot A-1

Column

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

Columns →	#1	#2	#3	#4
Open Area (sq. ft.) as a % of lot area	90%		± 85.24%	± 4.76%
Front yard dimension (ft.)	30'		± 19.6'	± 5.5'
Left side yard dimension (ft.)	25'	± 15.2'	± 15.2'	± 9.8'
Right side yard dimension (ft.)	25'		± 17.0'	± 8.0'
Both side yards combined (ft.)	55'		± 32.2'	± 22.8'
Rear yard dimension (ft.)	35'		± 115.3'	
Max. width of structure as a % of lot width (Structure width divided by lot width)	55%	<del>± 50.3%</del>	± 69.6%	± 14.6%
Min. livable floor area, each dwelling				

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

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

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

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

SEE ATTACHED NARRATIVE

Dated \_\_\_\_\_

Signature of Applicant/Appellant \_\_\_\_\_



## Project Narrative

Patrick & Amy MacDonald

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

Tax Map No.: 014.-01-15.0

Village Zoning District: A-1

SPACE Architectural Studio project #: 2020-07

Date: 15 May 2020

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

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

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

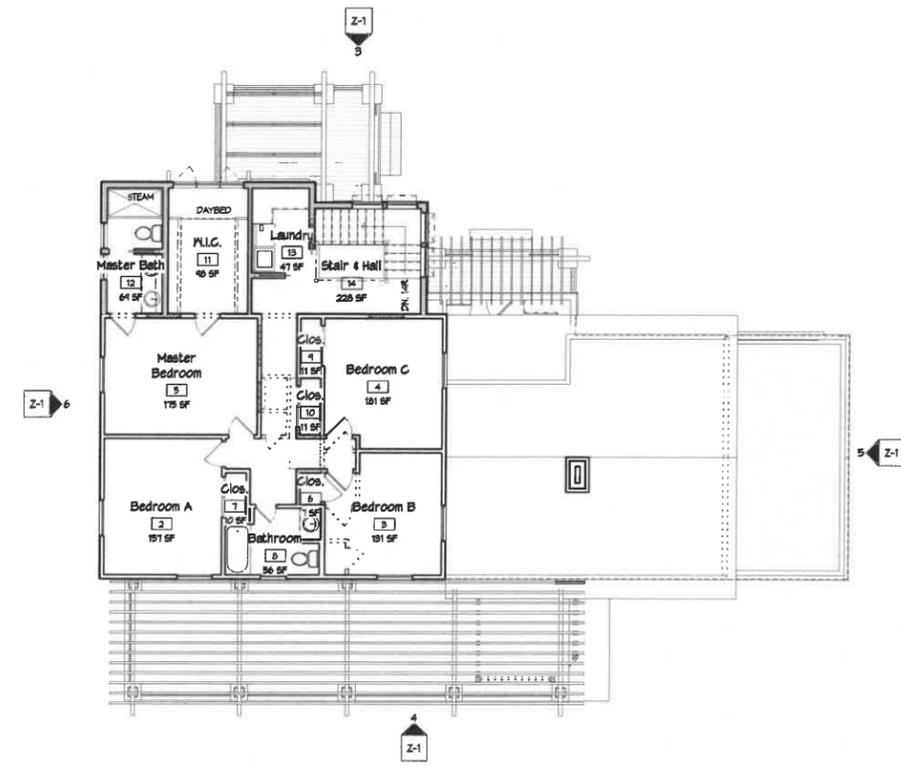
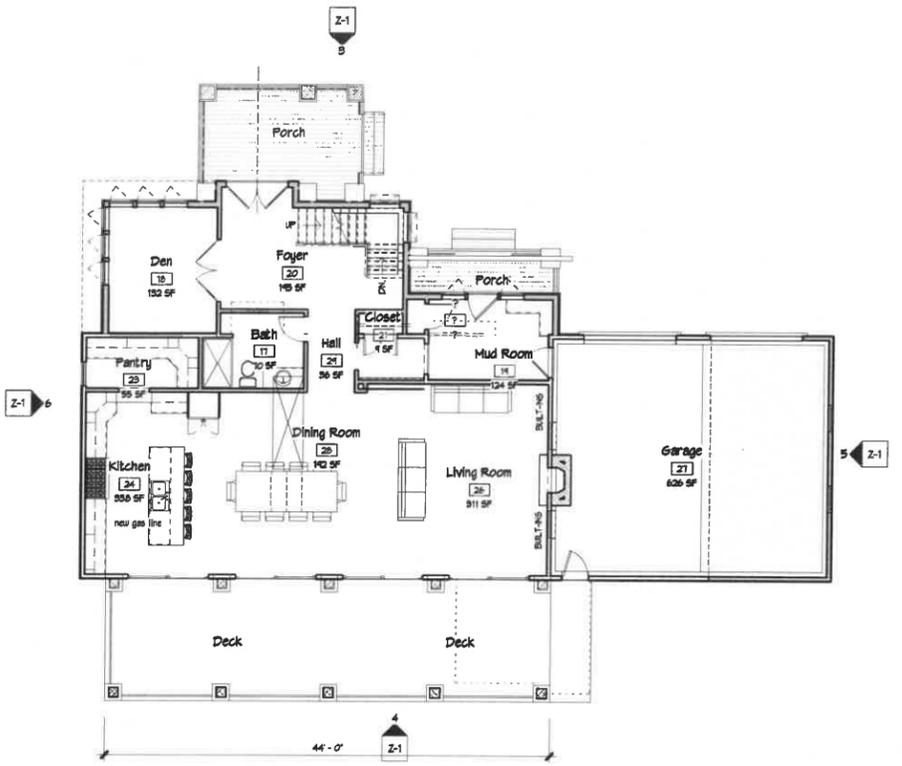
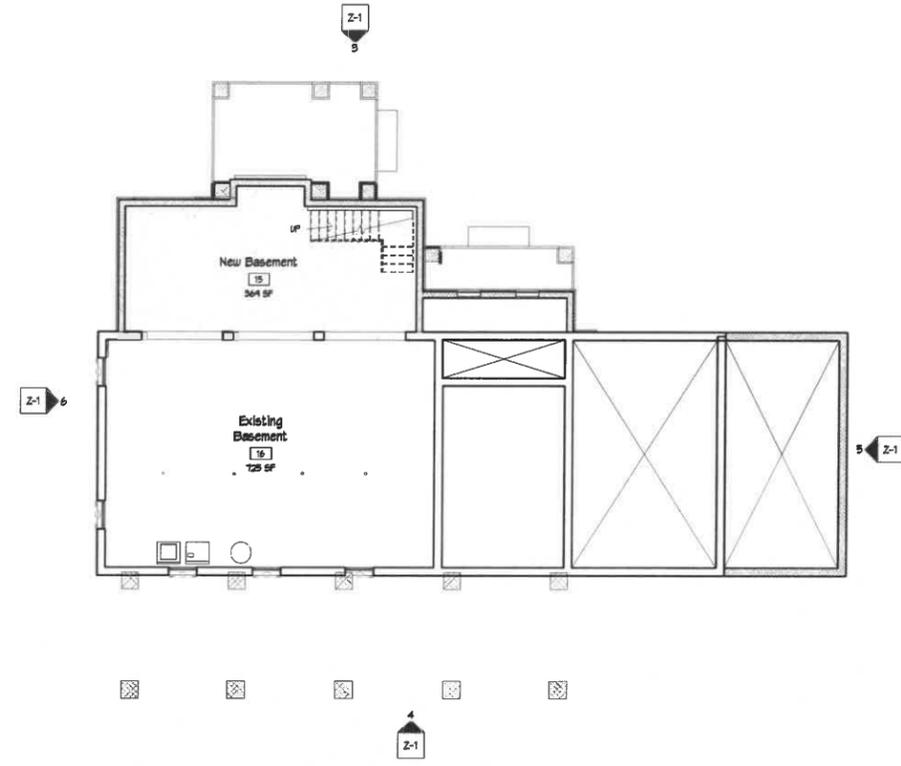
- Minimum Lot Area: +/- 20,776.7 SF where 44,000 SF are required, a variance of +/- 23,223.3 SF is requested
- Minimum Lot Width: +/- 106.28 FT where 150 FT are required, a variance of +/- 43.72 FT is requested
- Minimum Side Yard Setback, West: +/- 15.2 FT where 25 FT are required, a variance of +/-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

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

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

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

Revisions	Description	Date



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

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Project Number: 2020-07  
 Date: 05/14/20  
 Scale: 1/8" = 1'-0"

Drawn by: ECM  
 Checked by: NLM

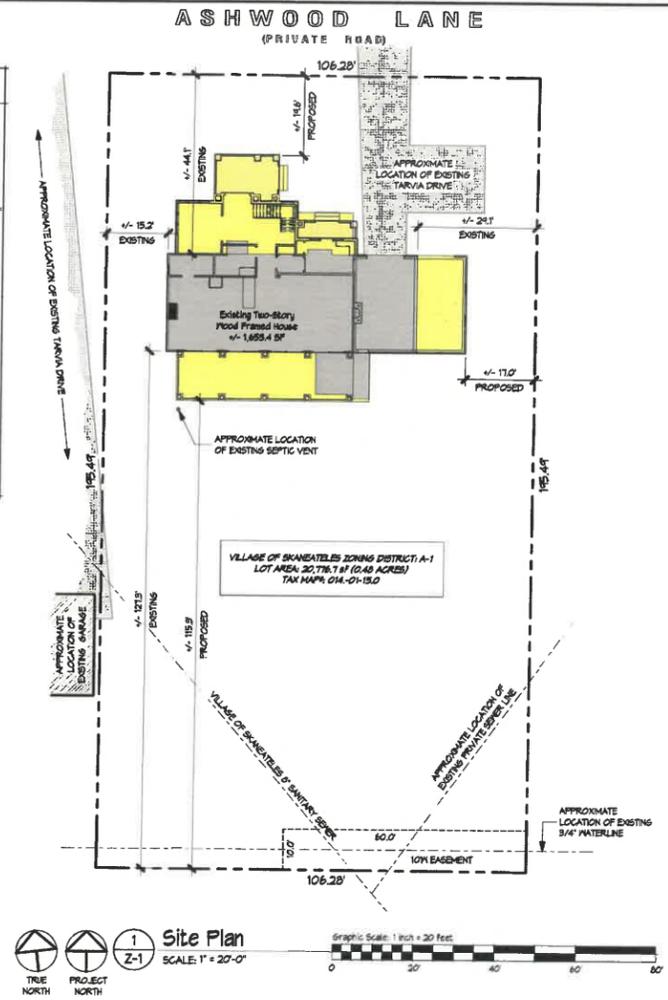
Zoning Plans

Z-2

DENSITY CONTROL SCHEDULE					
Village of Skaneateles Zoning District - A-1					
	REQ'D./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQUESTED VARIANCE
MINIMUM LOT AREA	44,000 sf	+/- 20,716.7 sf	+/- 20,716.7 sf	-	+/- 23,229.3 sf (P.E.N.C.)
MINIMUM LOT WIDTH	150 ft.	+/- 106.28 ft	+/- 106.28 ft	-	+/- 43.72 ft (P.E.N.C.)
MINIMUM OPEN SPACE	40 %	+/- 41.18 %	+/- 25.24 %	+/- 5.94 %	+/- 4.76 %
MINIMUM FRONT YARD SETBACK (NORTH)	30 ft.	+/- 44.1 ft	+/- 19.6 ft	+/- 24.5 ft	+/- 10.4 ft
MINIMUM SIDE YARD SETBACK (WEST)	25 ft.	+/- 15.2 sf	+/- 15.2 sf	-	+/- 9.8 ft (P.E.N.C.)
MINIMUM SIDE YARD SETBACK (EAST)	25 ft.	+/- 29.1 ft	+/- 17.0 ft	+/- 12.1 ft	+/- 8.0 ft
MINIMUM SIDE YARD SETBACK, TOTAL	55 ft.	+/- 44.3 ft	+/- 32.2 ft	+/- 12.1 ft	+/- 22.8 ft
MINIMUM REAR YARD SETBACK (SOUTH)	35 ft.	+/- 127.3 ft	+/- 115.3 ft	+/- 12.0 ft	-
MAXIMUM WIDTH OF STRUCTURE (% OF LOT WIDTH)	55 %	+/- 56.3 %	+/- 69.6 %	+/- 11.3 %	+/- 14.6 %
MAXIMUM BUILDING HEIGHT	35 ft. / 2.5 Stories	+/- 21.0 ft	+/- 21.8 ft	+/- 0.8	-

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

OPEN SPACE CALCULATIONS	
LOT AREA: 20,716.7 sf	
EXISTING LOT COVERAGE	
EXISTING HOUSE + DECK	1,653.4 sf
EXISTING PARKING	180.0 sf
100 - 1100 * (1,833.4 sf / 20,716.7 sf) = +/- 91.18 %	
PROPOSED LOT COVERAGE	
EXISTING HOUSE + DECK	1,653.4 sf
PROPOSED PARKING	0.0 sf
PROPOSED NORTH ADDITION	685.6 sf
PROPOSED SOUTH ADDITION	454.6 sf
PROPOSED EAST ADDITION (GARAGE)	286.0 sf
3,079.6 sf	
100 - 1100 * (3,079.6 sf / 20,716.7 sf) = +/- 85.24 %	



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



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



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



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

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

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

No.	Revisions Description	Date

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMPLETION OF ANY WORK AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND.  
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Project Number: 2020-07  
Date: 05/14/20  
Scale: As Indicated  
Drawn by: ECM  
Checked by: NLM

Zoning Site Plan  
Z-1

